

FOR LEASE
RETAIL SPACE IN VENICE

1702 LINCOLN
BOULEVARD

FOR MORE INFORMATION:



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1702 LINCOLN BOULEVARD

LEASE FLYER

3

ADDRESS 1702 Lincoln Boulevard
Venice, CA 90291

SIZE ±1,636 - 3,639 SF

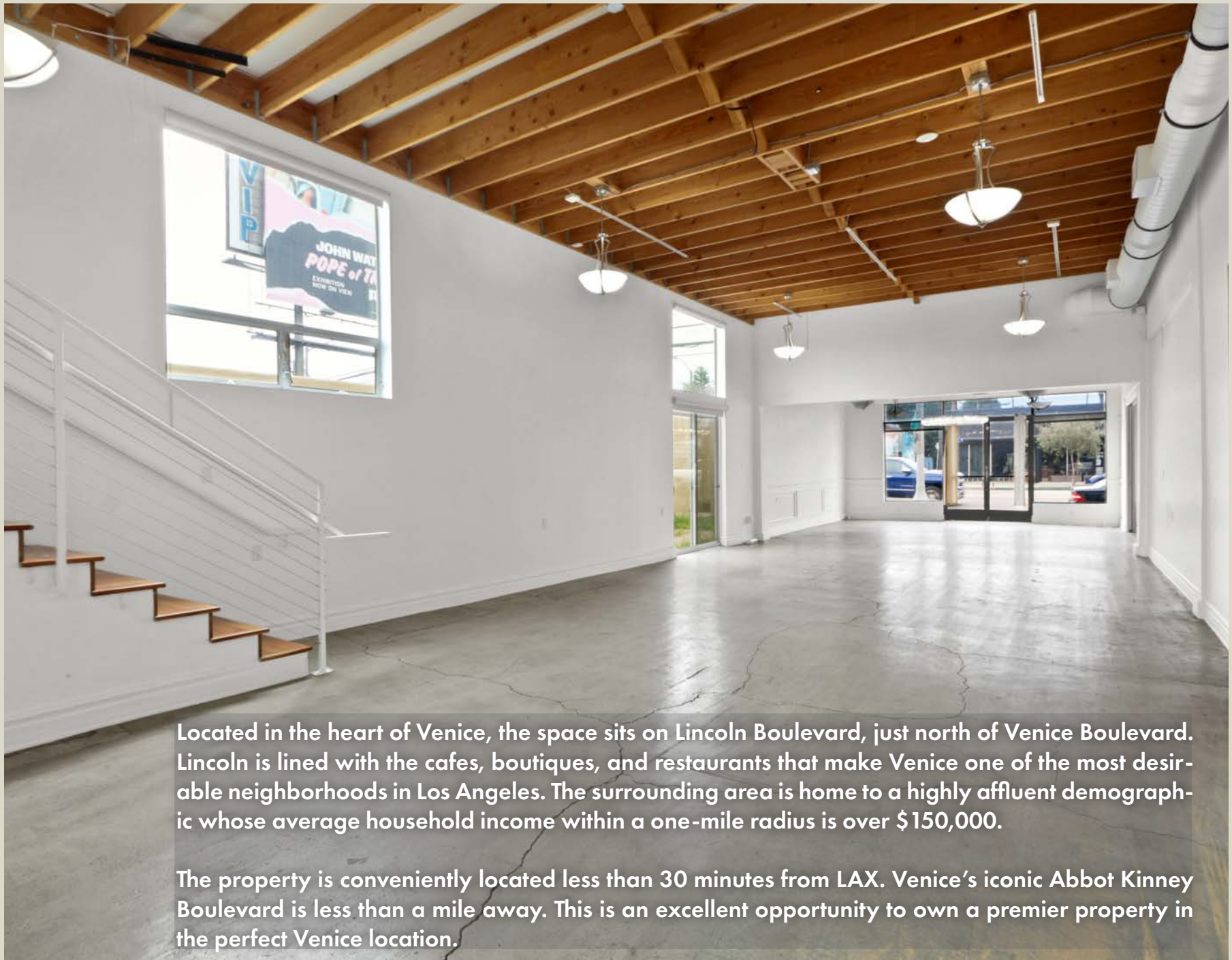
RENT \$5.00/SF NNN
(NNN = \$1.00/SF)

