



ZACUTO GROUP
COMMERCIAL REAL ESTATE

SALE

**2426
LINCOLN
BOULEVARD
VENICE**



RETAIL | SHOWROOM

OPPORTUNITY TO PURCHASE
ADJACENT PROPERTY

\$1,980,000

**2426
LINCOLN
BOULEVARD**

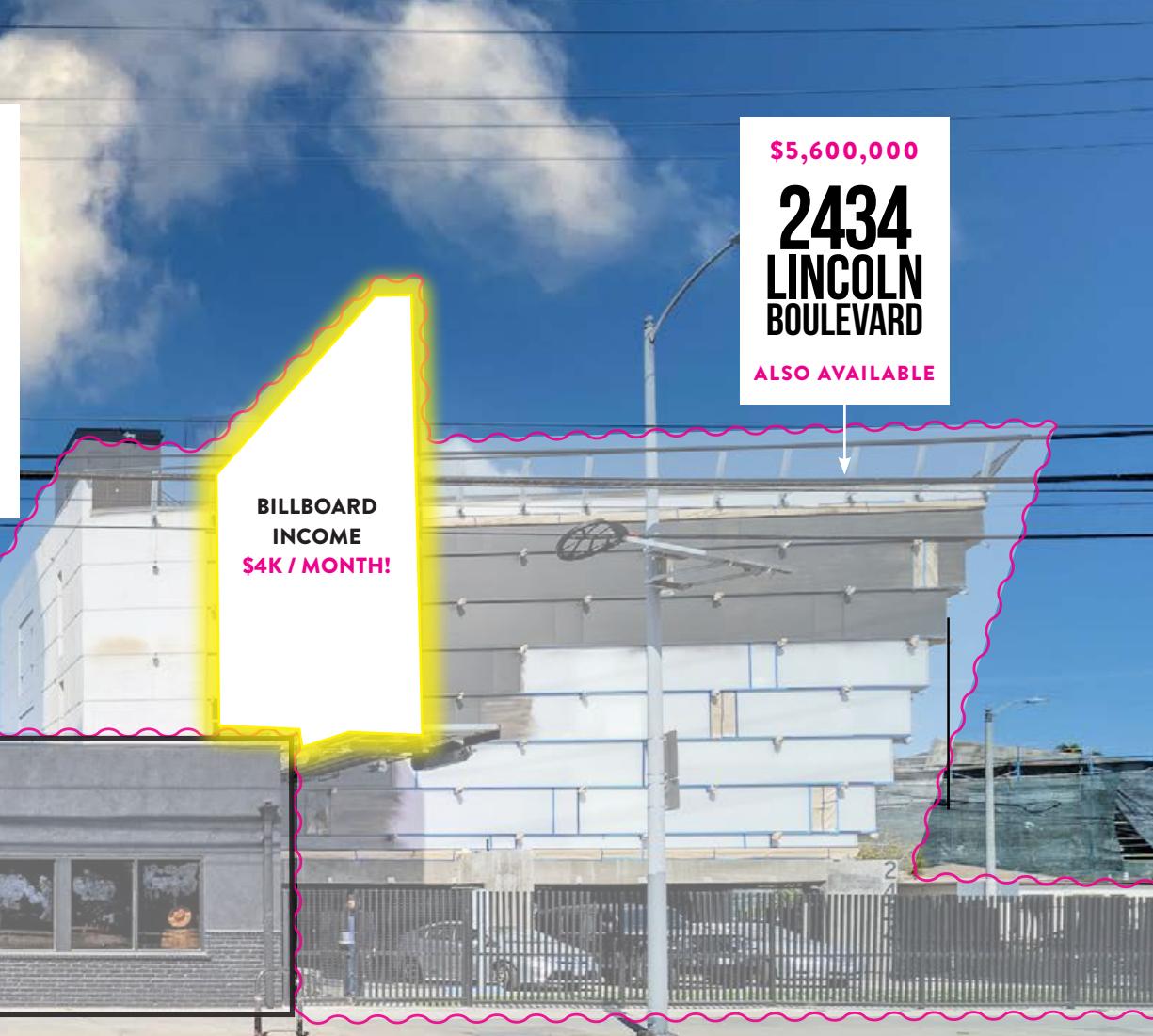
BILLBOARD
INCOME
\$4K / MONTH!

\$5,600,000

**2434
LINCOLN
BOULEVARD**

ALSO AVAILABLE

SIGNAGE



SALE DETAILS

2426 LINCOLN BOULEVARD
VENICE, CALIFORNIA 90291

ASKING

\$1,980,000

PPSF

\$832/SF

SIZE

2,380 SF

ZONING

C2-1-CDO TOC Tier 4

LOT SIZE

3,045 SF

APN

4236-001-001

- Multi-functioning space with back office/storage
- Interiors with wood beam ceilings and concrete floors
- Private restrooms
- Excellent signage
- Rear alley access + parking for 3 vehicles
- High visibility central venice location near the intersection of Lincoln Blvd. and Venice Blvd.



