



**FOR LEASE**

**LINCOLN PLAZA**  
2310 PASADENA AVENUE, LOS ANGELES

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# LINCOLN PLAZA

2310 PASADENA AVENUE, LOS ANGELES



TWO STORY MALL WITH RETAIL AND OFFICE SPACES.

# *Property Overview*



**Retail with  
Creative Offices**

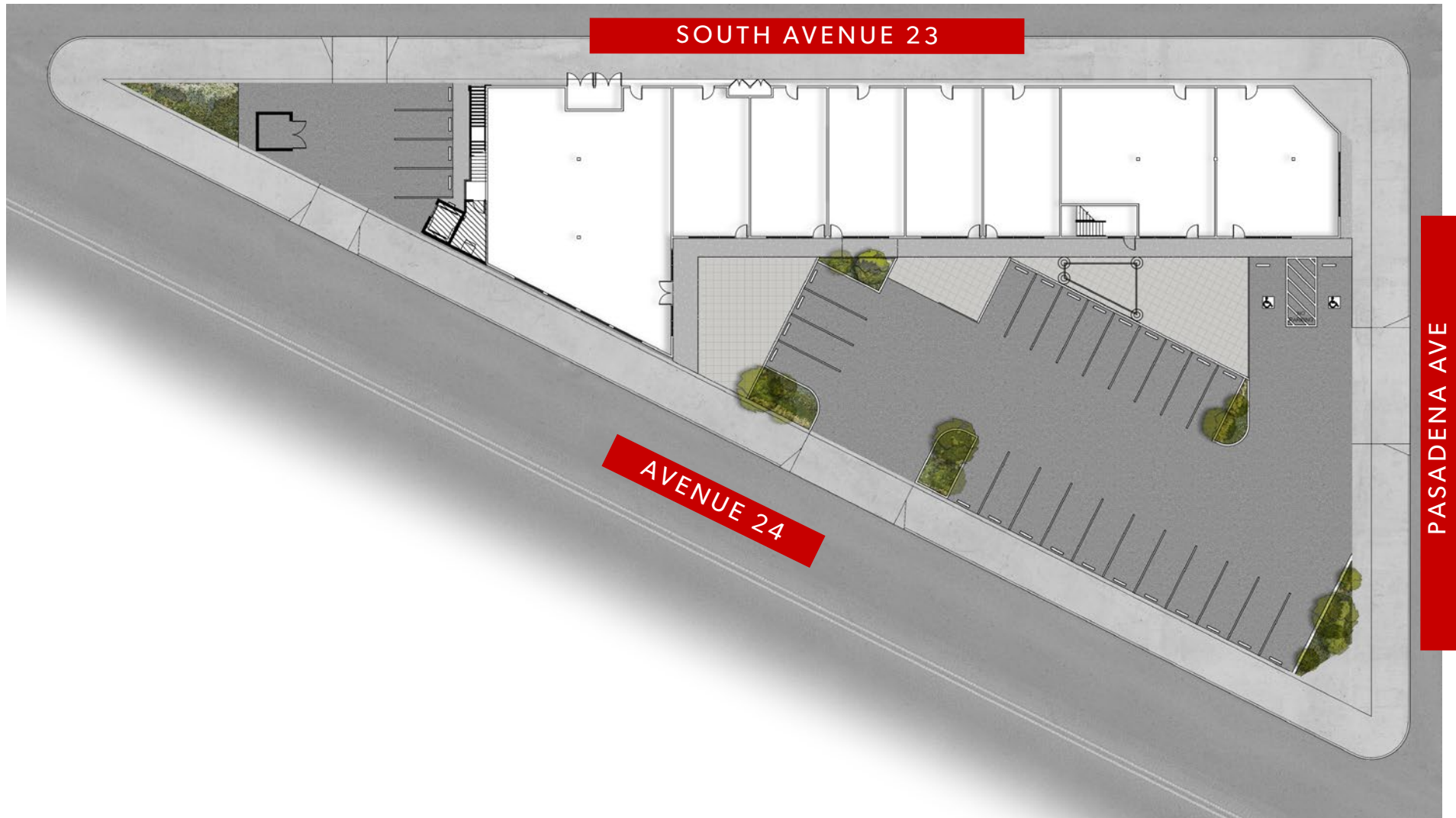
**Newly Remodelled  
Retail Center**

Tastefully remodelled retail center with great parking and visibility. Second floor creative office with high ceilings, polished concrete floors and modern finishes.

