

±1,200 SF, INCLUDING ±300 MEZZANINE
+ FENCED PATIO
RETAIL/SHOWROOM SPACE AVAILABLE

CAROLWOOD

1827 Lincoln Blvd.
Venice, CA 90291



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FOR LEASE

1827 LINCOLN BLVD.

VENICE, CA 90291

\$6.25/SF + NNN's

(UTILITIES, INTERNET, JANITORIAL)

Property Description

Abundance natural light.

Seperate connected work area with own entrance.

Mezzanine.

Private fenced patio.

1 bathroom.

Great corner location on the best block of Lincoln in Venice, across the street from Superba and other amenities, including the neighbor tenants, Boheme and The New Bar.



AVAILABLE RSF

± 1,200 RSF (including ±300 mezzanine)

PARKING

Street Parking

LEASE RATE

\$6.25/SF + NNN's

(approximately .75) utilities, internet and janitorial

ACCESSIBILITY

88/100 Walkscore

USAGE

Retail/Showroom (tenant to confirm use)

OCCUPANCY

30 - 60 Days

TERM

Negotiable













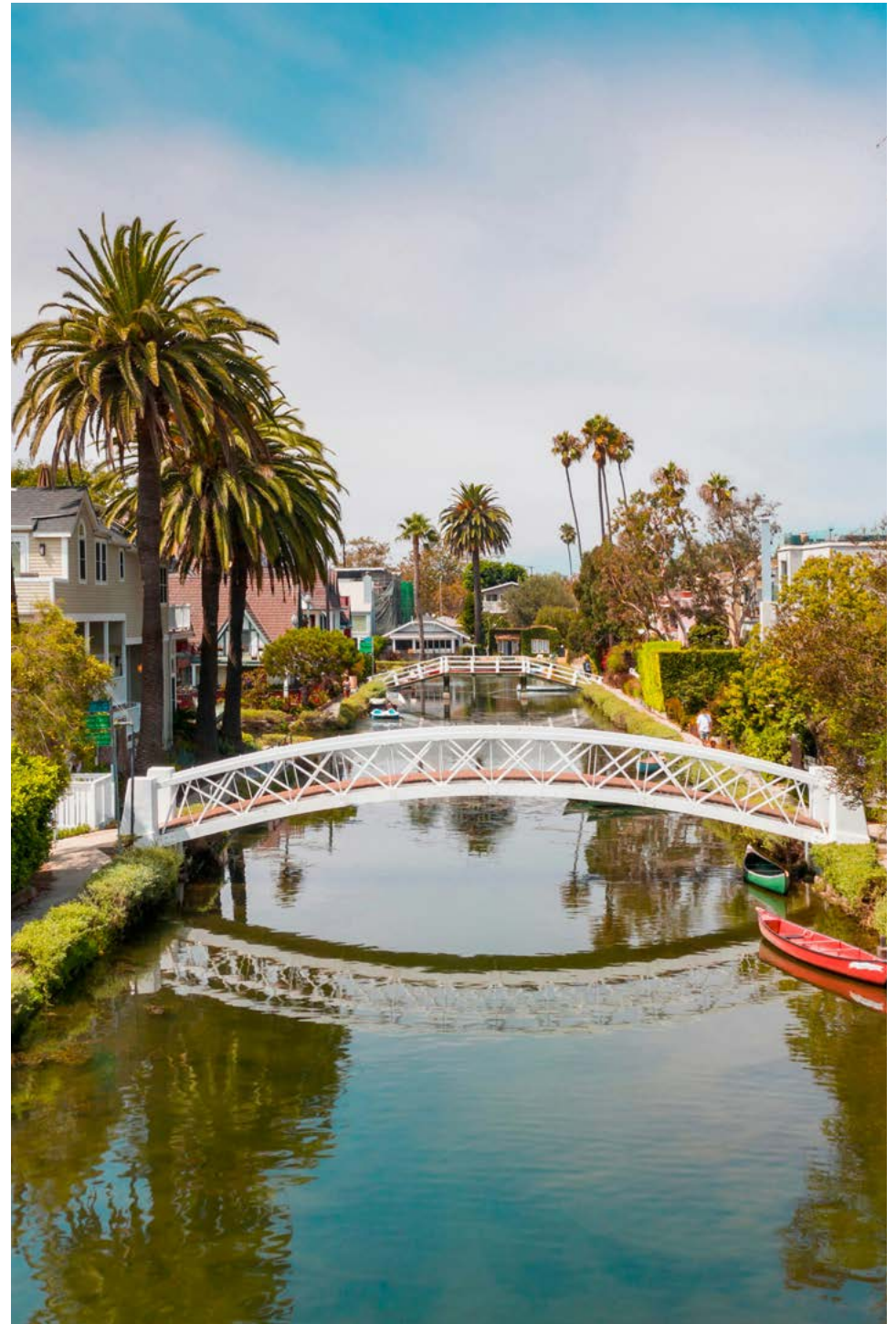
THE NEIGHBORHOOD

Venice

Venice, located on the Westside of Los Angeles, California, is renowned for its vibrant community, picturesque canals, eclectic boardwalk, and rich cultural history. Founded in 1905 by Abbot Kinney as a seaside resort reminiscent of Venice, Italy, it has evolved into a diverse and dynamic neighborhood.

Walkable and bikeable, a high-quality amenity base community of young creative professionals adjacent to Silicon Beach Venice is home to one of the most active retail economic and gastronomic hotspots in the L.A. region.