TERM 3+ years

PARKING Available

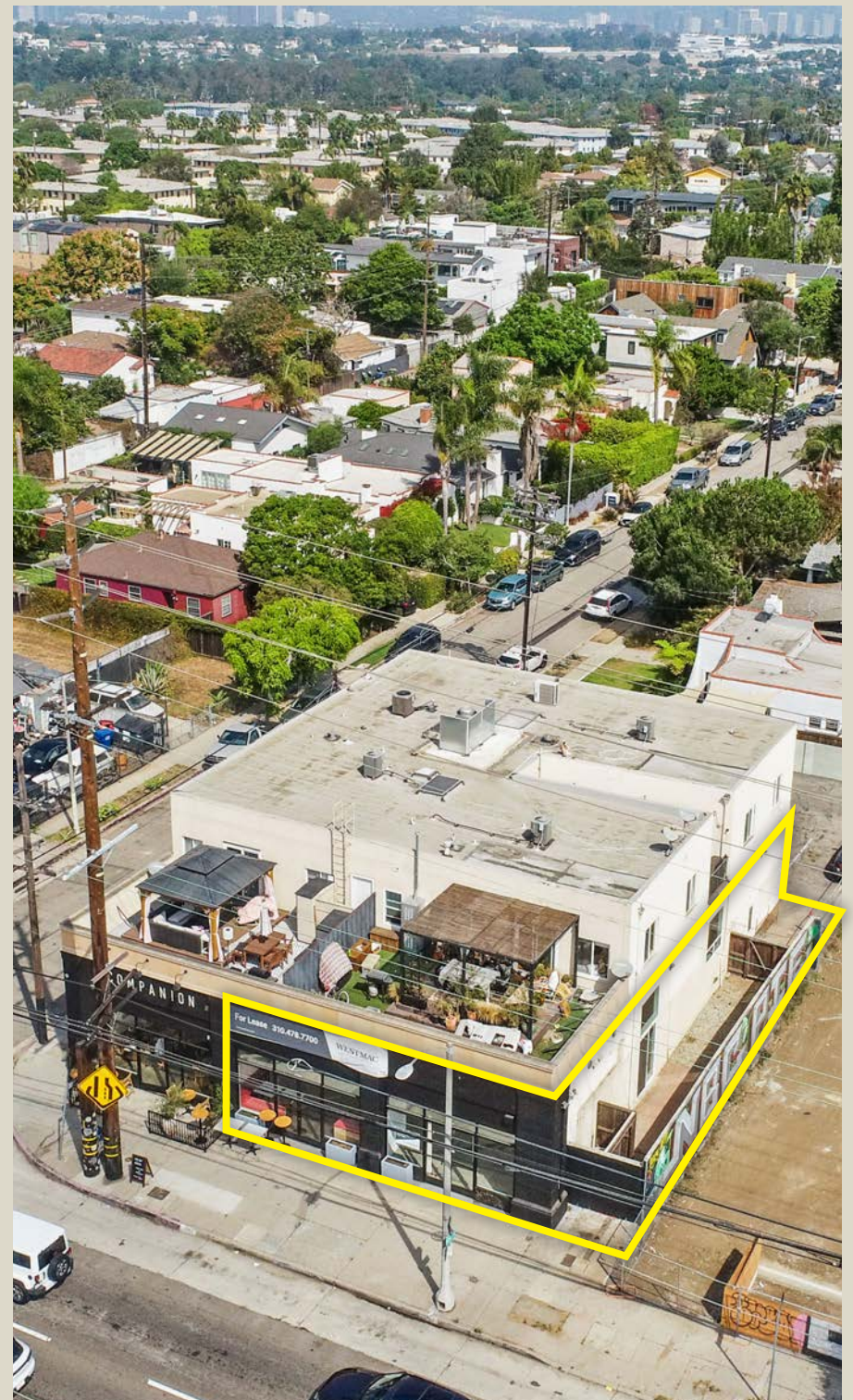
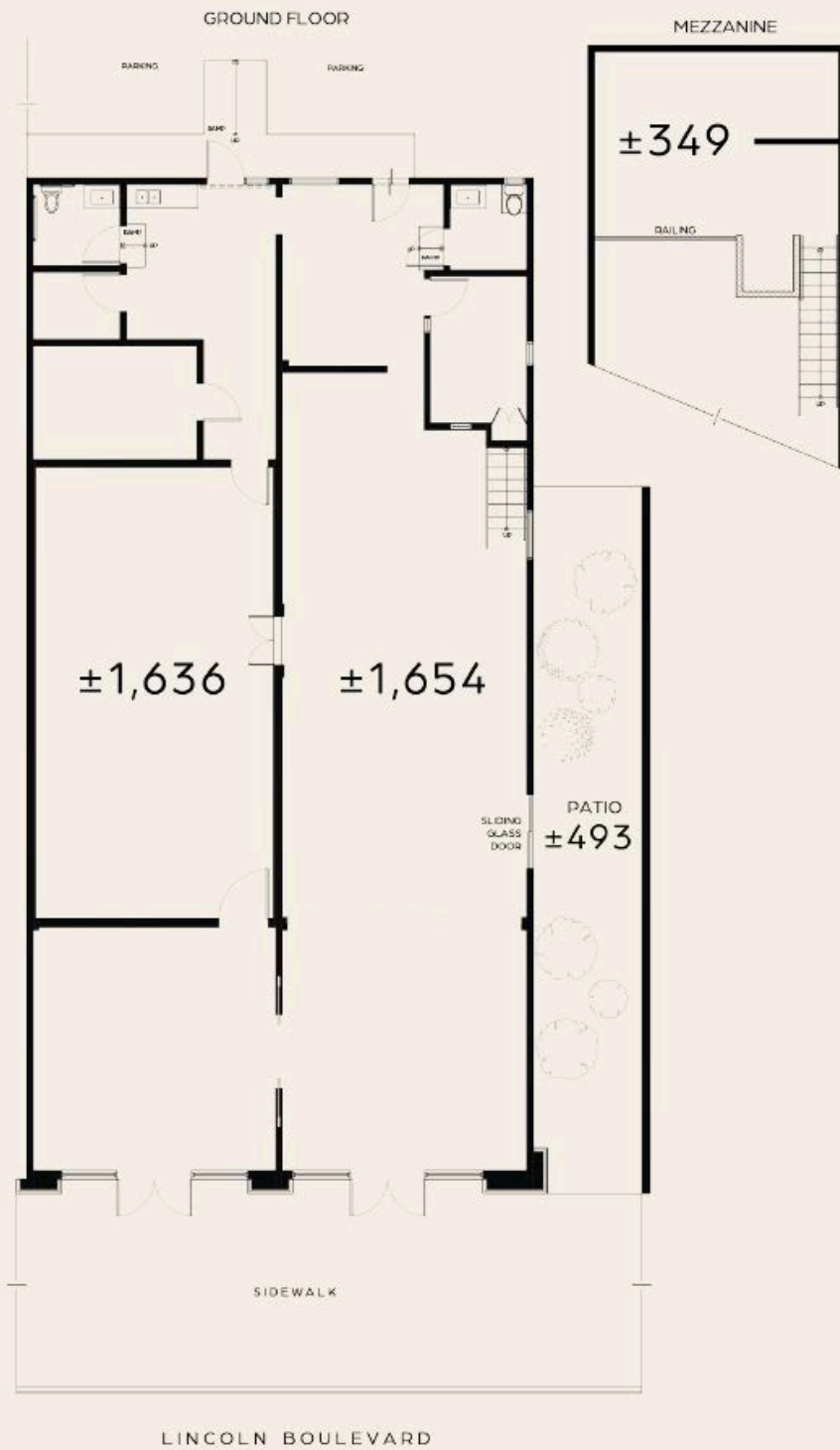
USE Retail





Located in the heart of Venice, the space sits on Lincoln Boulevard, just north of Venice Boulevard. Lincoln is lined with the cafes, boutiques, and restaurants that make Venice one of the most desirable neighborhoods in Los Angeles. The surrounding area is home to a highly affluent demographic whose average household income within a one-mile radius is over \$150,000.

