### AUTO REPAIR AND STORAGE FOR LEASE



#### 2483 – 2489 LINCOLN BOULEVARD, VENICE, CA 90291

SIZE: 2483 LINCOLN BLVD

(AUTO REPAIR) = 1,450 SF 2485-2489 LINCOLN BLVD

(STORAGE) = 1,250 - 4,000 SF

RATE: 2483 LINCOLN BLVD

\$2.50 PER SF PER MONTH, GROSS

2485-2489 LINCOLN BLVD

\$1.95 PER SF PER MONTH, GROSS

TERM: 1 YEAR (MAXIMUM) – PROPERTY

TO BE REDEVELOPED

PARKING: AMPLE ON-SITE PARKING

**AVAILABLE: IMMEDIATELY** 

- Neighbors include Costco,In-n-Out burger, Enterprise Rent A Car, And Many More retailers
- CENTRALLY LOCATED ON LINCOLN BLVD IN VENICE
- Heavy Traffic Counts
- HARD TO FIND AUTO REPAIR SPACE
- EXCELLENT STORAGE SPACE WITH EASY ACCESS
- 2 CURB CUTS FOR EASY ACCESS
- QUICK ACCESS TO MDR, CULVER CITY, SANTA MONICA



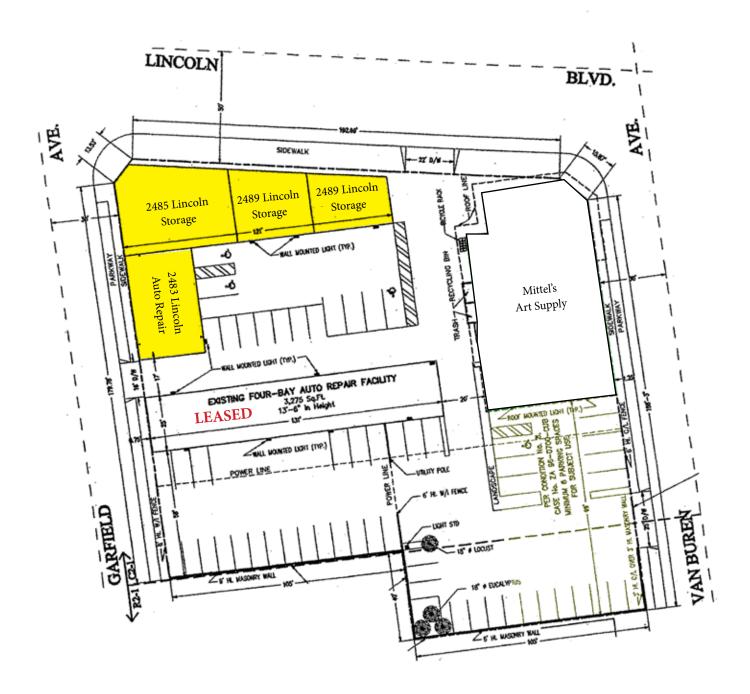
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#### SITE PLAN

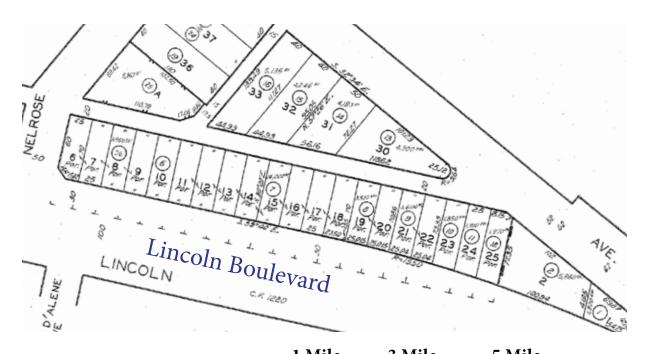




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# STORAGE AND AUTO REPAIR FOR LEASE



	1 Mile	3 Mile	5 Mile
2023 Total Population:	37,758	232,196	498,516
2023 Total Households:	18,314	108,508	234,904
Median Household Inc:	\$111,748	\$105,002	\$106,862
Median Home Value:	\$1,081,964	\$1,067,294	\$1,046,525





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