The median household income is reported at \$67,647, reflecting a relatively affluent population. Venice is also notable for its high educational attainment, with 49% of residents aged 25 and older holding a four-year degree or higher.





1.

The New Bar

A place for anyone and everyone who wants to drink less, but who don't want to stop having fun. A creative non-alcoholic store for mindful, intentional, and healthy attitudes towards drinking.

2.

Linus Bikes

Founded in Venice, Linus bicycles offer a high-end line of beautifully crafted two wheelers, their status among the community is out-matched only by the skate and surfboard as the ultimate Venice icon.

3.

Boheme

A collection of primarily bohemian, handcrafted European and Indian clothing and accessories, curated by Jenny Chase





4.

Love Yoga

Love Yoga Venice provides a serene environment for yoga enthusiasts, offering a range of classes that cater to different skill levels.

5.

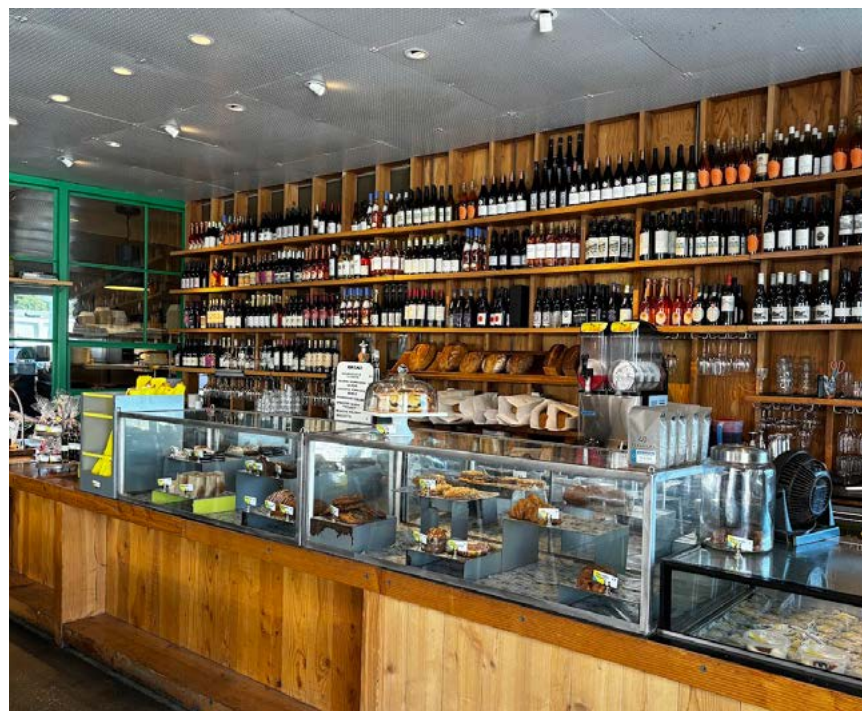
Zinqué

Zinqué is a chic cafe and wine bar offering a cozy setting with a variety of French-inspired dishes and a curated wine list. It's an ideal spot for a relaxed meal, coffee break, or evening drink with friends.

6.

Superba Food + Bread

Superba Food + Bread is a popular cafe and bakery known for its artisanal breads, fresh pastries, and wholesome meals. The inviting space and delicious offerings make it a favorite destination for breakfast, brunch, or a casual lunch.





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COMMERCIAL

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