



1661 Lincoln Boulevard, Santa Monica, CA 90404

# Creative Office on the Corner of Lincoln & Olympic

Flexible suite sizes with on-site parking, efficient floorplates, and immediate access to new dining, wellness, and entertainment amenities

Four-story office building totaling ±59,550 SF on a 0.8 acre lot in Downtown Santa Monica

Colliers



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**1661**  
Lincoln Blvd

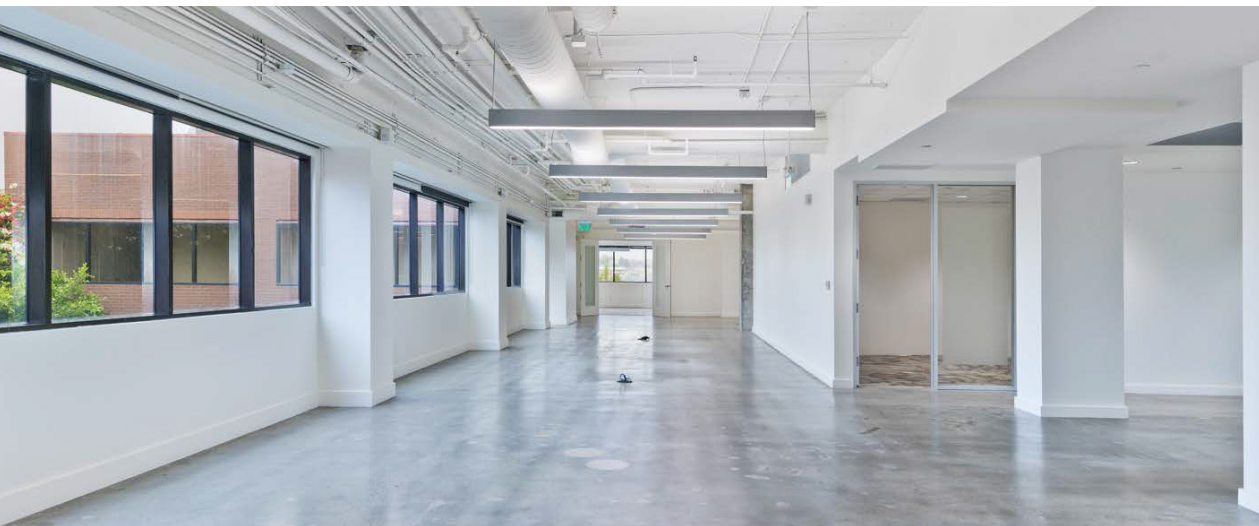


Lincoln Blvd

Olympic Blvd

# Property Highlights

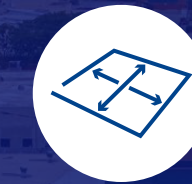
**1661**  
Lincoln Blvd



1661 Lincoln Boulevard is a premier four-story office building in the heart of downtown Santa Monica, offering exceptional visibility and accessibility for forward-thinking businesses. With full-floor availability on the 3rd and 4th floors—each totaling 14,131 SF—this property provides the flexibility to lease over 40,000 SF, making it ideal for growing companies seeking a dominant Westside presence.

Situated just steps from the 10 Freeway and a short commute to local transit lines, 1661 Lincoln boasts prominent frontage on Lincoln Boulevard, ensuring high brand visibility. The building features efficient floorplates, secure on-site parking at a generous 3.0 spaces per 1,000 SF, and is surrounded by a vibrant mix of retail, dining, and creative neighbors, creating a dynamic work environment.

With competitive lease rates and immediate occupancy options, 1661 Lincoln delivers both practical convenience and a prestigious address—perfect for companies looking to establish a strong foothold in one of Los Angeles' most desirable office markets.



