

# 8351-8409

LINCOLN BLVD, LOS ANGELES, CA 90045

ACROSS THE STREET FROM  
BRISTOL FARMS & STARBUCKS

Available

Rawvolution  
Pet

State Farm  
Kate Leung 310-441-8999

The Mane  
ON LINCOLN  
HAIR SALON

TOWER PIZZA  
SPORTS GRILL

TOWER PIZZA  
SPORTS GRILL

University  
Village

8409

8407

8405

8355

8353

8351

FOR LEASE

LWLA

A DIVISION OF

LEE & ASSOCIATES

# 8351-8409 LINCOLN BLVD

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## PREMISES:

**8407:** ± 1,200 SF 2nd Fl Retail / Office

Plus Large Outdoor Patio

**8353:** ± 750 SF Retail - Leased

**8409:** ± 1,200 SF Retail - Leased

**RENT:** \$3.65/NNN

**OCCUPANCY:** Immediate

**TERM:** 3 -5 Years

**PARKING:** 24 Spaces

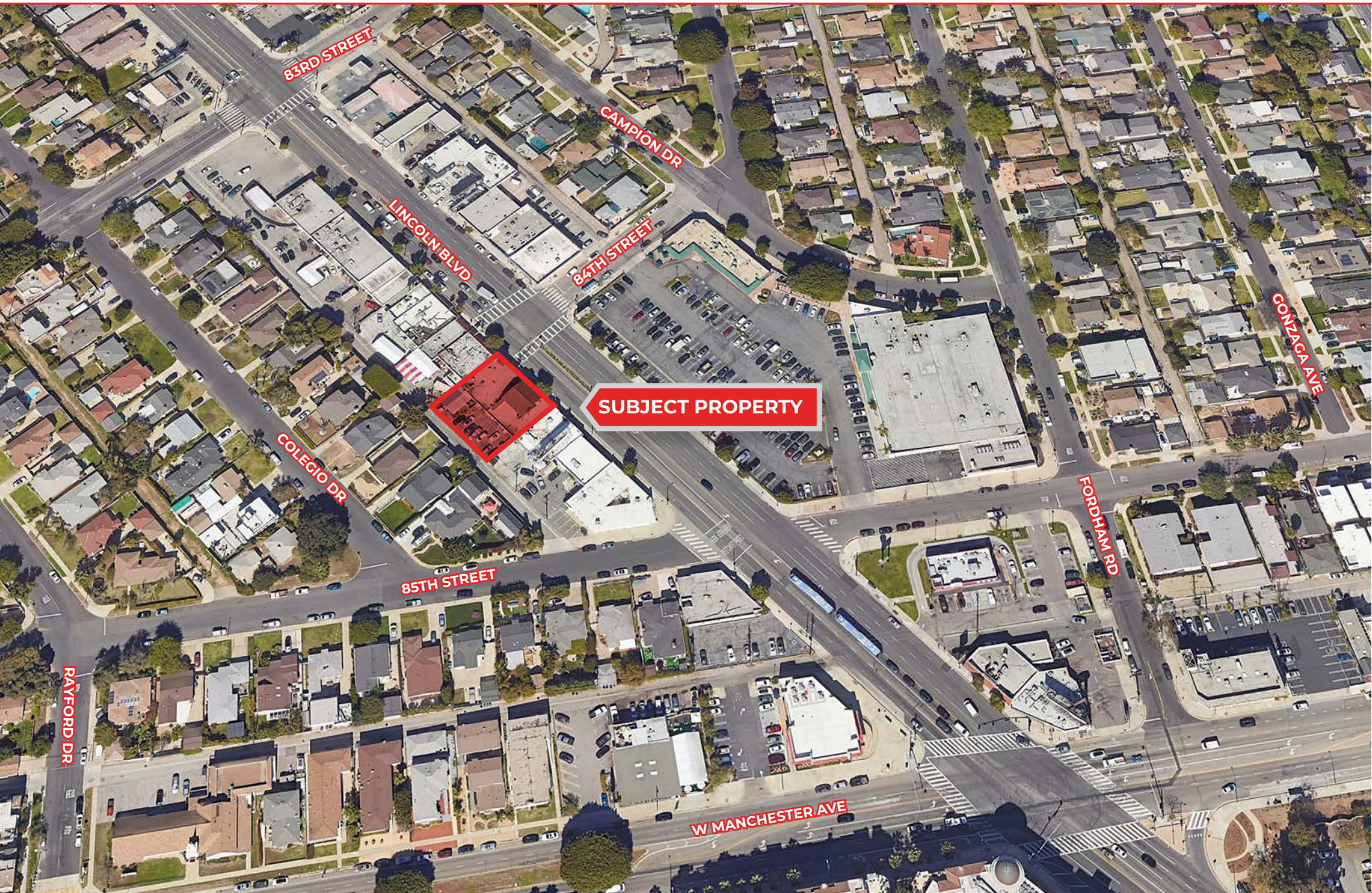
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## HIGHLIGHTS:

- Directly Across the Street from Bristol Farms & Starbucks
  - Newly remodeled 7,000 SF Multi-Tenant Commercial Building
  - Central Location to Both Westside & South Bay Communities
  - Minutes to LAX, Marina Del Rey, Loyola Marymount University
  - Great Retail Supported by a Desirable Demographic Base of Young and Educated Populace in Westchester, Playa Del Rey & Playa Vista
  - Walk Score of 85
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# SUBJECT PROPERTY



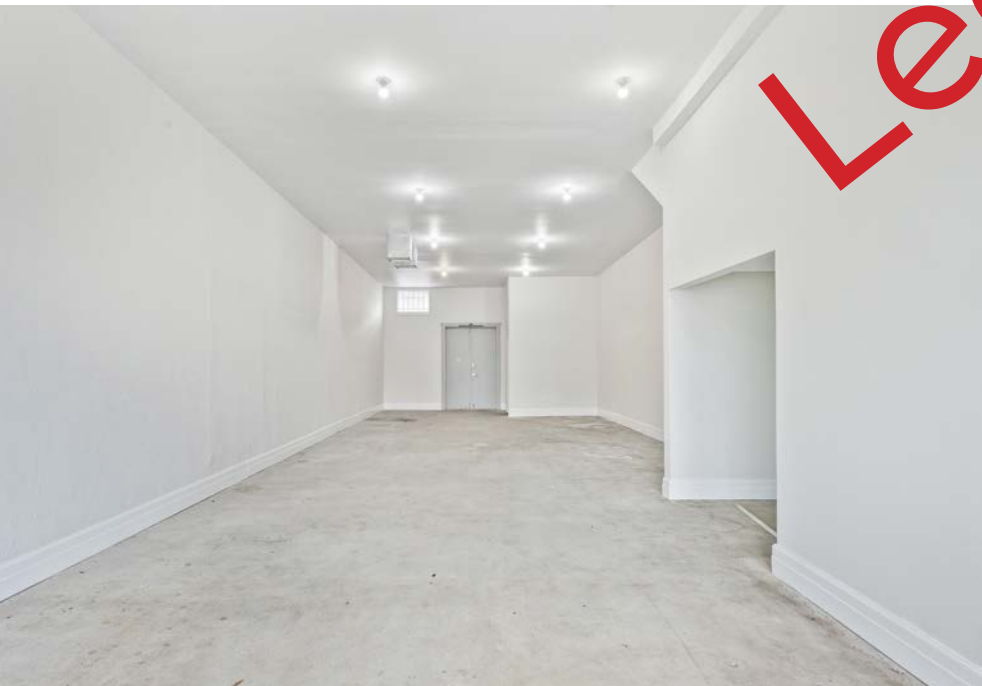
# NEIGHBORHOODS



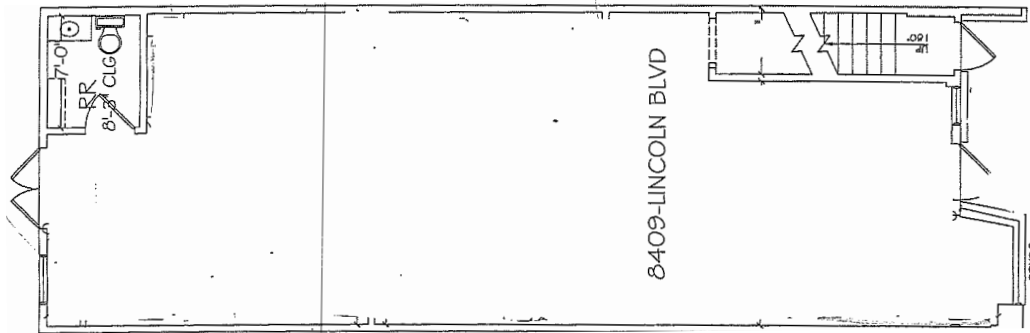
8409



Leased



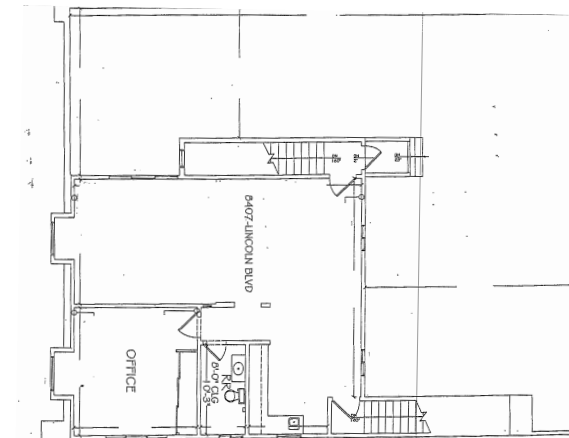
± 1,200 SF



- ELECTRICAL SERVICE: Existing 100 Amp three phase and 4 wire panel, Meter number 3F-FPMS209-67598
- Air conditioning and heat: Landlord shall provide three phase new roof mount package heat pump air conditioning and heating (HVAC) via one, four-ton unit on the roof.
- Ceiling height approximately 12ft
- Concrete Floor