LISTING TEAM



JAKE ZACUTO
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DRE #01377441

ANDREW SINASOHN
Executive Vice President
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DRE #01951740

SAMMY SANTANA
Director
213.807.9798
sammy@zacutogroup.com
DRE #01969450

2426 LINCOLN BLVD



AVAILABLE AS A PORTFOLIO \$7,580,000

| | |
|-------------------------------|---------------------|
| TOTAL PPSF (BUILDINGS) | \$777/SF |
| APN | 5166-005-003 |
| TOTAL BUILDING SF | 9,760 SF |
| LOT SIZE | 8,700 SF |

2434 LINCOLN BLVD

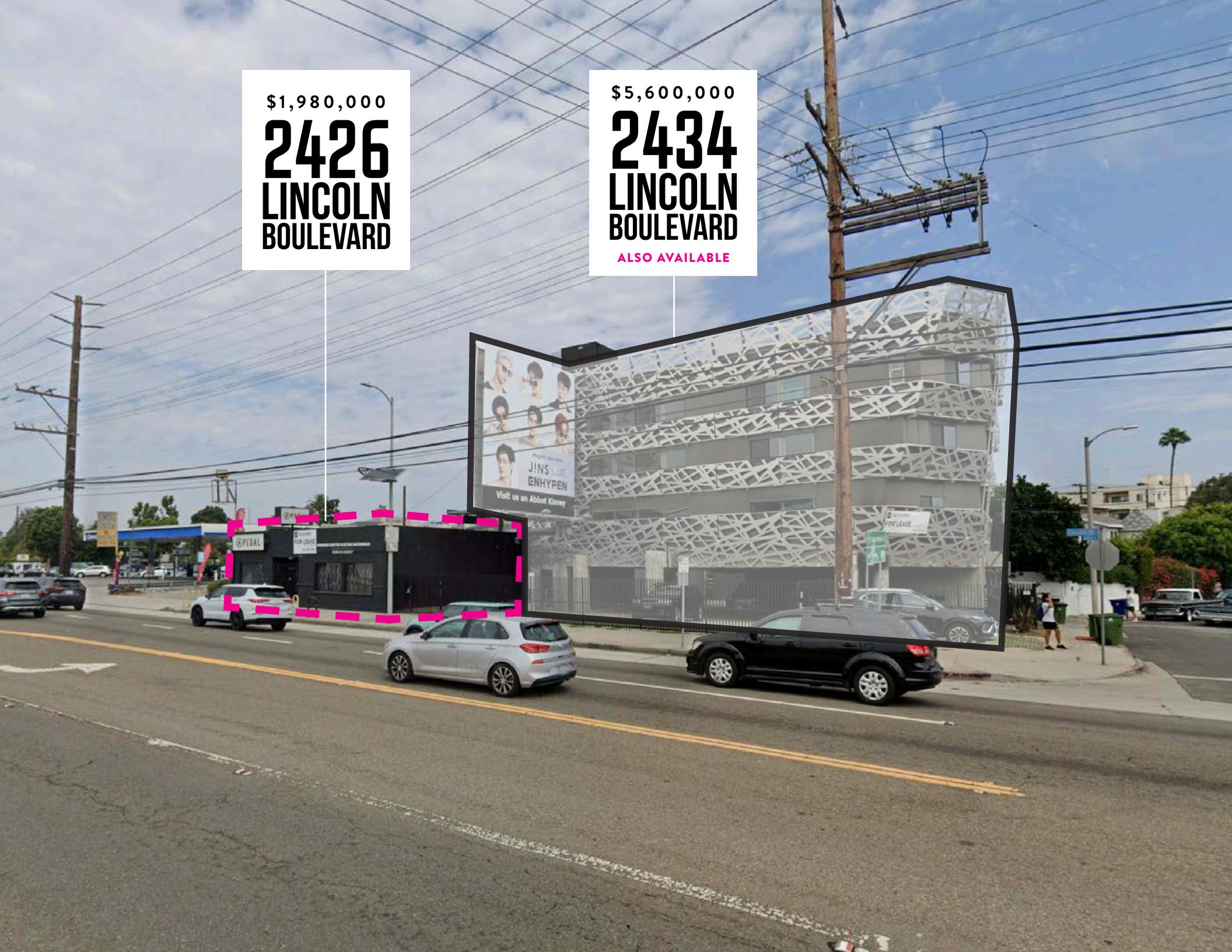


2426 LINCOLN BLVD

| | |
|----------------------|----------------------------|
| 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 |