59,550 RSF /  
38,848 SF Land Size



Easy Access to 10 Fwy,  
PCH & 405 Fwy



Mid-rise office  
building built in 1981



Over 112,000 people  
living within a  
2-mile radius



Convenient location within  
8 min walk to Downtown  
Santa Monica EXPO Line



Parking Ratio  
@ 3/1,000  
189 Spaces

# Property Overview

## 1661 Lincoln Blvd 4-story office building

**Offering** 4 Separate Suites Available for Lease

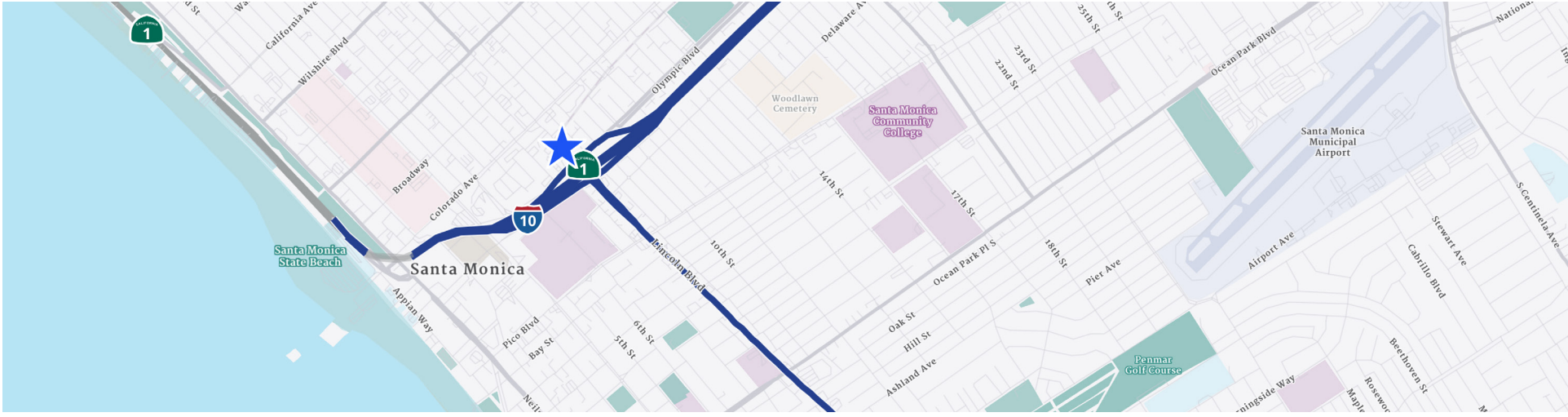
**Lease Rate** Call Broker for Rate

**Rentable SF** 2,067 - 43,319 SF

**Parking Ratio** 3 spaces/1,000 SF  
Gated Garage

**HIGHLIGHTS**

- Beautiful creative space with natural light and exposed ceilings
- Parking Access to each floor
- Beautifully landscaped outdoor common courtyard
- Multitude of restaurants and amenities close by
- Exterior signage opportunity
- Walkers Paradise (90)



# First Floor Recording Studio

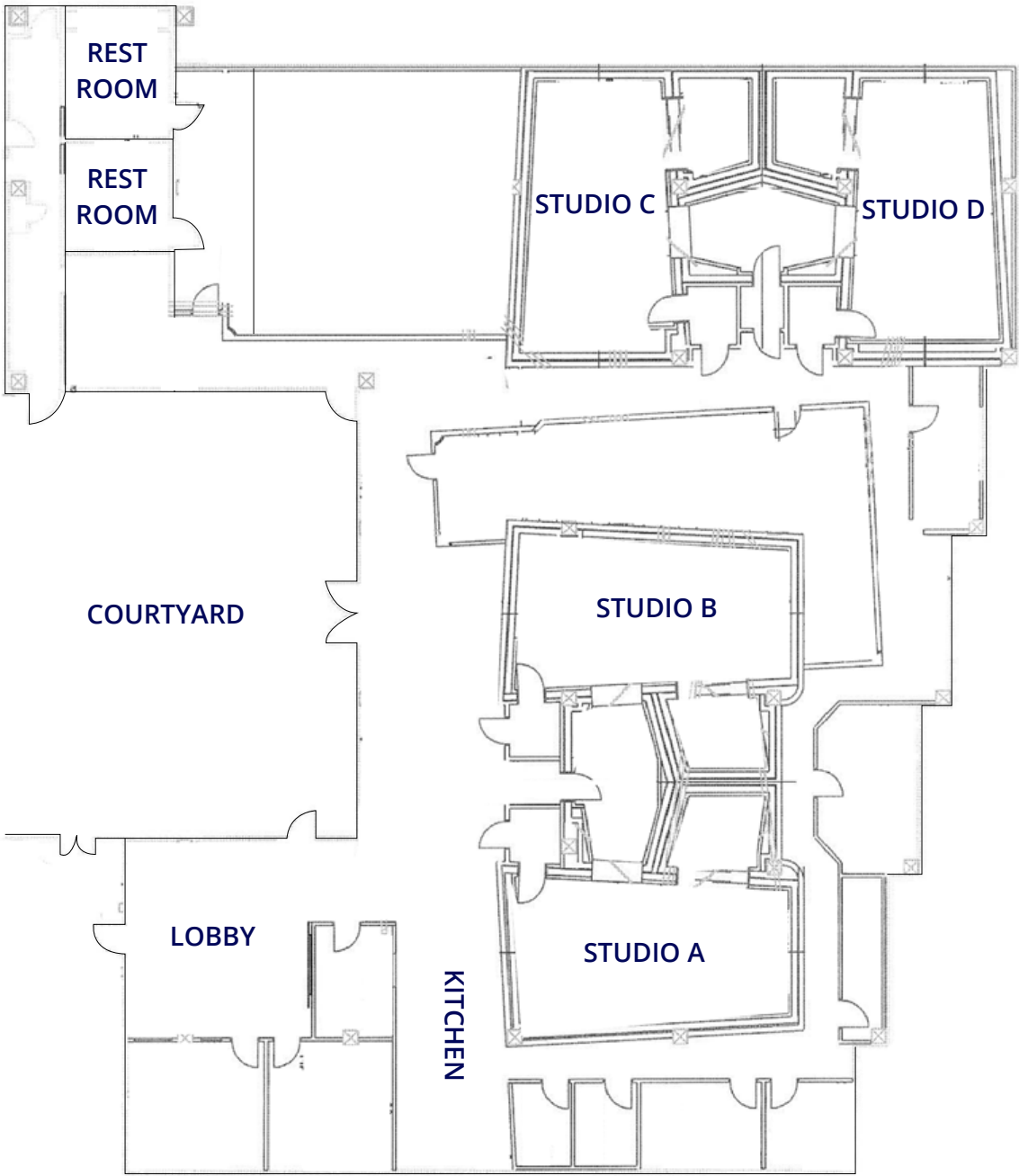
<b>Offering</b>	Suite Available for Lease
<b>Lease Rate</b>	Call Broker for Rate
<b>Rentable SF</b>	12,289 SF
<b>Parking Ratio</b>	3 spaces/1,000 SF Surface & Covered

