

STREET FRONT RETAIL SPACE

FOR LEASE

1807 - 1809 LINCOLN BOULEVARD
Venice, CA 90291



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1807 - 1809 Lincoln Boulevard, Venice, CA 90291

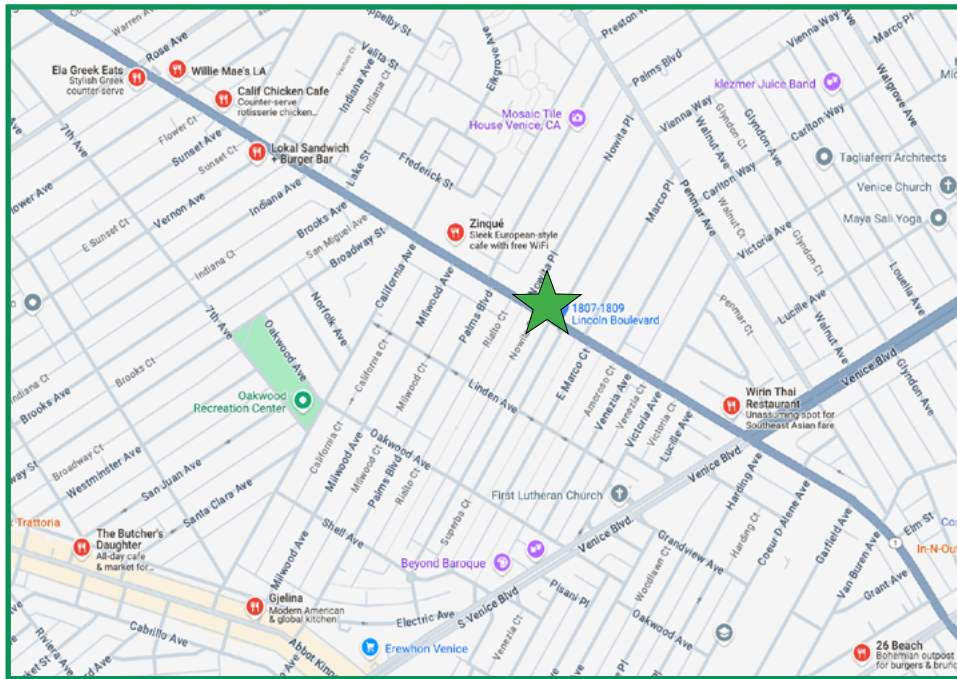
SIZE: Approximately 2,007 square feet

RATE: \$5.35 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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Within 1 Mile



Housing Units
18,401



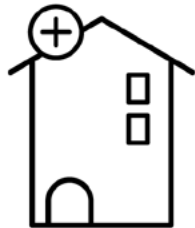
Educational Attainment
61%
with college or higher degree



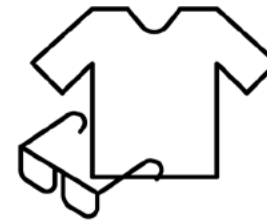
Estimated Population
33,589



Average Household Income
\$157,359



Median Home Value
\$1,131,158



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	12,472	76,939	180,902
2024 Estimated Average HH Income	\$157,359	\$138,141	\$139,202
2024 Estimated Households	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.

