



ZACUTO GROUP
COMMERCIAL REAL ESTATE

2434
LINCOLN
BOULEVARD
Venice

INCLUDES BILLBOARD INCOME



YOUR SIGN
HERE!

HIGH-VISIBILITY
FREE STANDING BUILDING
WITH A+ SIGNAGE

FOR SALE
OWNER/USER &
INVESTMENT OPPORTUNITY

FOR SALE

**2434
LINCOLN
BOULEVARD**

Iconic Venice property with 3 floors of renovated creative space ready for occupancy. Light and bright loft like interiors with polished concrete floors, walls of glass, wood beam features and operable windows. Excellent gated onsite parking and rooftop deck!

Includes billboard with \$4,000 monthly income.

**YOUR SIGN
HERE!**



SALE DETAILS

2434 LINCOLN BOULEVARD
VENICE, CALIFORNIA 90291

PRICE

\$5,450,000

SIZE

7,380 SF

LOT SIZE

5,655 SF

PPSF

\$738/SF

ZONING

LAC2

APN

4236-001-001

- Each floor features modern interiors, direct elevator access, 2 private restrooms, kitchens, and access to a rooftop deck with panoramic views
- Corner of Lincoln and Venice Blvd, at the crossroads of Venice & Marina Del Rey
- Central accessibility to major freeways and high streets
- Excellent parking. 20 spaces on-site

LISTING TEAM

JAKE ZACUTO

Managing Director
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DRE #01377441

ANDREW SINASOHN

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DRE #01951740

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DRE #01969450



OPPORTUNITY TO PURCHASE
ADJACENT PROPERTY

\$1,980,000

**2426
LINCOLN
BOULEVARD**

ALSO AVAILABLE

BILLBOARD
INCOME
\$4K / MONTH!