**HIGHLIGHTS**

- Historic ADR & Voiceover Recording Studio
- Opens to Landscaped Courtyard
- Unique Design Move-in Ready
- Beautiful Kitchen & Lounge
- Signage Opportunity



**1ST FLOOR PLAN**



# Second Floor

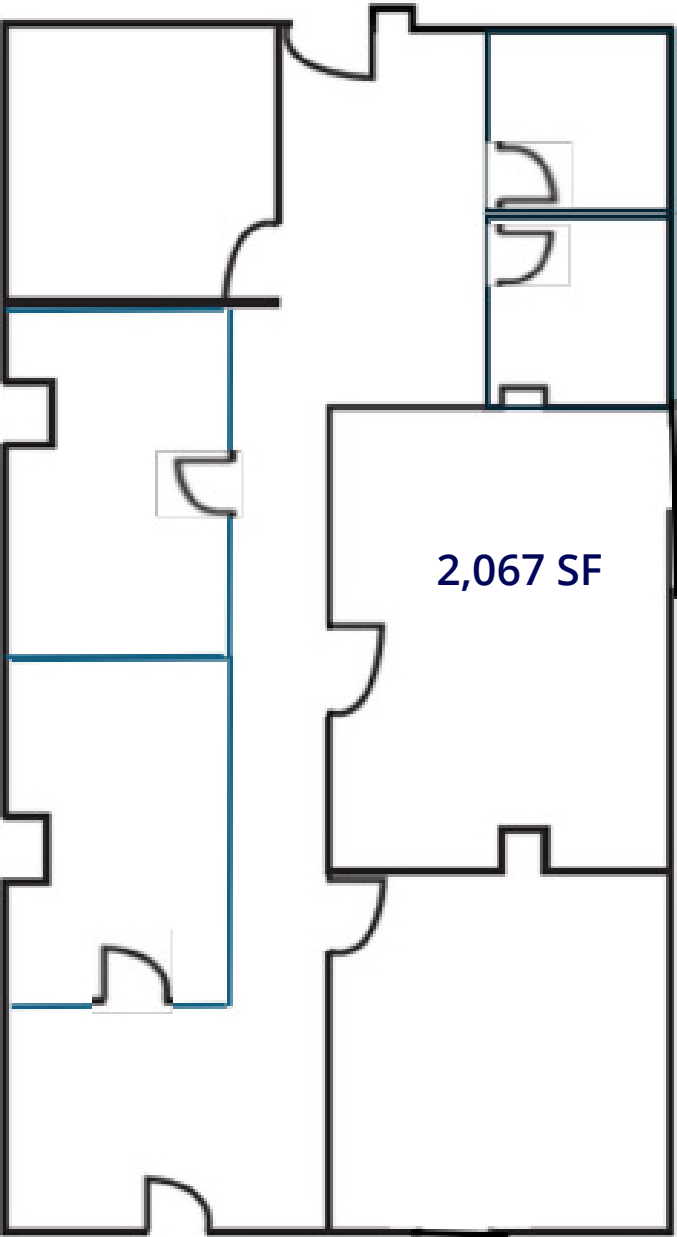
## Suite 200

<b>Offering</b>	Suite Available for Lease
<b>Lease Rate</b>	Call Broker for Rate
<b>Rentable SF</b>	2,067 SF
<b>Parking Ratio</b>	3 spaces/1,000 SF Surface & Covered

**HIGHLIGHTS**

- Move-in Ready
- Reception Area
- Exposed Ceilings
- 2 Large Offices/Conf Rooms
- 3 Mid-Size Offices
- 2 Small Offices

