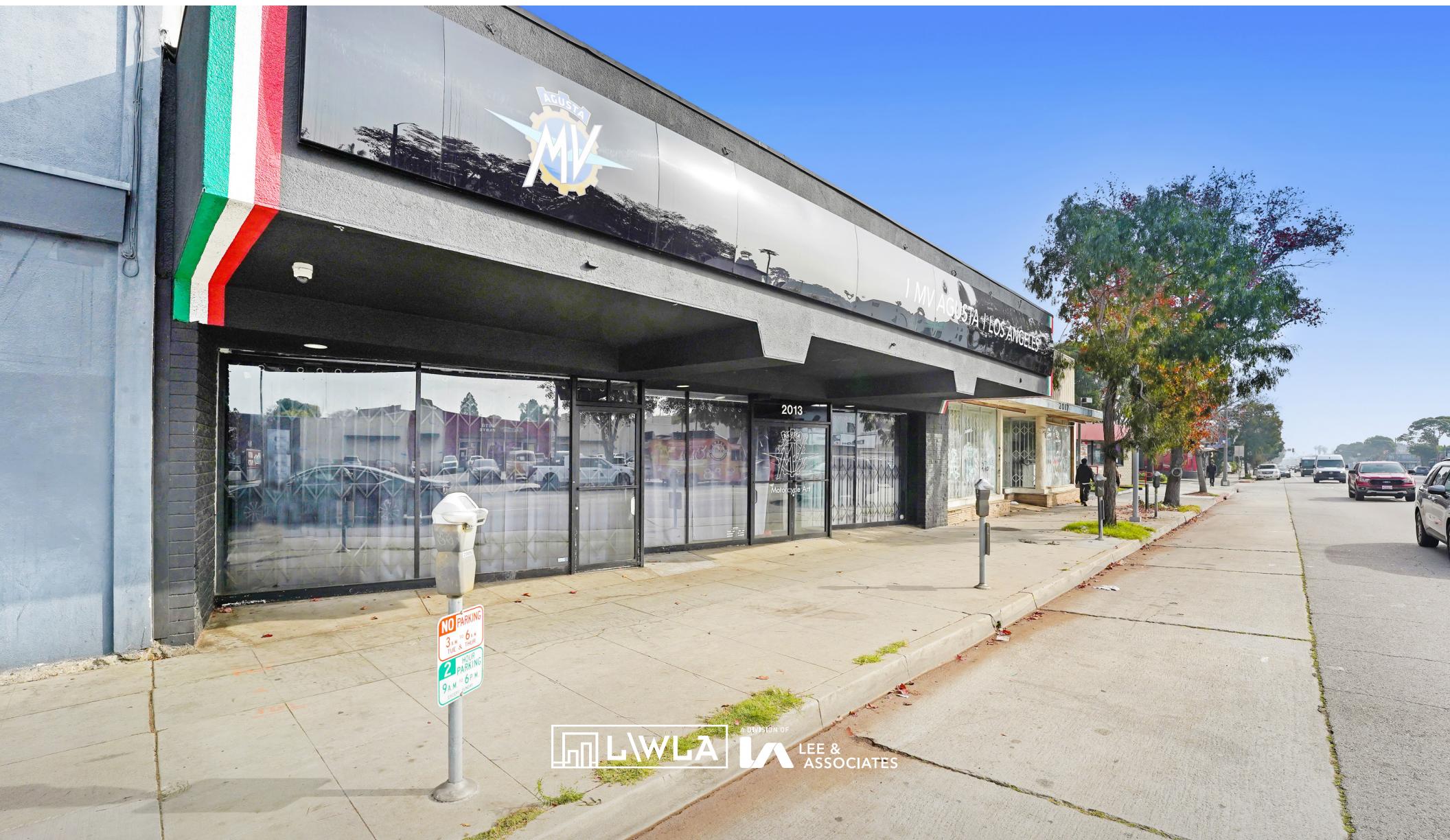