The property is conveniently located less than 30 minutes from LAX. Venice's iconic Abbot Kinney Boulevard is less than a mile away. This is an excellent opportunity to own a premier property in the perfect Venice location.





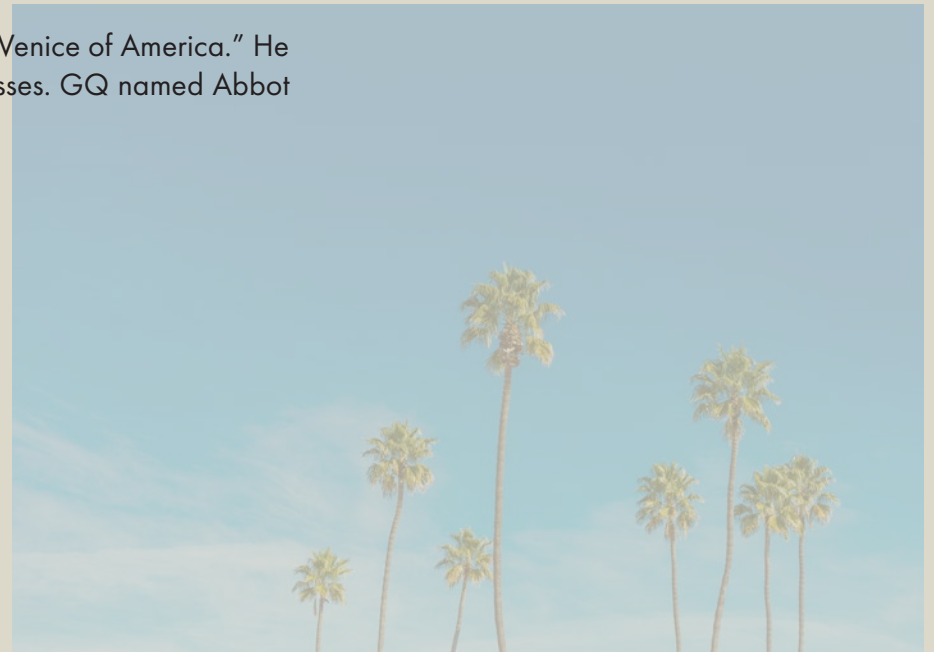
AREA SUMMARY

Venice embodies the Southern California spirit—attracting visitors and transplants from all over the world. Known as a hub of creativity and artistic expression, the cool, innovative, and successful come to soak up the sun and experience all the unique sights that make Venice special. From luxurious homes along the Venice canals to the bohemian lifestyle found along Venice Beach, Venice is a place for anyone looking to live, work, and play in this one-of-a-kind, culturally diverse seaside community.

