

FOR LEASE

2305 LINCOLN BLVD



41,000+ VEHICLES
Average Daily Traffic



40,200+ VEHICLES
Average Daily Traffic

*An Unparalleled Full-Service Brownfield Express Conversion
Opportunity Prime Signalized West LA Corridor*

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PROPERTY HIGHLIGHTS

Current LAC2 zoning supports car wash operations, retail, & other commercial uses, offering flexibility for adaptive reuse

Located along the main corridor connecting LAX to the Westside

Rare infill opportunity in one of Los Angeles' high-demand corridors

Unmatched West LA Location on signalized corner Venice & Lincoln Blvd, 3 miles from I-10

±27,173 SF parcel with generous space for queuing lanes, drying areas, and vacuums, ideal for an express car wash conversion

Numerous projects along Lincoln Blvd bringing hundreds of residential units

±170 FT

TUNNEL LENGTH

PRICE

CONTACT BROKER FOR GROUND LEASE

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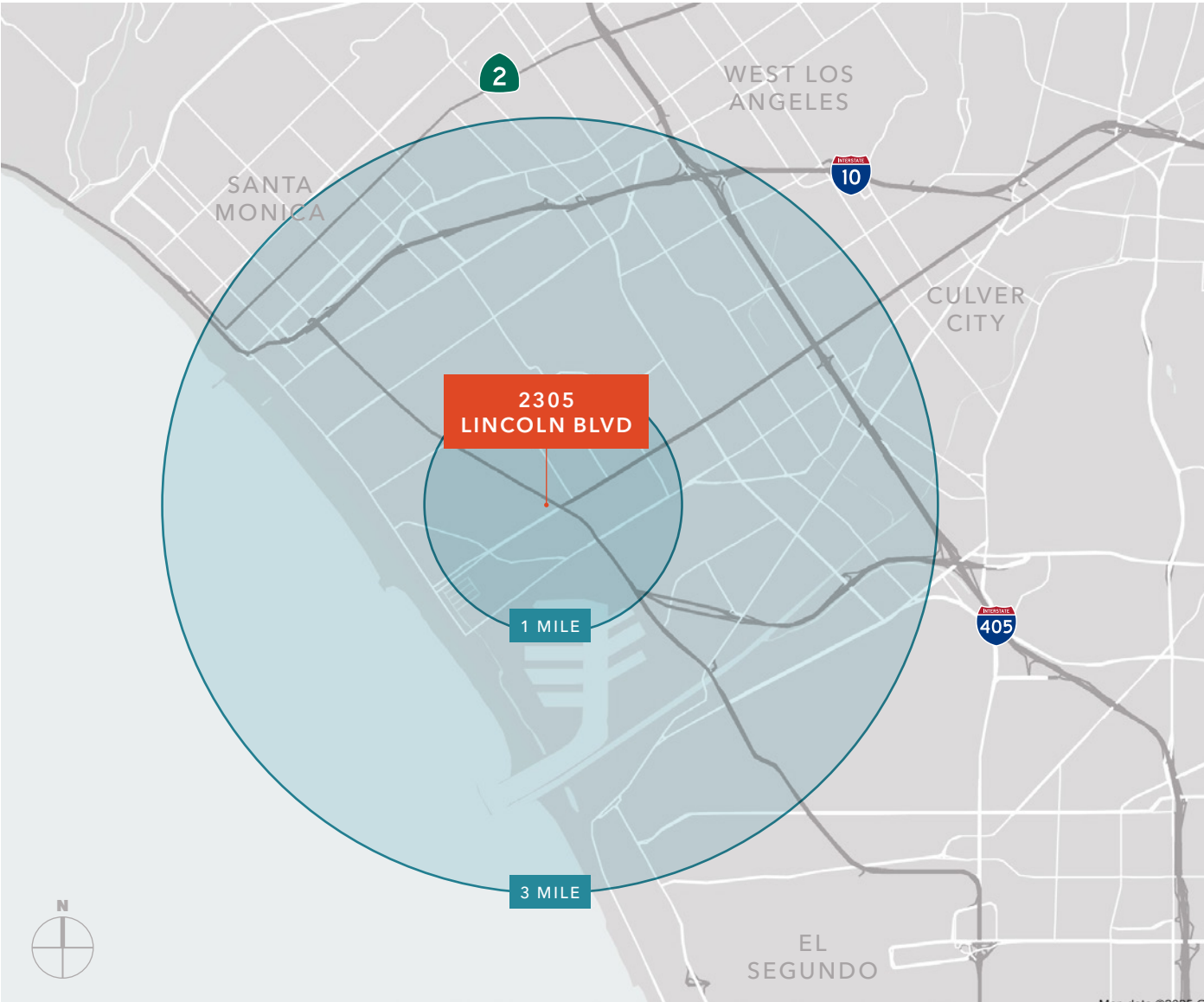
DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles
2025 POPULATION	35,103	236,861
2030 PROJECTION	34,779	295,156
2025 MEDIAN AGE	39.3	39.2
2030 PROJECTION	40.1	40.4

HOUSEHOLDS & INCOME

	1 Mile	3 Miles
2025 HH	17,647	116,039
2030 HH PROJECTION	17,862	118,473
AVG HH INCOME	\$203,973	\$180,918
MED HH INCOME	\$144,960	\$124,113



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