

OWNER-USER INVESTMENT OFFERING

1315 LINCOLN BLVD

SANTA MONICA, CA



PRIVATE CAPITAL GROUP

NEWMARK

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1315 Lincoln Boulevard

- Owner User Opportunity
- Assumable Debt at 4.54%
- Well suited for conversion into medical office

Located in the vibrant heart of Santa Monica, 1315 Lincoln offers exceptional access to premier coastal amenities, just moments away from downtown and the bustling Third Street Promenade. It is also conveniently near the affluent neighborhoods of Pacific Palisades and Brentwood, providing tenants with a variety of top-tier restaurants, renowned hotels, and world-class attractions.

The property boasts an impressive parking ratio of 4.86 spaces per 1,000 square feet, ensuring ample space for clients and employees while accommodating the high traffic of a thriving business. In addition to its parking availability, 1315 Lincoln features outstanding amenities, including generous slab-to-slab heights, both indoor and outdoor collaboration areas, and valuable retail co-tenancy.

The building is ideally positioned for conversion into medical offices, with flexible layouts and the necessary infrastructure to support healthcare needs.



Property Overview



\$24,500,000
PURCHASE PRICE

Address	1315 Lincoln Blvd, Santa Monica, CA 90401
APN	4282-010-047
Area (As Leased)	26,159
Area (BOMA Adjusted)	28,162
Occupancy (Current)	44%
Site Area	0.52 Acres
Year Built	2005
Floors	2
Ceiling Height	23'
Parking	137 Spaces (4.86 / 1,000 RSF)
Zoning	C-4 / Highway Commercial
Loan	Assumable loan of \$15,027,737.80 at 4.54%, due 2030.



EXCEPTIONAL CREATIVE OFFICE SPACE

This innovative office property offers open workstations, abundant natural light from large windows, polished concrete floors, and a spacious open floor plan with soaring 23-foot ceilings. The inclusion of kitchens and lounge areas, along with generous patio space, creates ideal settings for a current and ideal workplace environment.



JUST MOMENTS FROM PREMIER COASTAL AMENITIES




Situated in the vibrant heart of Santa Monica, 1315 Lincoln Blvd provides exceptional access to the area's thriving dining and retail scene. Close to downtown Santa Monica and the bustling Third Street Promenade, this location is also near the affluent neighborhoods of Pacific Palisades and Brentwood, offering tenants easy access to top-tier restaurants, renowned hotels, and world-class attractions—all within a short distance.



USER-FRIENDLY AND ENJOYABLE ENVIRONMENT

The building is designed for easy navigation and comfort, ensuring a pleasant experience for all occupants and visitors. With an impressive parking ratio of 4.86 spaces per 1,000 square feet, ensuring ample space for clients and employees. Beyond parking, the property offers exceptional amenities, including generous slab-to-slab heights, both indoor and outdoor collaboration areas, and valuable retail co-tenancy.

Current Tenants

Tenant			
	City National Bank	BaseCamp Fitness	NU-X Ventues LLC Basis Technology (Centro)
SF	2,872 SF	3,259 SF	5,348 SF
Lease Expiration	3/31/2026	12/31/2027	1/31/2028
About	(NYSE: CYN) (S&P: A+) Los Angeles-based City National Bank offers a full complement of banking, trust and investment services through 69 offices, including 16 full-service regional centers, in Southern California, the San Francisco Bay Area, Nevada, New York City, Nashville and Atlanta.	Basecamp is a heart-pumping, cardio-heavy workout created by Nick Swinmurn, the founder of Zappos.com. Basecamp currently has 26 locations. The lease is personally guaranteed by the founder.	Since 2001, Basis Technologies (formerly Centro) has provided unified software and services to simplify and automate digital media operations, and drive increased profitability and greater efficiency for marketing organizations. Today, Basis is the most comprehensive media automation and intelligence platform in the industry—and the only platform to consolidate planning, digital operations, reporting, and financial reconciliation across programmatic, publisher-direct, search, and social.