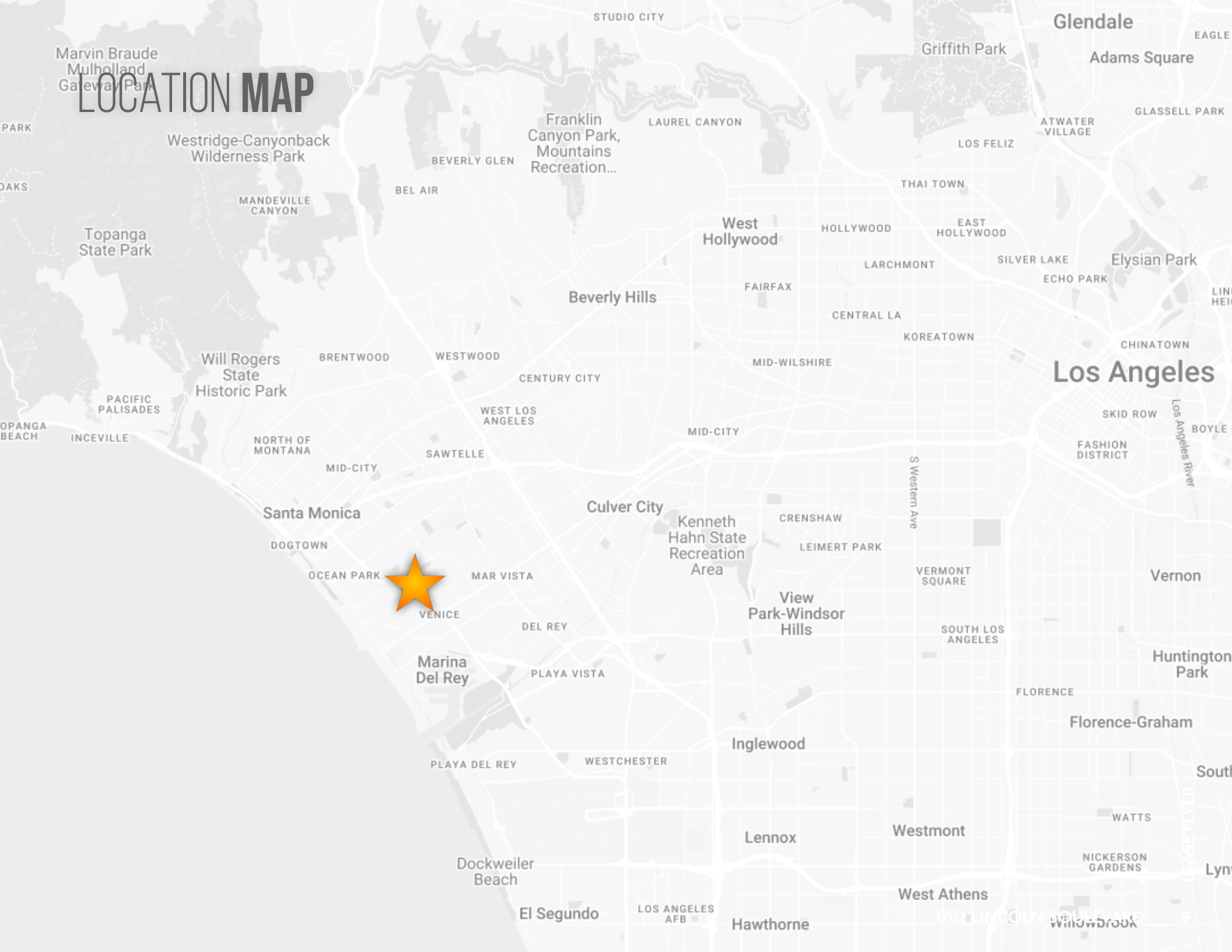
Venice is a beach-front neighborhood located in Los Angeles, California. It was founded as a seaside resort town back in 1905 and was independent until it merged with Los Angeles in 1926. Venice is adjoined on the northwest by Santa Monica, on the northeast by Mar Vista, on the southeast by Culver City and Marina Del Rey, on the south by Ballona Creek and on the west by the Pacific Ocean.

The Venice Beach Boardwalk, also known as Ocean Front Walk, is the second most-visited destination in Southern California, with an average of over ten (10) million visitors per year from all over the world. The Venice Beach Boardwalk stretches over two (2) miles and hosts hundreds of street vendors and performers along with numerous privately owned restaurants and food venues.

Abbot Kinney, a tobacco millionaire, founded the Venice community as the “Venice of America.” He dug miles of canals and drained marshes, and built a pier to support businesses. GQ named Abbot Kinney Boulevard the “Coolest Block in America”.