**SUITE 200 FLOOR PLAN**



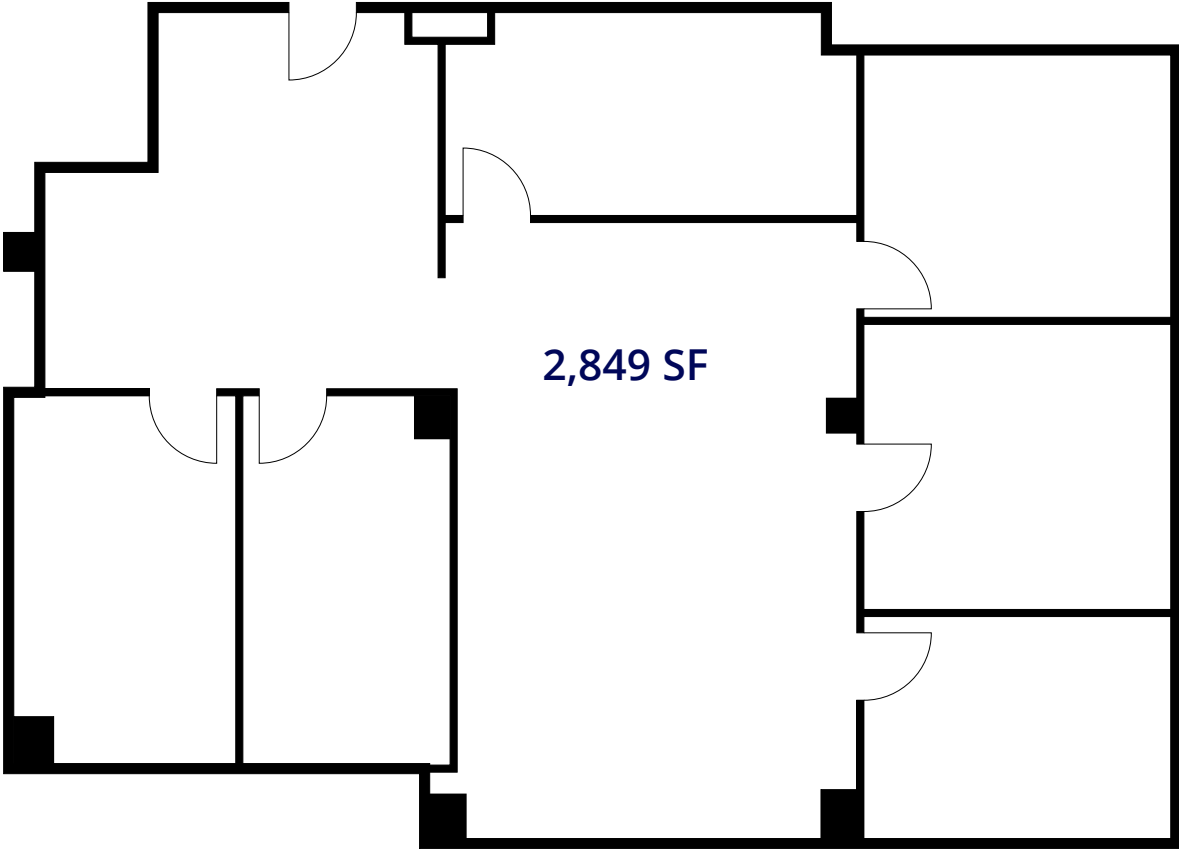
# Second Floor Suite 225

<b>Offering</b>	Suite Available for Lease
<b>Lease Rate</b>	Call Broker for Rate
<b>Rentable SF</b>	2,849 SF
<b>Parking Ratio</b>	3 spaces/1,000 SF Surface & Covered

### HIGHLIGHTS

- Available April 2026
- 6 Private window-lined offices
- Polished concrete floors throughout
- Kitchenette inside the suite
- Conference or bullpen area in center of suite