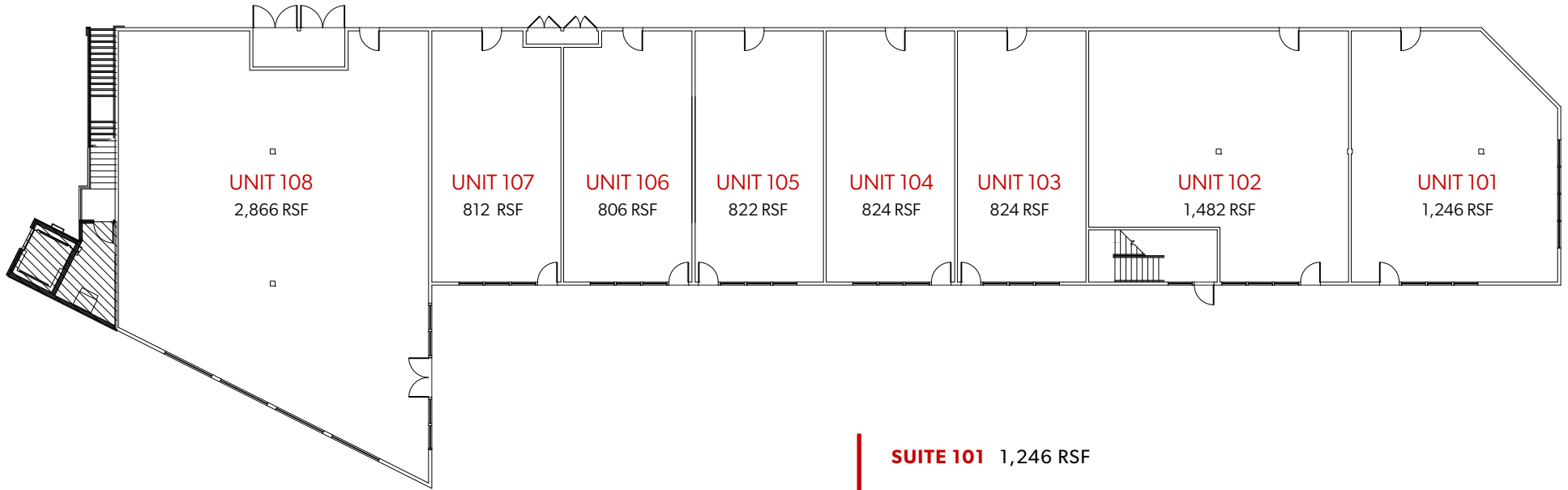
# *Newly Remodelled Retail Center*



# Site Plan



# Floor Plan - Ground Floor - Retail Spaces



## PARKING

Available on site

\$2.75 / SF MODIFIED GROSS

## Ground Floor units

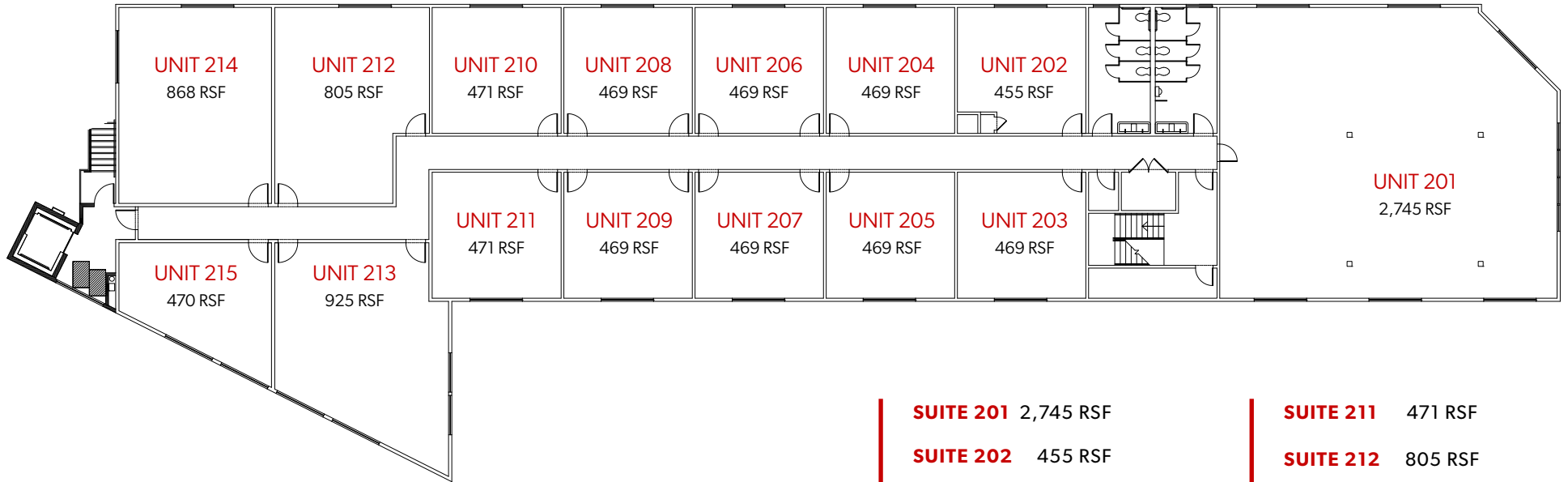
806 SF - 2,866 SF

- SUITE 101** 1,246 RSF
- SUITE 102** 1,482 RSF
- SUITE 103** 824 RSF
- SUITE 104** 824 RSF
- SUITE 105** 822 RSF
- SUITE 106** 806 RSF
- SUITE 107** 812 RSF
- SUITE 108** 2,866 RSF

# *Creative Office*



# Floor Plan - Second Floor - Office Spaces



## PARKING

Available on site

\$1.95 / SF MODIFIED GROSS

## Second Floor units 455 SF - 2,745 SF

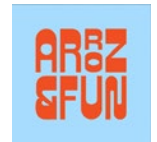
<b>SUITE 201</b>	2,745 RSF	<b>SUITE 211</b>	471 RSF
<b>SUITE 202</b>	455 RSF	<b>SUITE 212</b>	805 RSF
<b>SUITE 203</b>	469 RSF	<b>SUITE 213</b>	925 RSF
<b>SUITE 204</b>	469 RSF	<b>SUITE 214</b>	868 RSF
<b>SUITE 205</b>	469 RSF	<b>SUITE 215</b>	470 RSF
<b>SUITE 206</b>	469 RSF		
<b>SUITE 207</b>	469 RSF		
<b>SUITE 208</b>	469 RSF		
<b>SUITE 209</b>	469 RSF		
<b>SUITE 210</b>	471 RSF		



