

# AUTO REPAIR AND STORAGE FOR LEASE



2483 – 2489 LINCOLN BOULEVARD, VENICE, CA 90291

**SIZE:**            2483 LINCOLN BLVD  
                         (AUTO REPAIR) = 1,450 SF  
                         2485-2489 LINCOLN BLVD  
                         (STORAGE) = 1,250 - 4,000 SF

**RATE:**            2483 LINCOLN BLVD  
                         \$2.50 PER SF PER MONTH, GROSS  
                         2485-2489 LINCOLN BLVD  
                         \$1.95 PER SF PER MONTH, GROSS

**TERM:**            1 YEAR (MAXIMUM) – PROPERTY  
                         TO BE REDEVELOPED

**PARKING:**        AMPLE ON-SITE PARKING

**AVAILABLE:**    IMMEDIATELY

- NEIGHBORS INCLUDE COSTCO, IN-N-OUT BURGER, ENTERPRISE RENT A CAR, AND MANY MORE RETAILERS
- CENTRALLY LOCATED ON LINCOLN BLVD IN VENICE
- HEAVY TRAFFIC COUNTS
- HARD TO FIND AUTO REPAIR SPACE
- EXCELLENT STORAGE SPACE WITH EASY ACCESS
- 2 CURB CUTS FOR EASY ACCESS
- QUICK ACCESS TO MDR, CULVER CITY, SANTA MONICA



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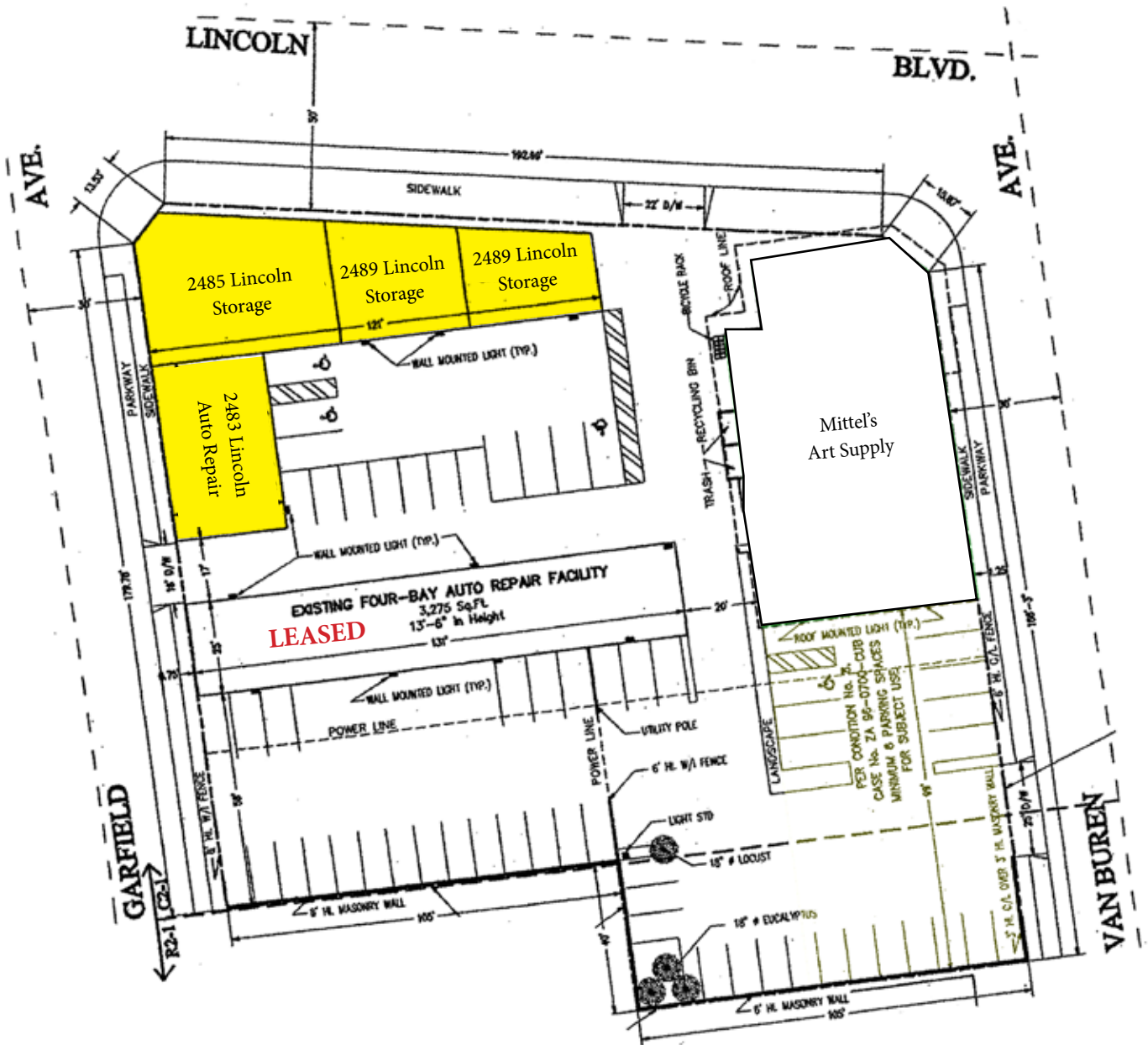
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## SITE PLAN