### SUITE 225 FLOOR PLAN



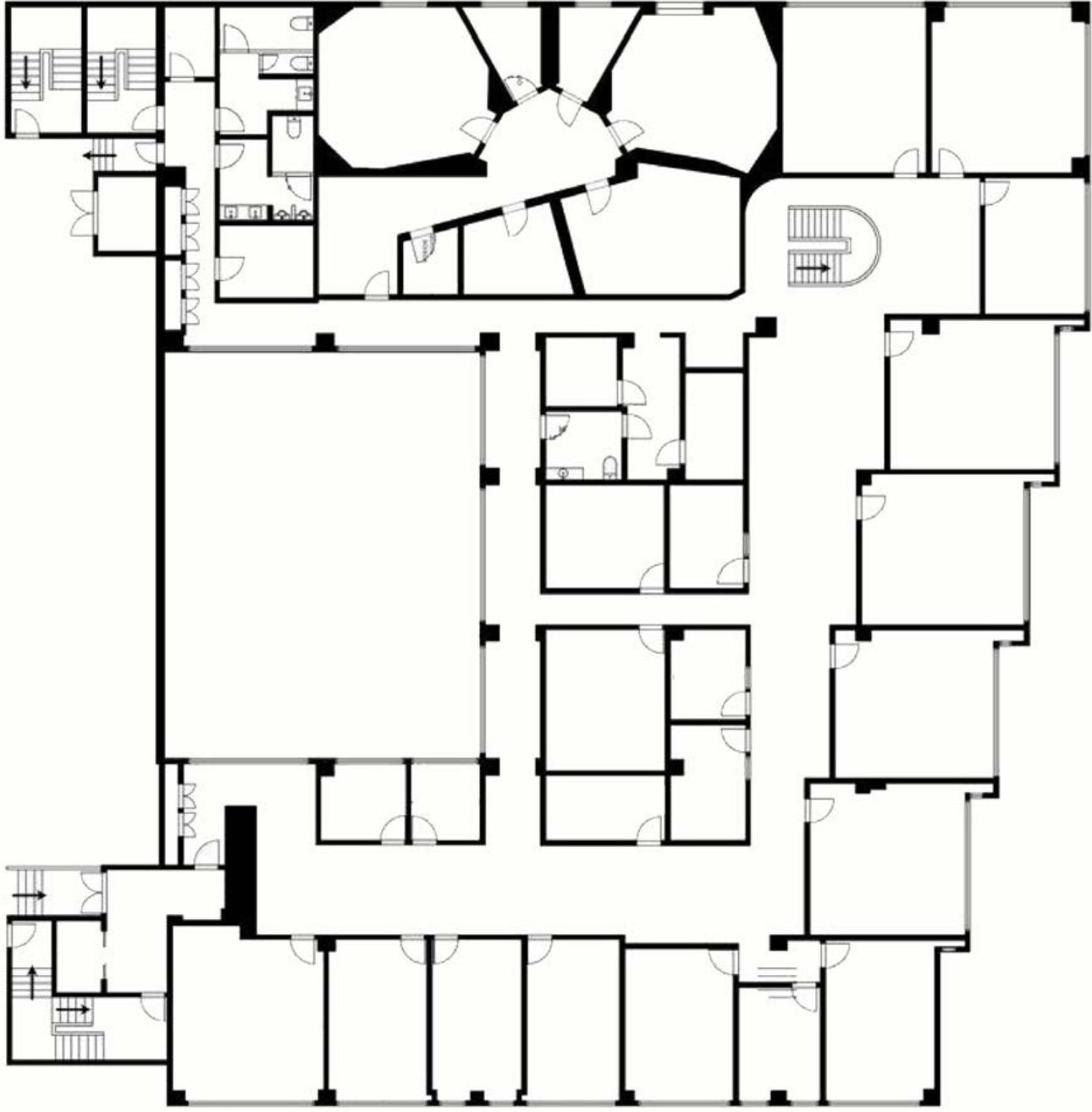
# Third Floor Available Space

<b>Offering</b>	Suite Available for Lease
<b>Lease Rate</b>	Call Broker for Rate
<b>Rentable SF</b>	5,000 - 14,131 SF
<b>Parking Ratio</b>	3 spaces/1,000 SF Surface & Covered

**HIGHLIGHTS**

- Internal Staircase to 4rd Floor
- Polished Concrete Floors
