

STREET FRONT RETAIL SPACE

FOR LEASE

1807 - 1809 LINCOLN BOULEVARD  
Venice, CA 90291



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# 1807 - 1809 Lincoln Boulevard, Venice, CA 90291

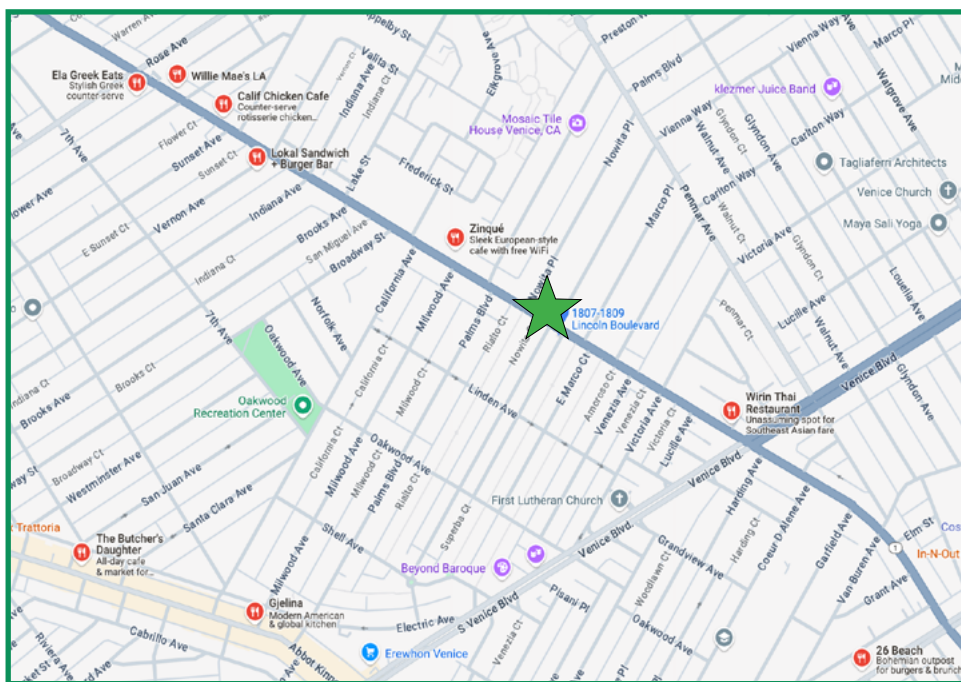
**SIZE:** Approximately 1,988 square feet

**RATE:** \$4.85 per square foot per month, NNN  
(NNN estimated to be \$0.60 per square foot per month)

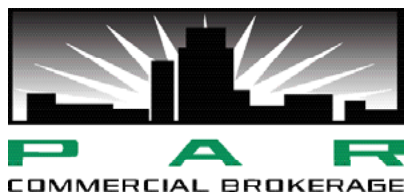
**PARKING:** Street parking

**TERM:** 3 - 5 years

**AVAILABLE:** April 15, 2025



- Located in the prime part of Lincoln Boulevard more popularly known as "The Linc"
- On the corner of Lincoln Boulevard and Superba Avenue, it's right on the main thoroughfare running through Silicon Beach
- In close proximity to several popular restaurants and retailers such as Wurstkuche, Baby Blues BBQ, Superba Food & Bread, Ross and Staples
- Just blocks from Abbot Kinney Boulevard, the beach and the famous Venice boardwalk
- 13' ceilings and a glass front that brings in ample natural light
- Exceptional traffic counts of over 57,000 vehicles per day with excellent walking traffic as well
- The median home value in Venice reached \$1 million + in 2017



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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



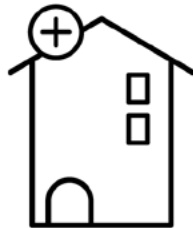
Within 1 Mile



Housing Units  
**18,401**



Estimated Population  
**33,589**



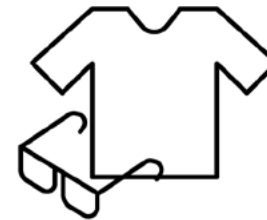
Median Home Value  
**\$1,131,158**



Educational Attainment  
**61%**  
with college or higher degree



Average Household Income  
**\$157,359**



Apparel, Food/Entertainment & Services  
**\$286,323**  
2023 yearly consumer spending

**POPULATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2029 Projected Population	33,362	238,478	506,825
2024 Estimated Population	33,589	243,617	516,793
2020 Census Population	35,693	239,726	503,783
Growth 2024-2029	-3.65%	-2.11%	-1.93%
Growth 2020-2024	-5.89%	1.62%	2.58%

**2024 HOUSEHOLDS BY HH INCOME \$50,000 +**

\$50,000-\$74,999	1,161	13,522	27,051
\$75,000-\$99,000	1,546	11,378	25,160
\$100,000 +	9,365	52,039	128,691

**TOTAL**

2024 Estimated Average HH Income	<b>12,472</b>	<b>76,939</b>	<b>180,902</b>
2024 Estimated Households	\$157,359	\$138,141	\$139,202
	15,951	116,563	241,764



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Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of funky shops, street performers and colorful murals, though, it is most famous for the quirky goings-on along its iconic beachfront boardwalk. Watch it all from the lively waterfront skate park, sit near the famous Muscle Beach outdoor gym or go visit the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

For edgy boutiques explore boho-chic Abbot Kinney Boulevard, one of L.A.'s best shopping districts. Abbot Kinney features foodie hot spots, stylish boutiques and coffee bars. Food trucks often pull up here, and there are plenty of places to grab a bite or a treat. A great time to visit is the First Friday of each month, when food trucks and live music line Abbot Kinney Boulevard.