\$5,450,000

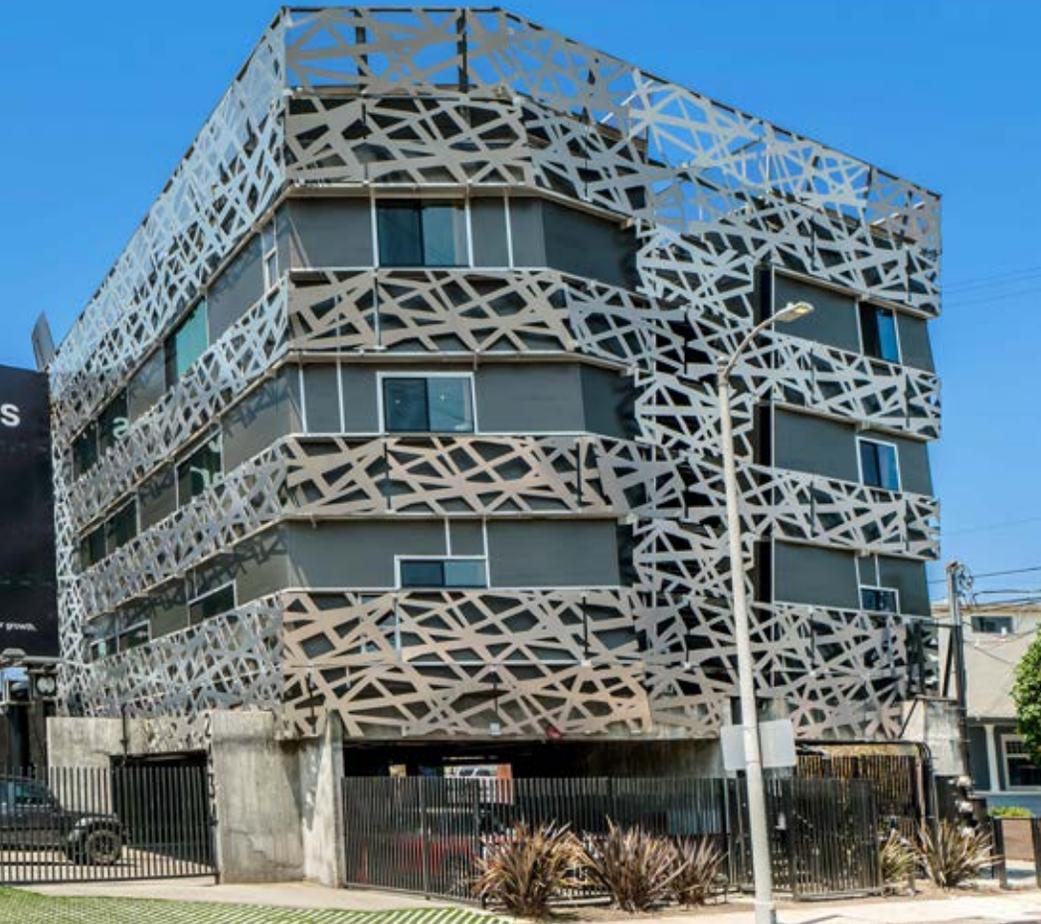
**2434
LINCOLN
BOULEVARD**

SIGNAGE

SMOG CHECK
&
TEST ONLY



2434 LINCOLN BLVD



2426 LINCOLN BLVD

ALSO AVAILABLE

\$1,980,000



AVAILABLE AS A PORTFOLIO \$7,430,000

TOTAL PPSF (BUILDINGS)	\$761/SF
APN	5166-001-001 5166-005-003
TOTAL BUILDING SF	9,760 SF
LOT SIZE	8,700 SF

2434 LINCOLN BLVD

PRICE	\$5,450,000
PPSF	\$738/SF
APN	4236-001-002
BUILDING SIZE	7,380 SF
LOT SIZE	5,655 SF
STORIES	3 + ROOF
ZONING	LAC2
YEAR BUILT	2008

2426 LINCOLN BLVD

PRICE	\$1,980,000
PPSF	\$832/SF
APN	5166-005-003
BUILDING SIZE	2,380 SF
LOT SIZE	3,045 SF
STORIES	1
ZONING	C2-1-CDO TOC Tier 4
YEAR BUILT	1953

SALE

2434 LINCOLN BOULEVARD, VENICE, CA 90291



**BILLBOARD GENERATES
\$4,000 MONTHLY REVENUE!**



SALE

2434 LINCOLN BOULEVARD, VENICE, CA 90291

PLAT MAP



5930
85
884
8-179

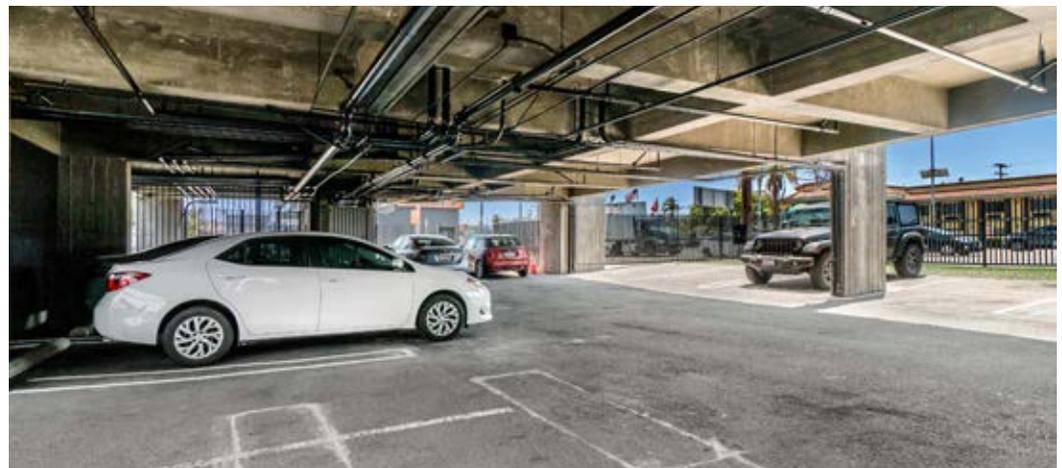
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EXAMPLE LAYOUT