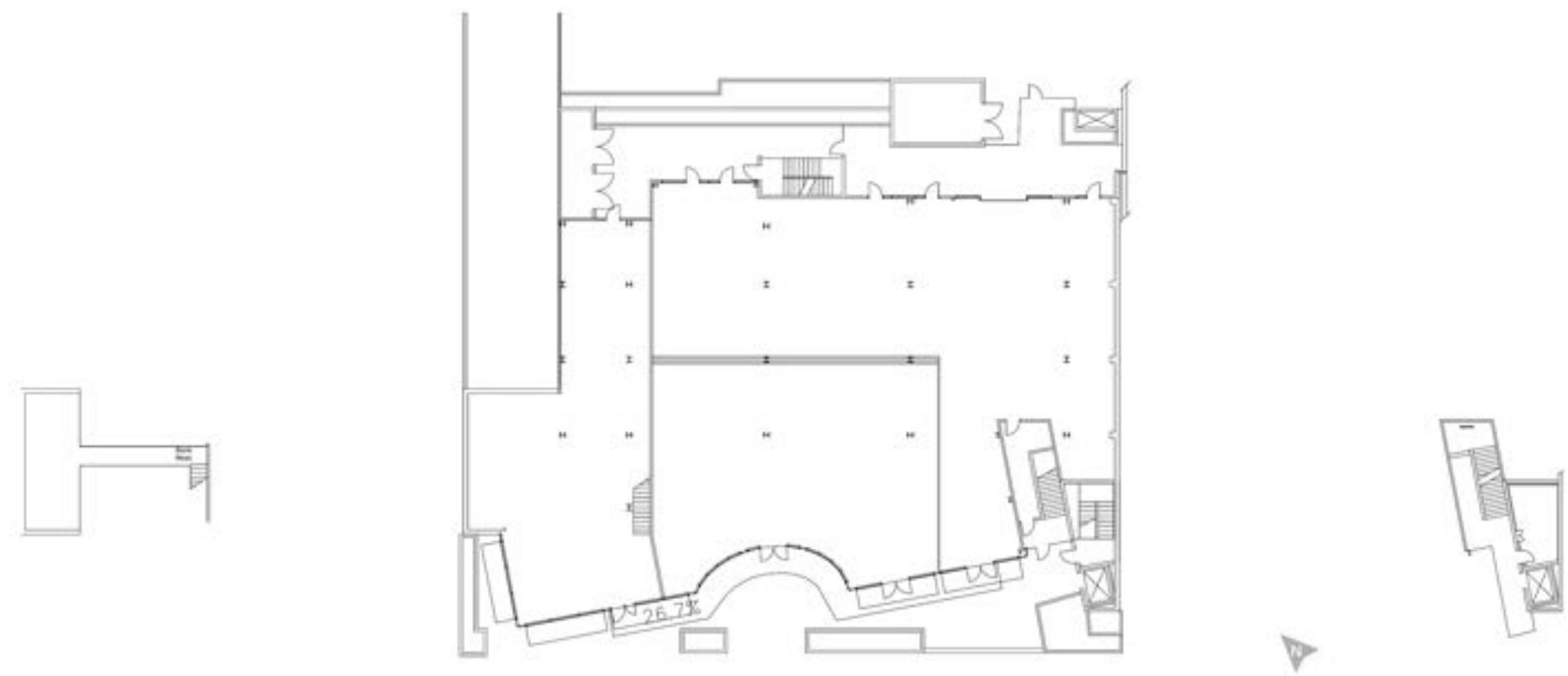




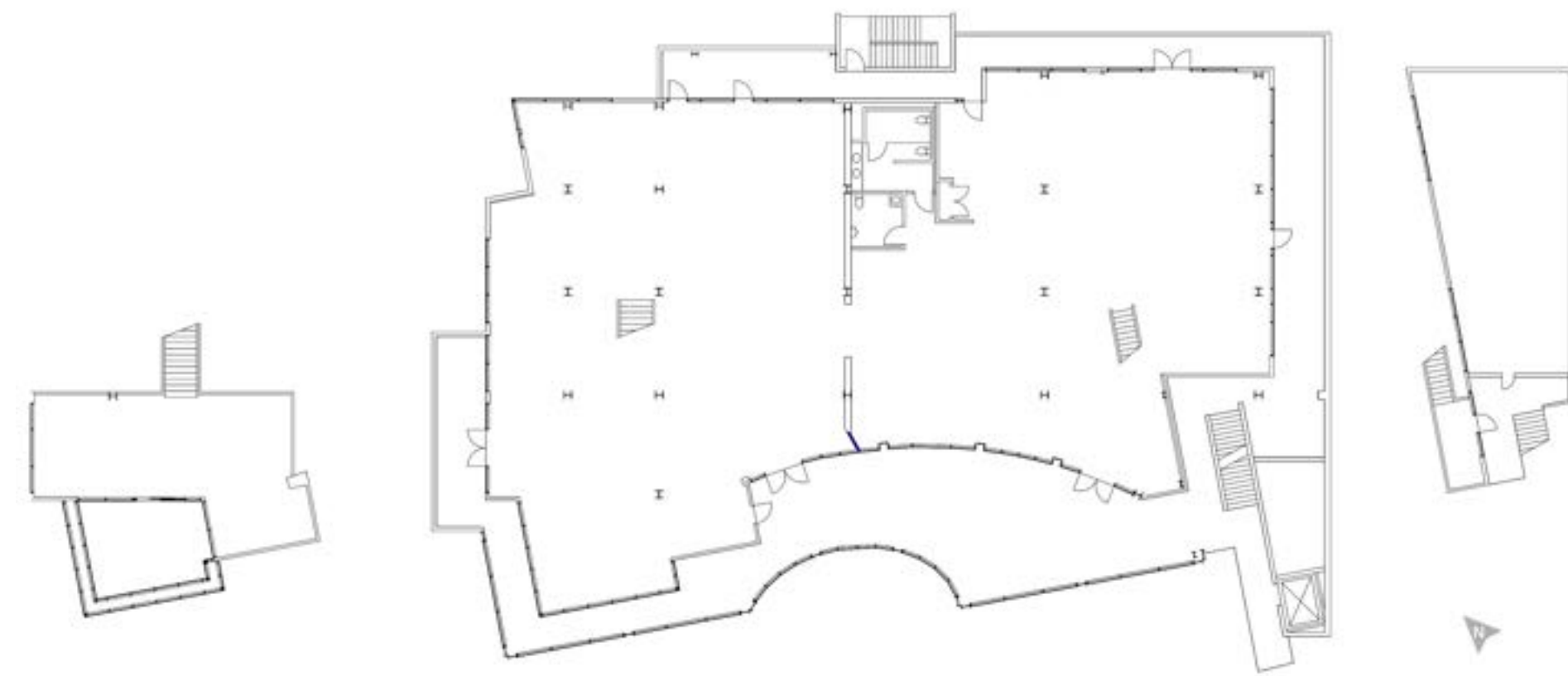




1st Floor: BOMA adjusted $\pm 13,482$ RSF



2nd Floor: BOMA adjusted $\pm 15,707$ RSF

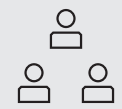


Surrounding Neighborhoods



Trade Area

POPULATION



35,377
1-Mile

168,946
3-Miles

407,239
5-Miles

EMPLOYEES



47,880
1-Mile

148,206
3-Miles

337,940
5-Miles

HH INCOME



\$114,543
1-Mile

\$125,609
3-Miles

\$121,547
5-Miles

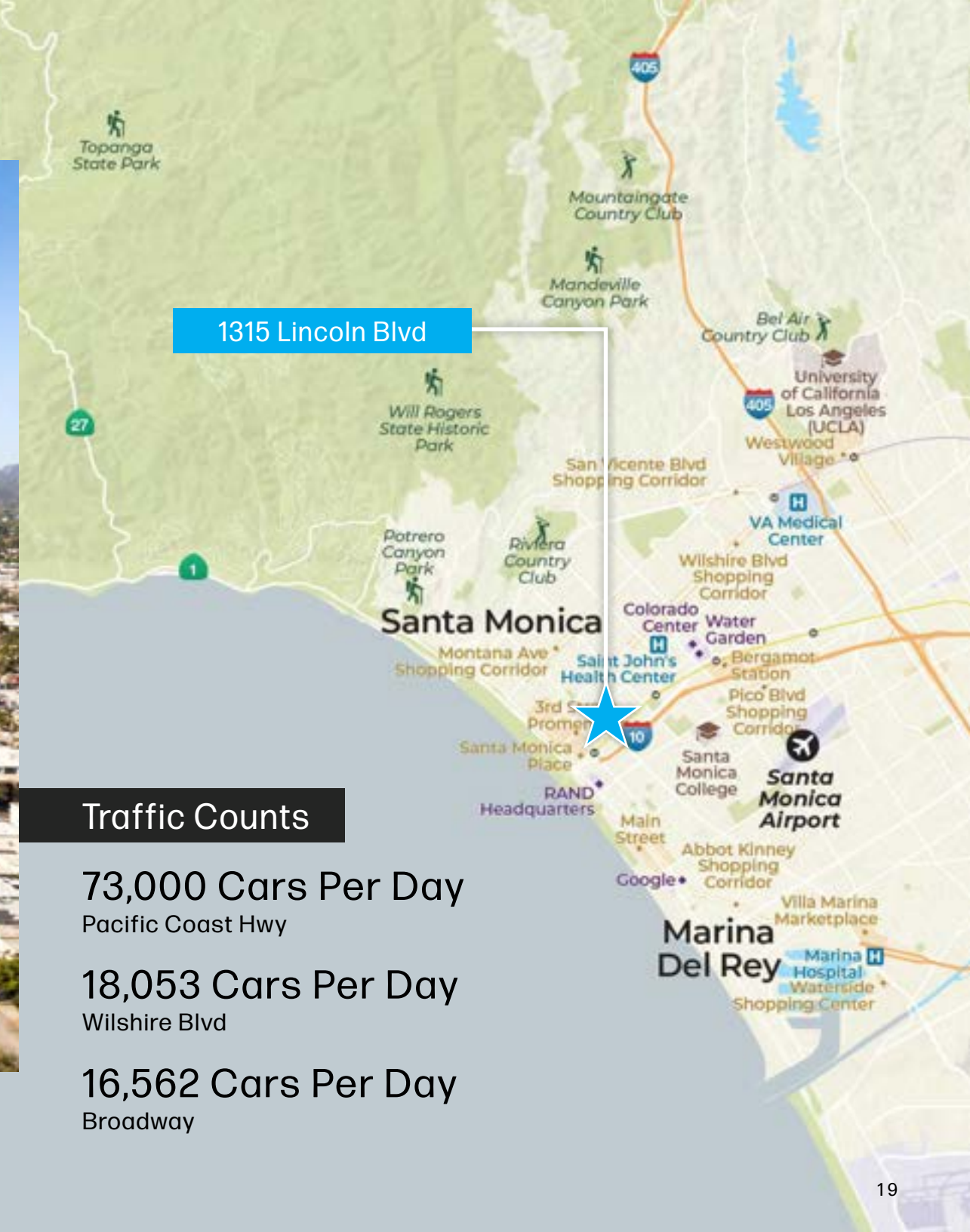
MEDIAN AGE



40.4
1-Mile

39.3
3-Miles

37.4
5-Miles



Traffic Counts

73,000 Cars Per Day
Pacific Coast Hwy

18,053 Cars Per Day
Wilshire Blvd

16,562 Cars Per Day
Broadway

Neighborhood Amenities



93
Walk Score



Santa Monica Overview



Santa Monica is renowned for its diversity and affluence, establishing itself as a top destination for business, entertainment, shopping, and luxury living.