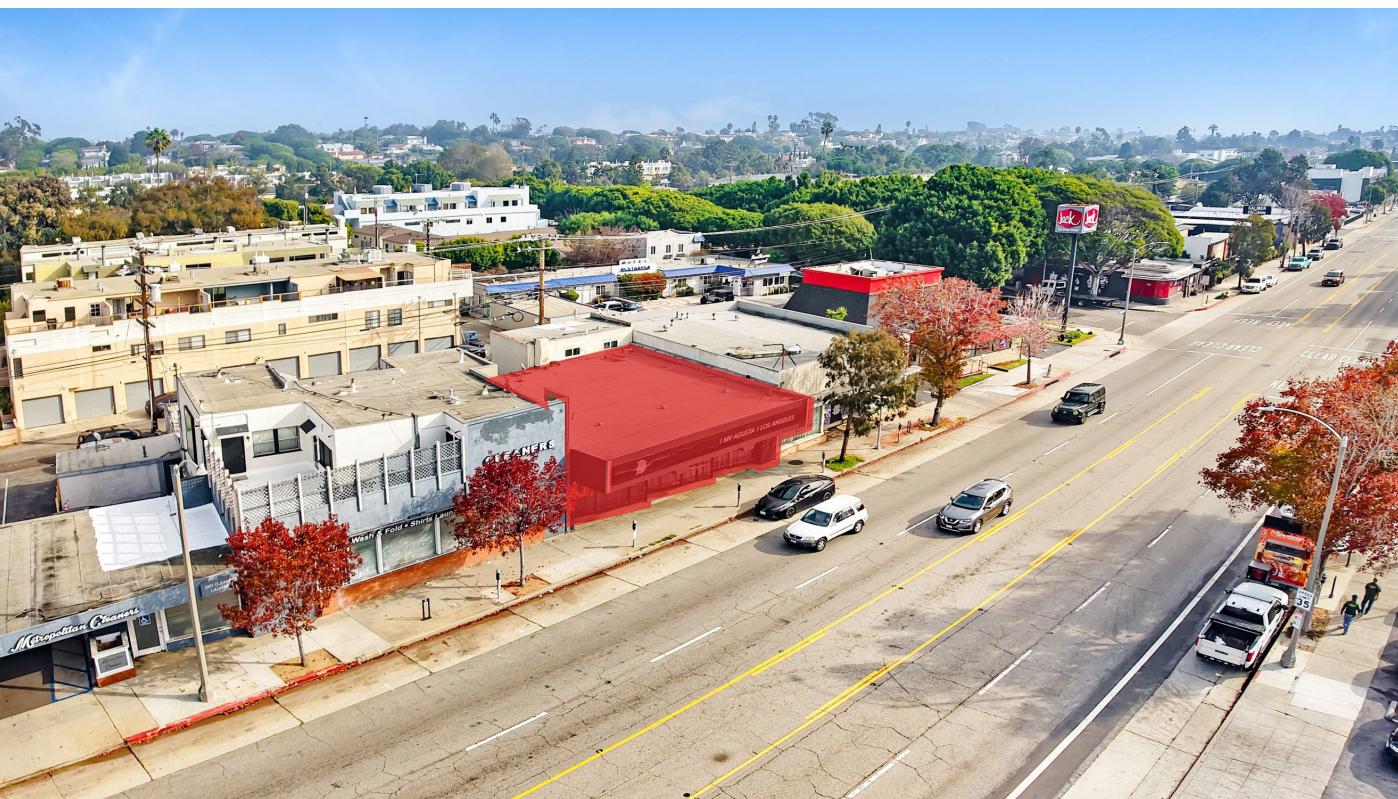