SALE

2434 LINCOLN BOULEVARD, VENICE, CA 90291



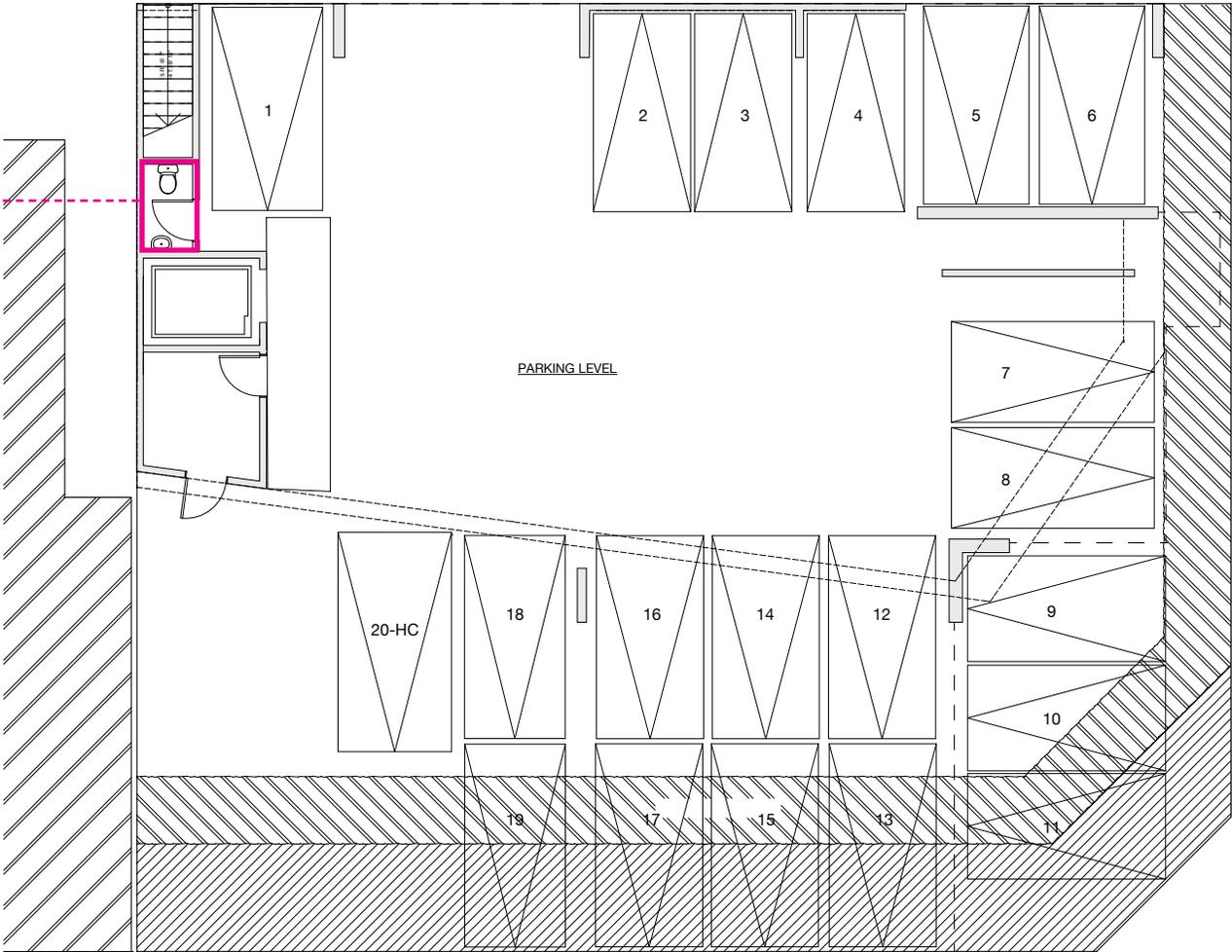
GROUND LEVEL PARKING

2434 LINCOLN BOULEVARD, VENICE, CA 90291

- 20 PARKING SPACES
- ADDITIONAL BATHROOM IN PARKING AREA

2434 LINCOLN BLVD

BATHROOM



LINCOLN BLVD

NELROSE AVE





SALE

2434 LINCOLN BOULEVARD, VENICE, CA 90291





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