Spanning 8.3 square miles, Santa Monica is bordered by the Pacific Ocean to the west, the upscale neighborhoods of Pacific Palisades to the north, Brentwood and West Los Angeles to the east, and Venice Beach to the south. It is celebrated globally as Southern California's premier beach community, known for its expansive, picturesque beaches and its proximity to the vibrant entertainment and recreational options. Its oceanfront location and limited real estate supply have made it extremely desirable for work, shopping, and high-end residential living, as well as a sought-after area for dining and entertainment.

With a resident population of approximately 93,000, Santa Monica experiences a dramatic increase in daytime population to over 250,000, thanks to shoppers, visitors, and employees. The city attracts more than five million tourists annually, contributing nearly \$1 billion to the local economy and supporting over 8,000 jobs. Santa Monica features more than 4,000 high-end hotel rooms, primarily located along the coast and near the Third Street Promenade. The city's residents are highly educated, with over 67% holding a bachelor's degree or higher. The average household income is nearly \$157,000, and more than 53% of households earn \$100,000 or more per year. Santa Monica's diverse and evolving economy is supported by a blend of retail, office space, and residential housing. Everything is within walking distance, from award-winning oceanfront dining and world-class entertainment to a range of unique and luxury retail options, including those along Third Street Promenade and in Santa Monica Place.



76
Excellent Transit



92
Very Bikeable





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