- IT Room
- Internal Restroom
- Mix of Large and Small Offices

### 3RD FLOOR PLAN



# Fourth Floor Available Space

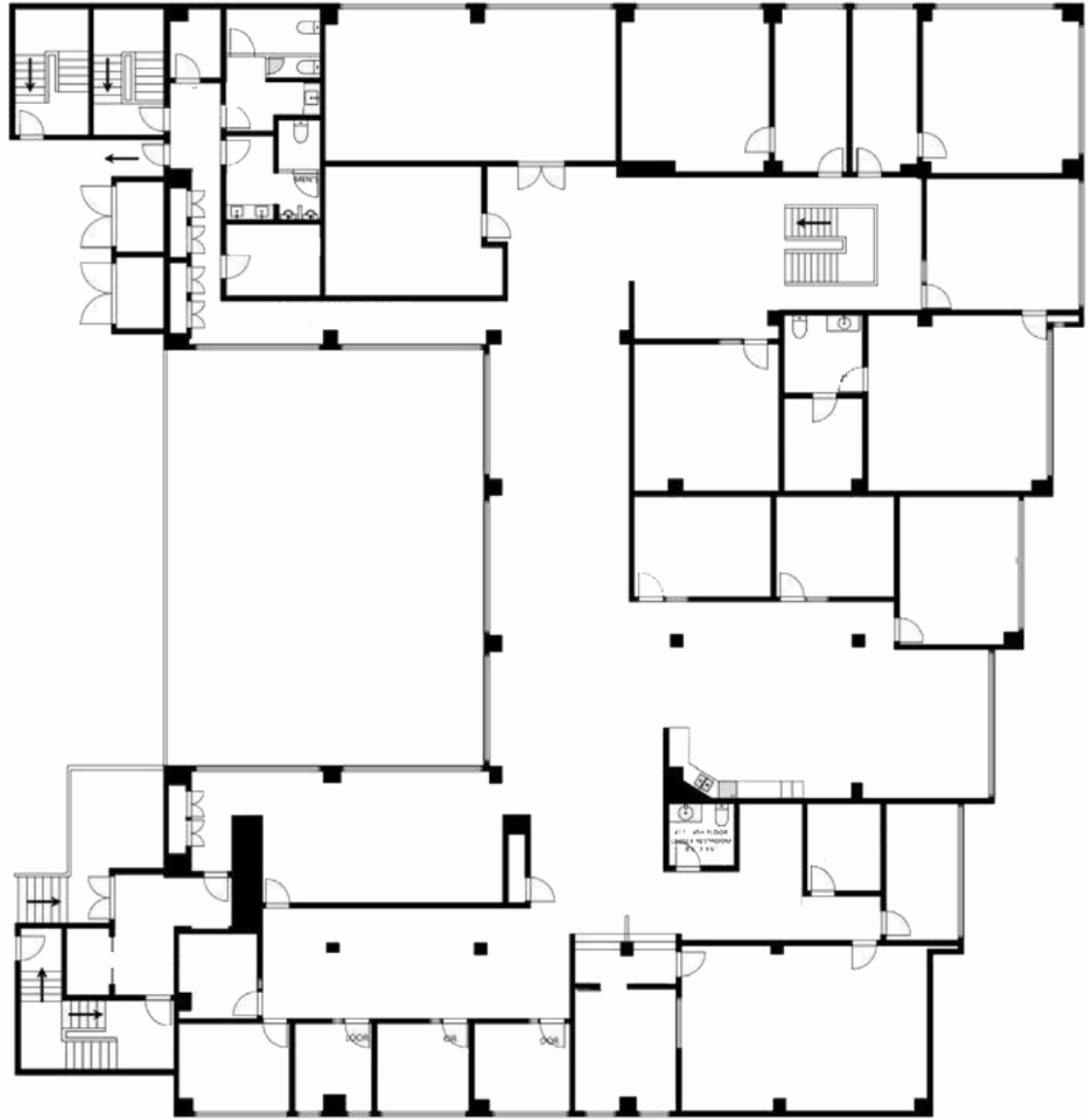
<b>Offering</b>	Suite Available for Lease
<b>Lease Rate</b>	Call Broker for Rate
<b>Rentable SF</b>	5,000 - 14,131 SF
<b>Parking Ratio</b>	3 spaces/1,000 SF Surface & Covered