2434 LINCOLN BLVD

| | |
|----------------------|---------------------|
| PPSF | \$759/SF |
| APN | 4236-001-002 |
| BUILDING SIZE | 7,380 SF |
| LOT SIZE | 5,655 SF |
| STORIES | 3 + ROOF |
| ZONING | LAC2 |
| YEAR BUILT | 2008 |



\$1,980,000

2426
LINCOLN
BOULEVARD

\$5,600,000

2434
LINCOLN
BOULEVARD

ALSO AVAILABLE

**2426
LINCOLN
BOULEVARD
VENICE**





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SALE

2426 LINCOLN BLVD, VENICE, CA

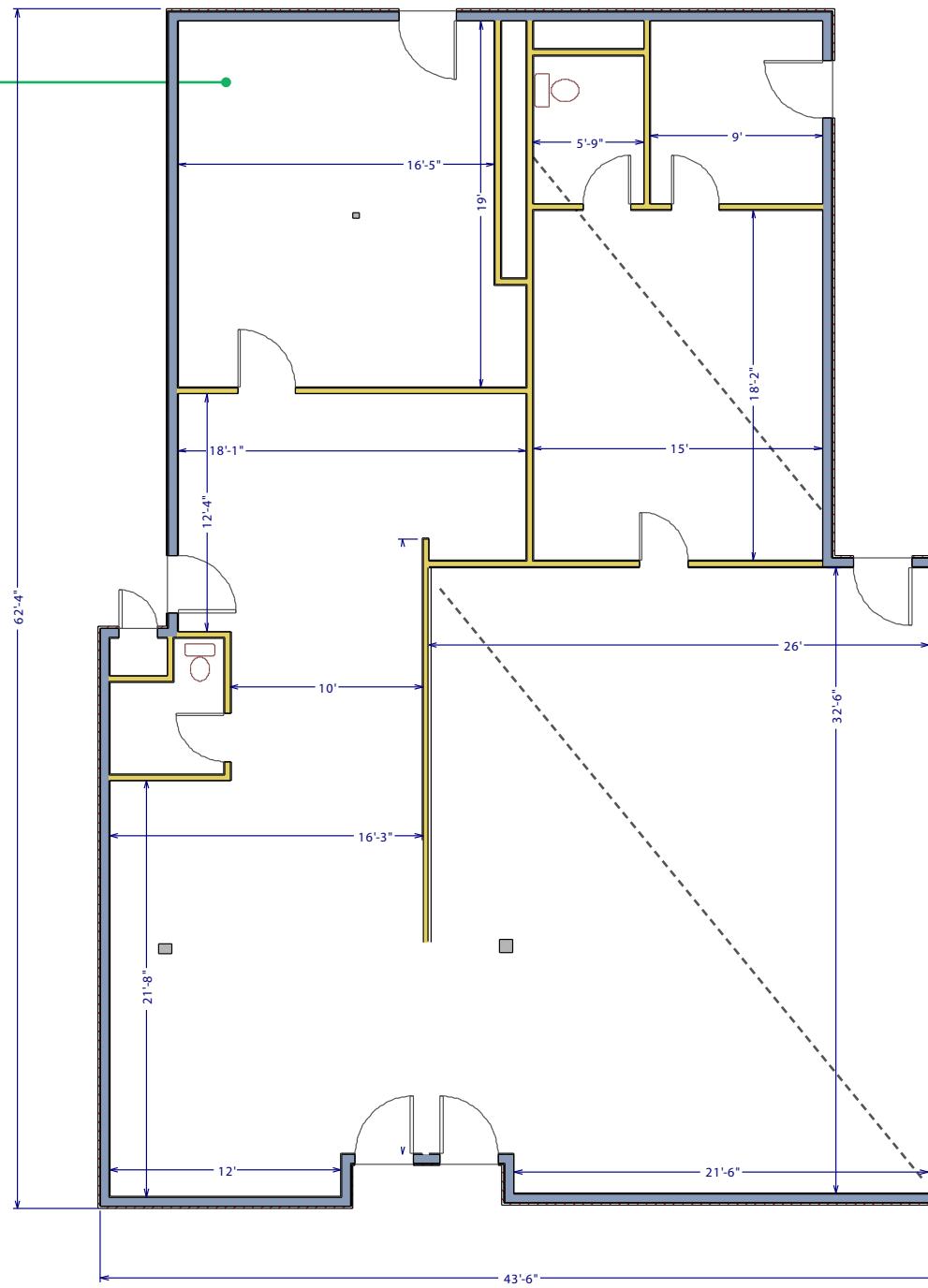


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SALE

2426 LINCOLN BLVD, VENICE, CA

FLOOR PLAN