± 1,200 SF  
Plus Large  
Outdoor Patio

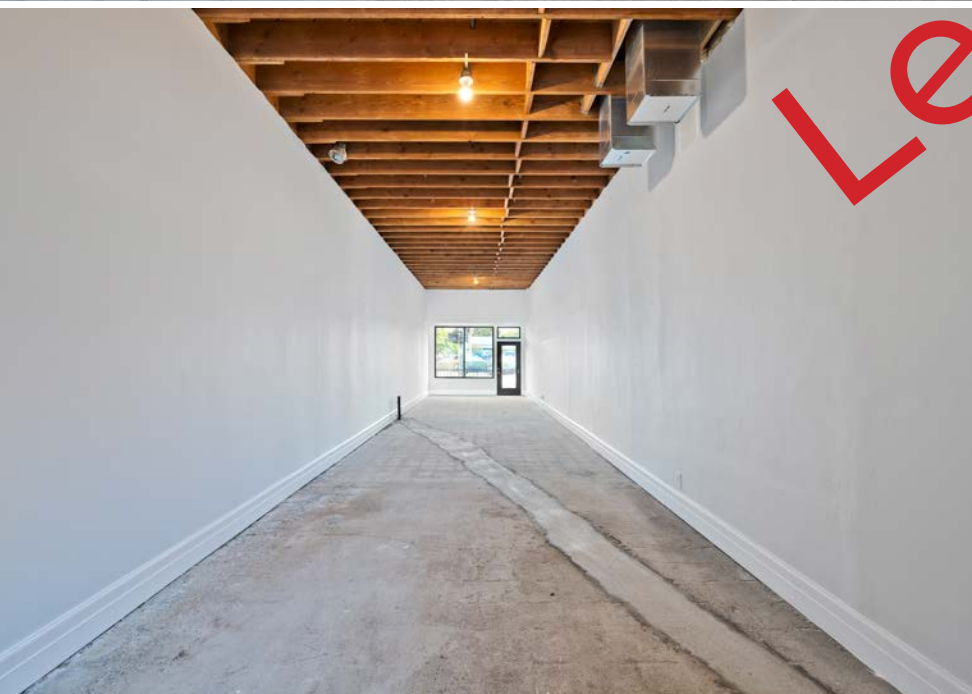


- ELECTRICAL SERVICE: Existing 70 Amp single phase panel, Meter number FM9-1146133
- Air conditioning and heat: Landlord shall provide single phase 2017 roof mount package heat pump air conditioning and heating (HVAC) via one, four-ton unit on the roof.
- Ceiling height approximately 16ft
- Spacious and ample natural light

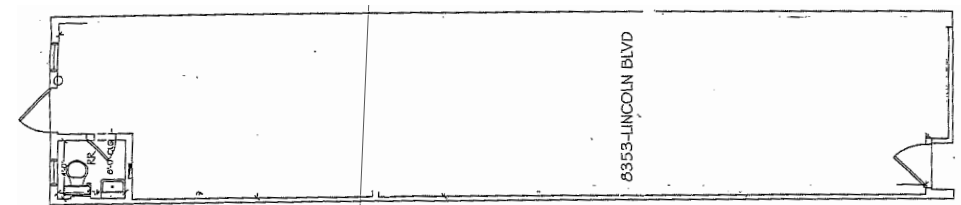


8353

Leased



750 SF



- ELECTRICAL SERVICE: Existing 100 Amp single phase panel, Meter number FM9-1148315 100 amps+ A/C FM9-1146134
- Air conditioning and heat: Landlord shall provide single phase new roof mount package heat pump air conditioning and heating (HVAC) via one, four-ton unit on the roof.
- Exposed wood ceiling with sand blasted finish
- Ceiling height approximately 12 ft
- Concrete Floor





# RETAILERS & AMENITIES



LAX

# DEMOGRAPHICS

|                            | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|--------|---------|---------|
| 2022 Population            | 24,091 | 168,424 | 481,717 |
| 2027 Population Projection | 24,292 | 168,443 | 476,364 |

|                            | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|--------|---------|---------|
| 2022 Households            | 9,809  | 75,128  | 200,056 |
| 2027 Households Projection | 9,921  | 75,013  | 197,682 |

|                      | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Avg Household Income | \$152,150 | \$138,886 | \$121,536 |

|                   | 1 Mile      | 3 Miles     | 5 Miles     |
|-------------------|-------------|-------------|-------------|
| Median Home Value | \$1,031,280 | \$1,031,763 | \$1,007,377 |

| 2022 Housing Value    | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|--------|---------|---------|
| <\$500,000            | 4.07%  | 5.34%   | 10.29%  |
| \$500,000-\$1,000,000 | 40.11% | 38.74%  | 38.45%  |
| \$1,000,000+          | 55.82% | 55.92%  | 51.26%  |

# CONTACTS



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