### HIGHLIGHTS

- Dramatic Skylights
- Internal Staircase to 3rd Floor
- Polished Concrete Floors
- Dramatic Open Kitchen
- Telecom Room
- Internal Restroom



### 4TH FLOOR PLAN



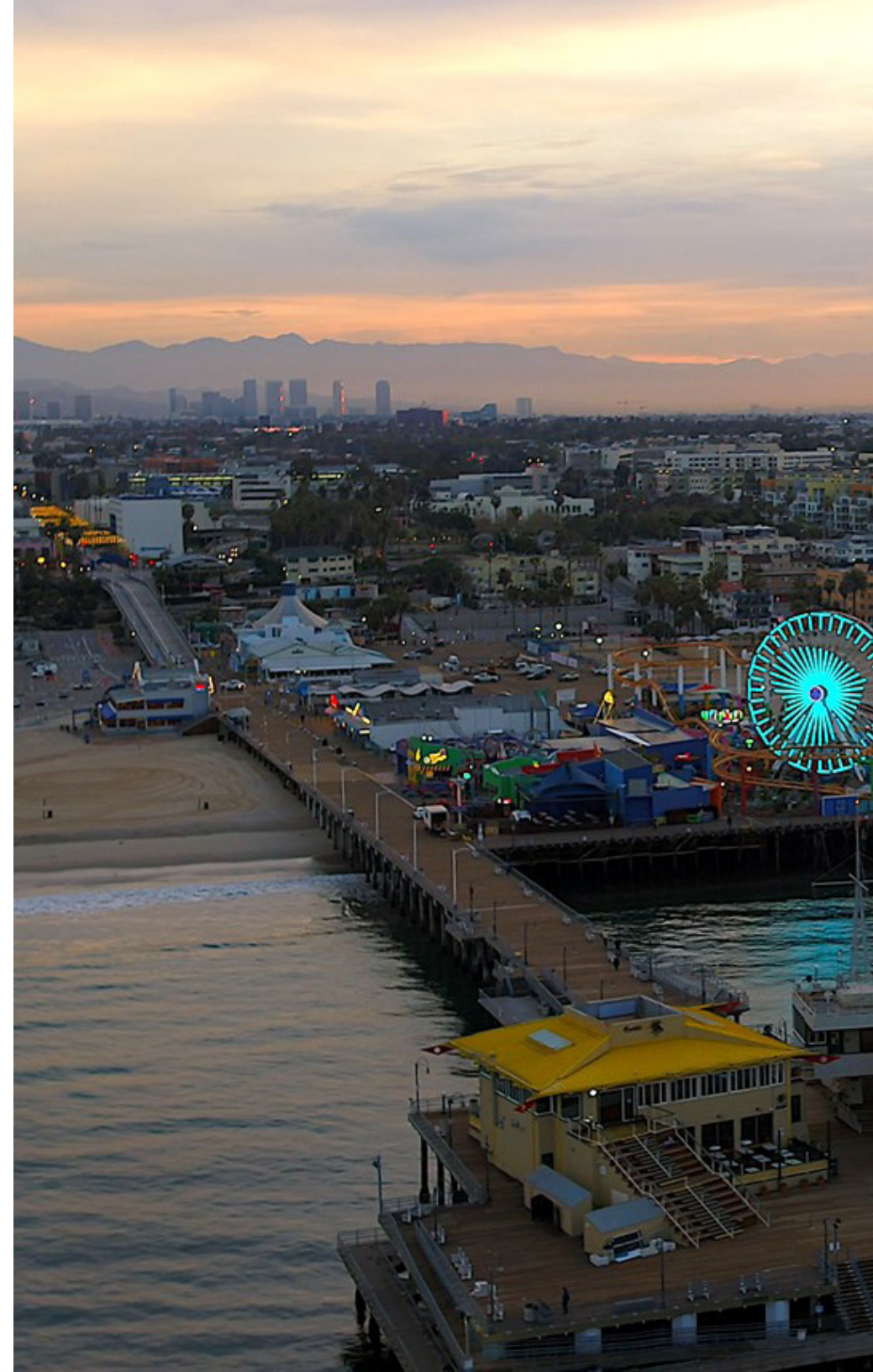
# Santa Monica Momentum

## What's New & What's Next

Santa Monica is rolling out a series of upgrades, entertainment additions, and public-realm improvements designed to re-energize the district. The result is a more vibrant, walkable, and experience-driven environment surrounding 1661 Lincoln.

- City-approved outdoor drinking & entertainment zones revitalizing nightlife, boosting foot traffic, and supporting local businesses.
- Two Bit Circus + new mini-golf and experiential venues adding fresh entertainment anchors to the area.
- Major downtown safety improvements with upgraded lighting, increased patrol presence, and targeted cleanliness programs.
- Capital reinvestment along the Lincoln corridor including new streetscape upgrades, sidewalk improvements, and beautification efforts.
- Strong retail and wellness openings across Lincoln and Broadway, adding new cafés, fitness studios, and neighborhood services.
- Sublease inventory continuing to decline as tenants absorb space and the market begins showing signs of stabilization.
- Notable recent lease transactions and expansions across creative, medical, and tech categories, reinforcing tenant confidence.
- New EV charging installations, upgraded public lighting, and enhanced community safety initiatives modernizing the district.
- Regular events + ongoing beach proximity supporting consistent daytime activity and employee lifestyle value.

### Santa Monica Office Market | Numbers At A Glance





# Dense Immediate Submarket

## with Strong Underlying Demographics

- Over 37,000 people within one mile of the subject properties and over 191,000 people located within three miles.
- Strong average household income of \$165,554 within one mile and \$194,061 within three miles.
- Over 21,000 households within one mile and over 99,000 households within three miles.
- Vibrant residential market, with a median single-family home value of \$1.48 million in the immediate area.
















Population Summary	1 mile radius	2 mile radius	3 mile radius
2025 Estimated Population	37,467	103,590	191,371
2030 Projected Population	38,000	102,718	190,539
2010 Census Population	35,884	102,075	189,303
2000 Census Population	32,716	98,734	185,077
2025-2030 Annual Pop Change (CAGR)	1.4%	-0.8%	-0.4%
2000-2025 Annual Pop Change (CAGR)	14.5%	4.9%	3.4%
2024 Total Daytime Population	67,638	150,950	257,149
Workers	41,733	84,853	139,971
Residents	37,467	103,590	191,371

2025 Households by Income	1 mile radius	2 mile radius	3 mile radius
Total Households	21,010	54,539	99,215
<\$15,000	12.8%	10.7%	8.9%
\$15,000 - \$24,999	4.6%	4.8%	4.6%
\$25,000 - \$34,999	4.5%	4.0%	4.0%
\$35,000 - \$49,999	6.3%	5.6%	5.2%
\$50,000 - \$74,999	9.4%	9.9%	10.2%
\$75,000 - \$99,999	8.4%	8.0%	8.7%
\$100,000 - \$149,999	15.2%	14.2%	14.5%
\$150,000 - \$199,999	12.4%	12.1%	11.8%
\$200,000+	26.5%	30.8%	32.2%
Average Household Income	\$165,554	\$187,170	\$194,061
Median Household Income	\$110,045	\$120,959	\$126,128

# Top Area Employers by SF

The area surrounding 1661 Lincoln Blvd is home to a diverse mix of influential companies spanning tech, media, entertainment, healthcare and research. Key employers such as Snap Inc., Hulu, Activision Blizzard, and RAND Corporation occupy significant square footage in the neighborhood, contributing to a vibrant commercial ecosystem. These tenants not only drive demand for creative office space but also shape the economic and cultural landscape of Santa Monica.

## TOP AREA EMPLOYERS BY SF

 <b>1,000,000+</b>	 <b>720,000</b>	 <b>475,000</b>	 <b>351,000</b>	 <b>326,170</b>
 <b>278,680</b>	 <b>270,000</b>	 <b>225,773</b>	 <b>207,000</b>	 <b>160,000</b>
 <b>105,000</b>	 <b>94,000</b>	 <b>90,000</b>	 <b>83,695</b>	 <b>22,224</b>

# Transportation

Local transit links riders with many connections to the greater Los Angeles area via the Big Blue Bus and METRO Purple and Expo lines. Downtown Santa Monica station offers near-continuous service seven days a week from downtown Los Angeles to Santa Monica, within a 8-minute walk.