LOCATION MAP





DEMOGRAPHICS

1-3-5 mile radius from the subject property

POPULATION

	1-Mile	3-Mile	5-Mile
2024 Population	31,955	245,250	518,436
Median Age	40.7	40.1	39.3

HOUSEHOLD

	1-Mile	3-Mile	5-Mile
2024 Households	14,884	117,487	242,304
Median Home Value	\$1,133,064	\$1,105,760	\$1,097,718
Average Household Income	\$154,916	\$137,989	\$139,218

BUSINESS

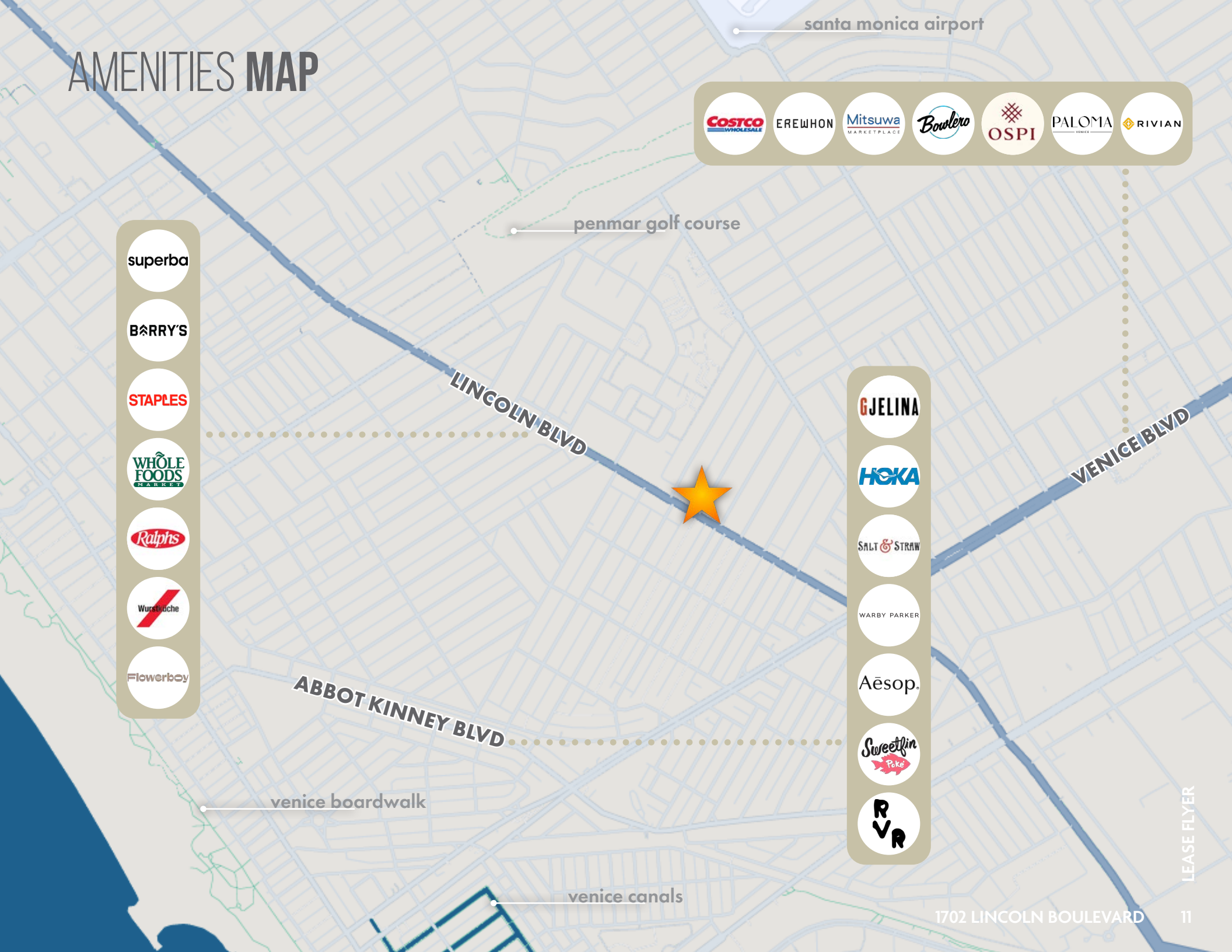
	1-Mile	3-Mile	5-Mile
Total Businesses	2,349	23,050	52,311
Total Number of Employees	14,096	182,900	425,876
Total Consumer Spending	\$576M	\$4.2B	\$8.8B

AMENITIES MAP









venice boardwalk

venice canals

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