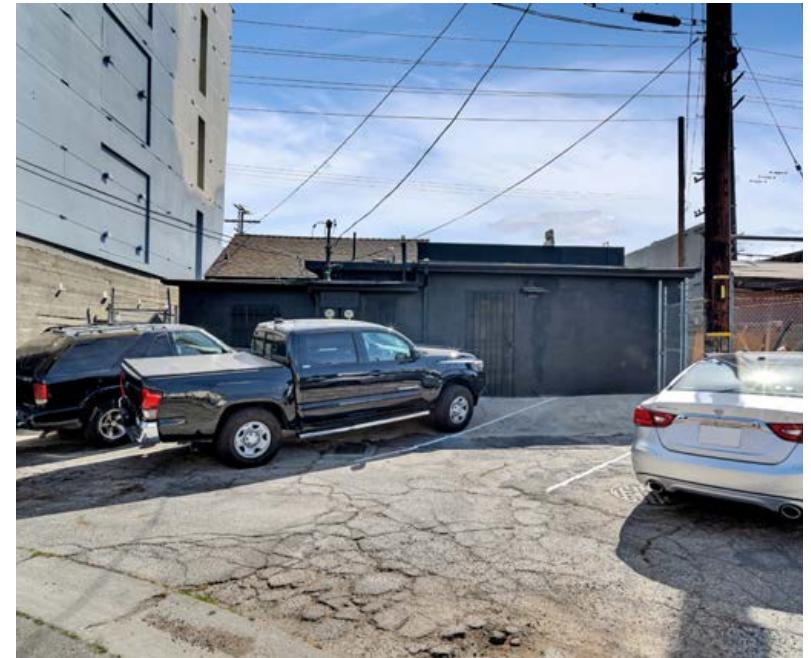
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EXCEPTIONAL NEIGHBORS IN THE HEART OF VENICE



📍 SUPERBA | 1900 LINCOLN BLVD



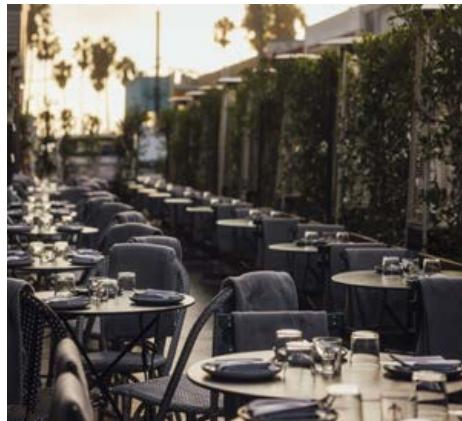
📍 EREWHON | 585 VENICE BLVD



📍 NIGHT + MARKET SAHM | 2533 LINCOLN BLVD



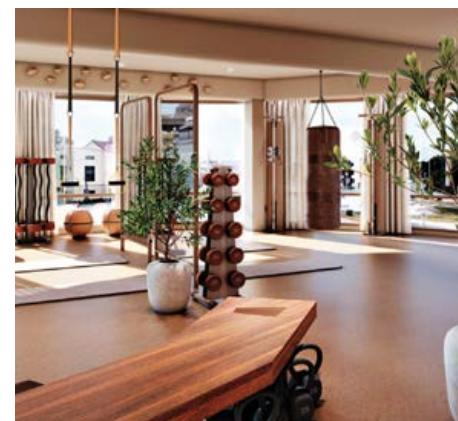
📍 ZINQUE | 1440 LINCOLN BLVD



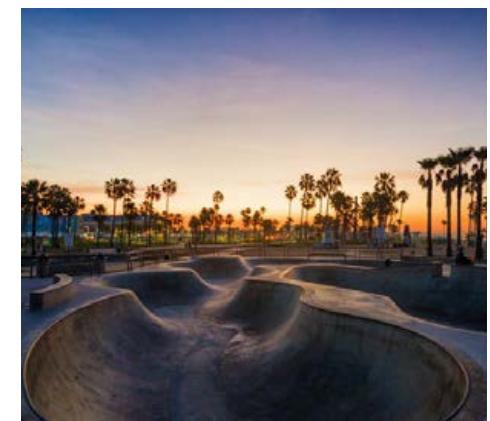
📍 MARKET | 72 MARKET ST



📍 GRAN BLANCO | 80 WINDWARD AVE



📍 HUME | 1600 MAIN ST



📍 VENICE SKATE | 1800 OCEAN FRONT WALK



**MAR VISTA
HOUSES**

**2426
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