**Walk Score**  
**90/100**  
Walker's Paradise



**Transit Score**  
**76/100**  
Excellent Transit

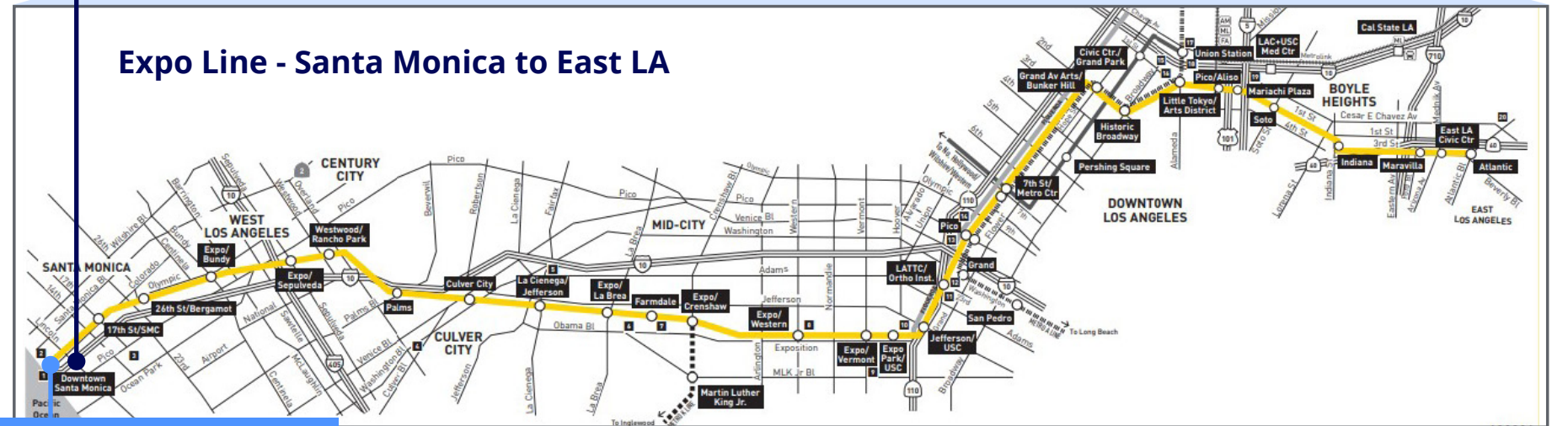
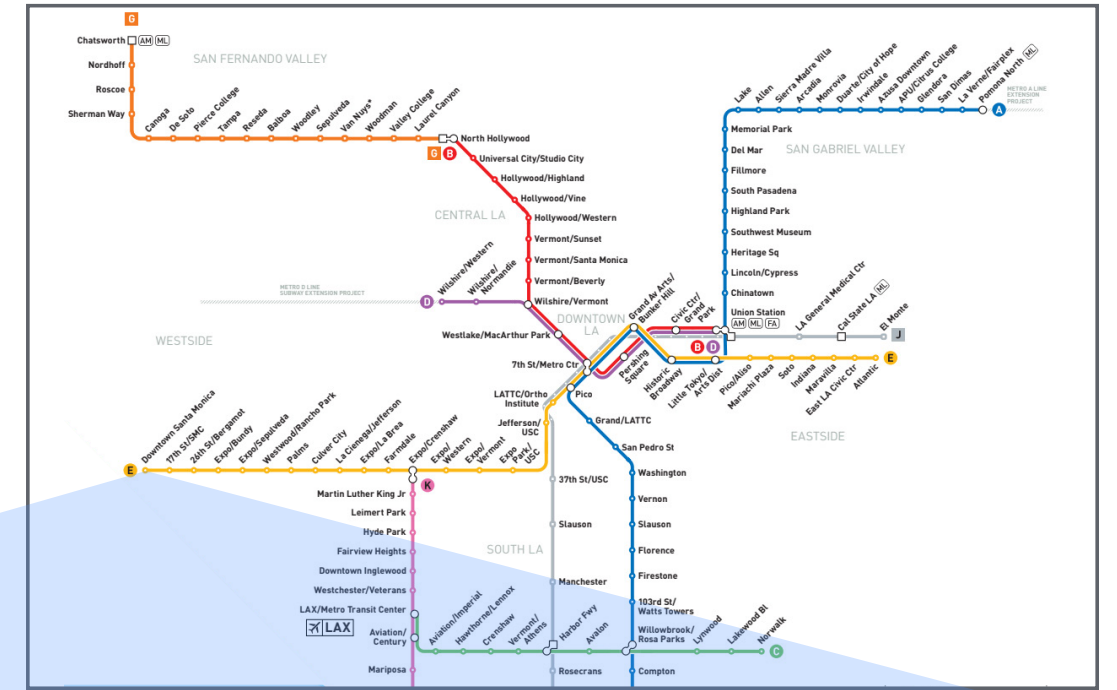


**Bike Score**  
**93/100**  
Biker's Paradise



# LA Metro Rail & Busway

**1661**  
Lincoln Blvd



DOWNTOWN SANTA MONICA



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