RETAIL BUILDING FOR SALE

# 2011 - 2013 LINCOLN BVLVD

SANTA MONICA, CA 90405





# 2011 - 2013 LINCOLN BLVD

## PROPERTY DETAILS

PREMISES:	LAND SIZE	ZONING
± 2,300 SF	3,920 SF	SMC4
FOR SALE	PRICE PER SF	
\$2,100,000	\$913.04	

## FEATURES:

- Owner user or investor opportunity
- Ideal for showroom, auto or general retail uses
- Current rents: \$9,850 per month
- Excellent visibility along Lincoln Boulevard, a primary Santa Monica arterial connecting Venice, Marina del Rey, and the Westside
- Prime signage opportunity
- Strong daily traffic counts providing consistent street exposure

 **LWA** A DIVISION OF  **LEE & ASSOCIATES**



## INTERIOR PHOTOS



## NEARBY AMENITIES



THIRD  
STREET  
PROMENADE

**Ches Jay**



**Gelson's**  
LIFE TASTES  
BETTER HERE™

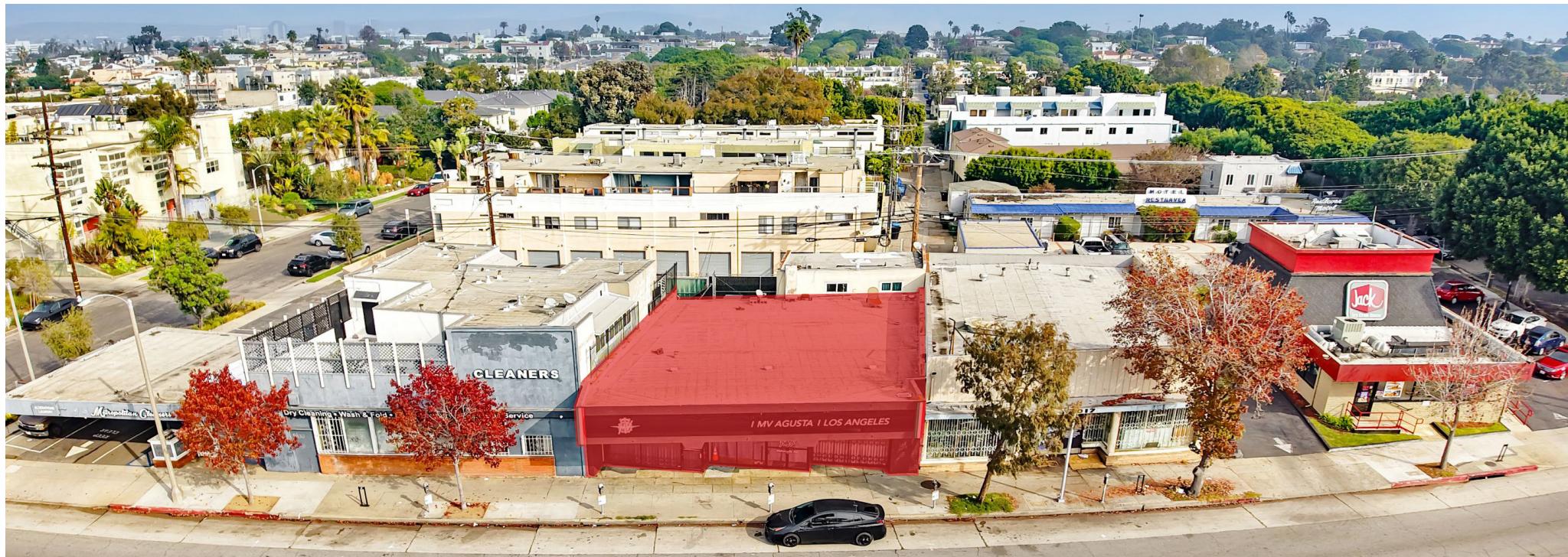


**PACIFIC PARK**  
SANTA MONICA PIER

**HYATT  
CENTRIC**  
DELFINA  
SANTA MONICA



**O'Reilly  
AUTO PARTS**



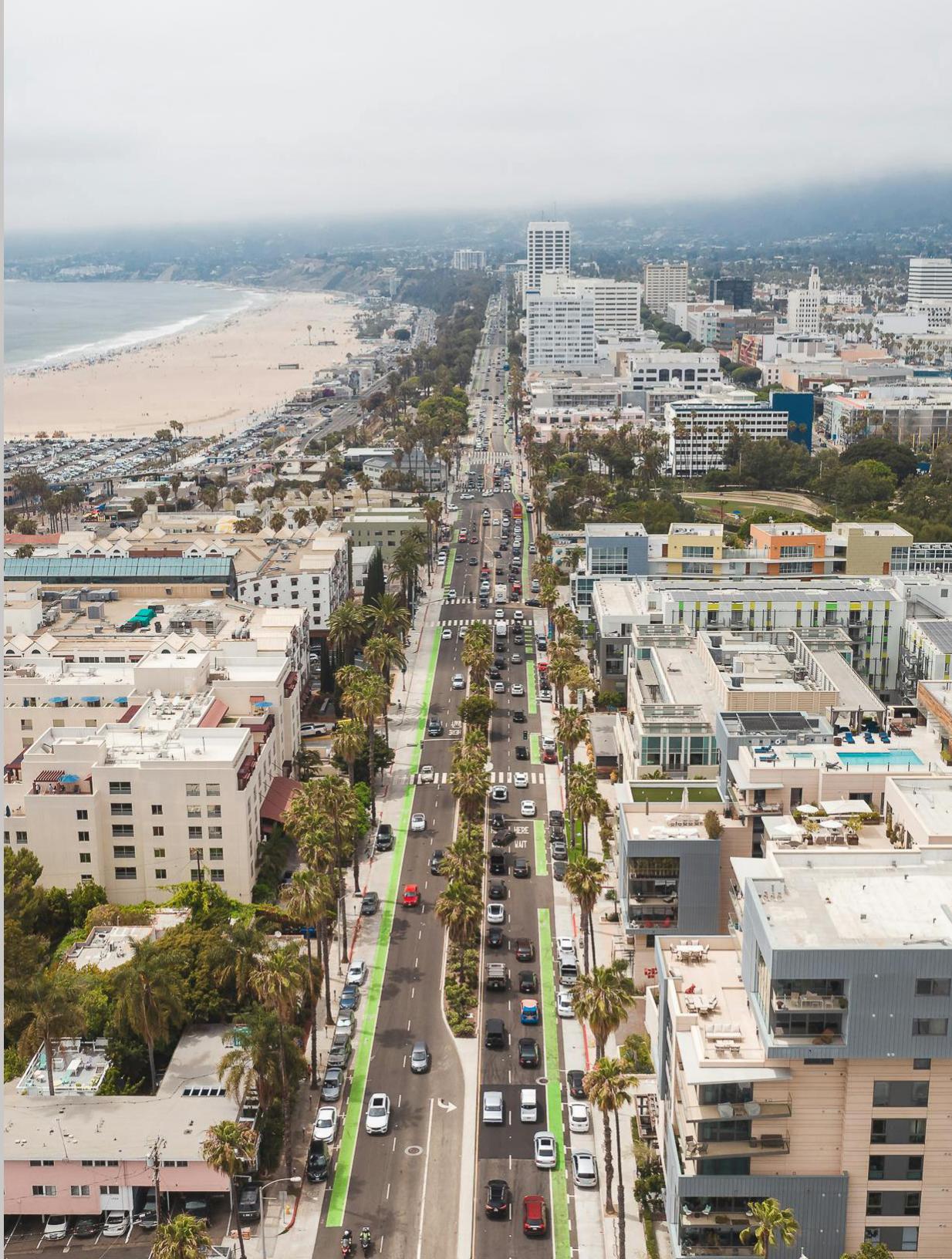
# AREA OVERVIEW

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## SANTA MONICA

Santa Monica is a vibrant coastal city on the western edge of Los Angeles, known for its iconic beaches, mild year-round climate, and laid-back yet energetic lifestyle. The city blends natural beauty with a strong urban character, offering walkable neighborhoods, tree-lined streets, and a wide range of dining, shopping, and cultural attractions. Popular areas such as Downtown Santa Monica, Main Street, and Montana Avenue each have their own distinct personality, contributing to the city's dynamic and diverse feel.

Beyond its scenic coastline and famous pier, Santa Monica is recognized for its emphasis on sustainability, outdoor living, and community-oriented design. Residents and visitors enjoy easy access to parks, bike paths, and oceanfront amenities, along with a calendar of events that reflects the city's creative and active culture. With its mix of beach-town charm and metropolitan convenience, Santa Monica remains one of Southern California's most desirable places to live, work, and visit.



# DEMOGRAPHICS

## 2024 POPULATION

284,415      1,170,536      3,350,831  
2 MILES      5 MILES      10 MILES

## 2029 PROJECTION

278,463      1,133,275      3,239,434  
2 MILES      5 MILES      10 MILES

## MEDIAN AGE

36.4      36.7      37.9  
2 MILES      5 MILES      10 MILES

## AVERAGE HOUSEHOLD INCOME

\$72,165      \$78,384      \$93,637  
2 MILES      5 MILES      10 MILES

## INCOME OVER \$200K

7,037      28,768      124,042  
2 MILES      5 MILES      10 MILES

## 2029 HOUSEHOLD PROJECTION

112,551      403,927      1,157,830  
2 MILES      5 MILES      10 MILES





**SPENCER HORAK**

SENIOR ASSOCIATE

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