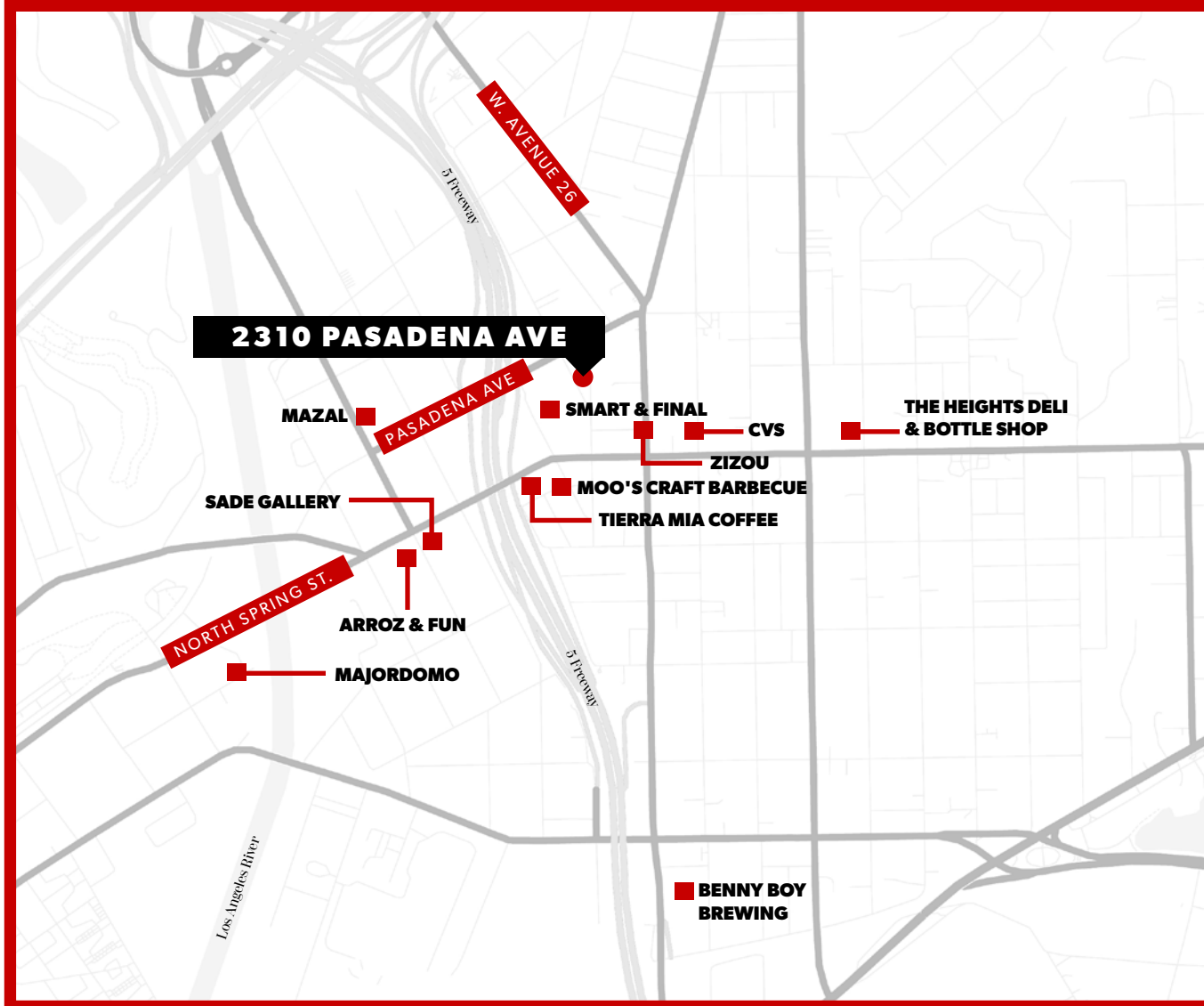
# Area Overview : Current Neighborhood



Zizou  
Restaurant



# Map Overview: Tenants



**TENANTS**

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**MOO'S CRAFT BARBECUE**  
**TIERRA MIA COFFEE**  
**SMART & FINAL**  
**ARROZ & FUN**  
**SADE GALLERY**  
**CVS**  
**MAZAL**  
**THE HEIGHTS DELI & BOTTLE SHOP**  
**BENNY BOY BREWING**  
**MAJORDOMO**  
**ZIZOU**

# Demographics



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## 1 MILES

**2023 HOUSEHOLDS:** 8,488

**AVERAGE HOUSEHOLD SIZE:** 3.5

**AVERAGE HOUSEHOLD INCOME:** \$76,714

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## 3 MILES

**2023 HOUSEHOLDS:** 105,291

**AVERAGE HOUSEHOLD SIZE:** 3.5

**AVERAGE HOUSEHOLD INCOME:** \$105,291

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# Contact

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