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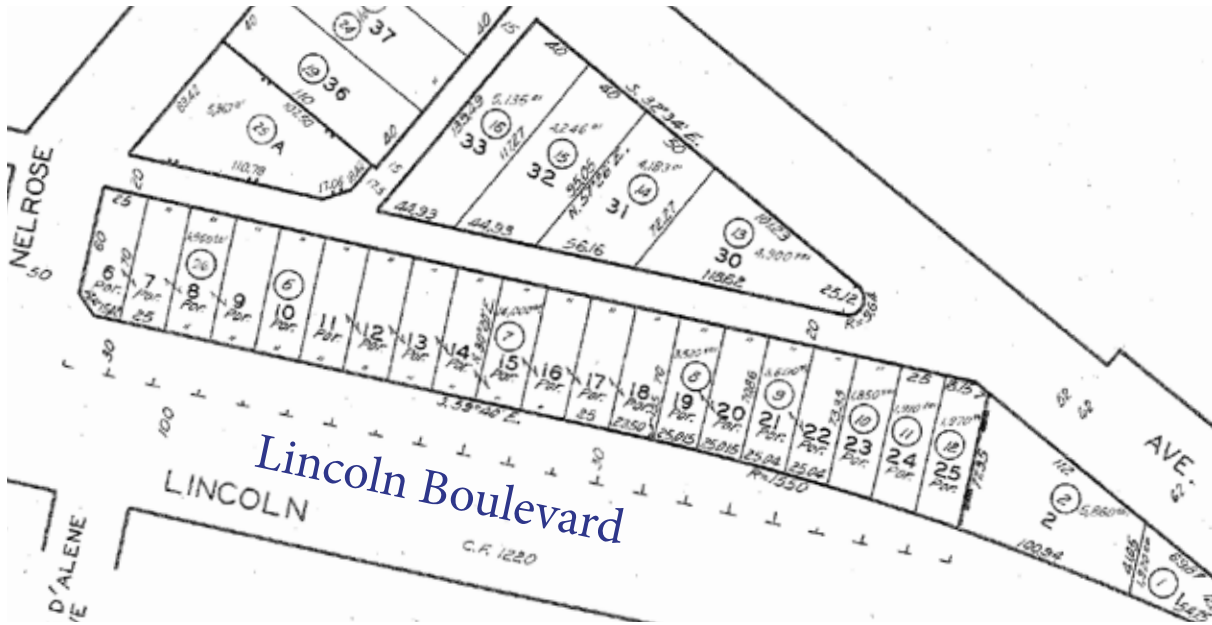
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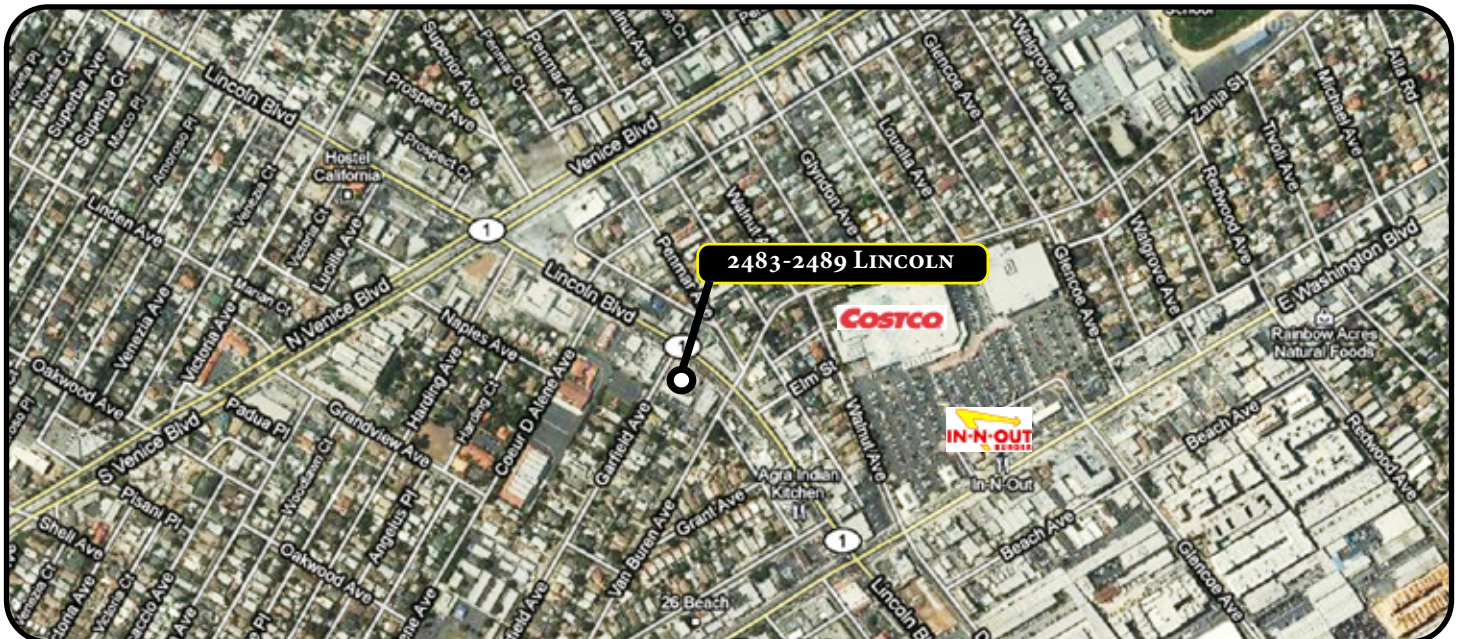
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# STORAGE AND AUTO REPAIR FOR LEASE



	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population:	37,758	232,196	498,516
2023 Total Households:	18,314	108,508	234,904
Median Household Inc:	\$111,748	\$105,002	\$106,862
Median Home Value:	\$1,081,964	\$1,067,294	\$1,046,525



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