

1550
LINCOLN
BOULEVARD
Santa Monica



**PRIME RETAIL / RESTAURANT
@ THE CENTER OF DOWNTOWN SANTA MONICA**



At the intersection of
Colorado Avenue and Lincoln Boulevard.

A buzzing crossroads of new developments.

2,000+ new units within 1/2 a mile.

State-of-the-art Market and Equinox (rumored) to be
moving in right next door

Welcome to the new center of Downtown Santa Monica

DENSE INFILL WITHIN A 500 FOOT RADIUS

1550 LINCOLN BOULEVARD, SANTA MONICA



THE CATHERINE **350 UNITS - Across the Street**

Catherine Santa Monica introduces a sophisticated living concept to downtown apartments, catering to career-focused individuals seeking convenience in Downtown SM.



710 BROADWAY REDEVELOPMENT **280 UNITS - Next Door**

At the intersection of Lincoln & Broadway, 710 Broadway plans to include apartments, a 30,000 SF private park, 35,000 SF of retail space and a 55,000 SF Vons Concept Market.

PRIME CORNER OF LINCOLN + COLORADO

INCREDIBLY HIGH TRAFFIC LOCATION

2,000 + UNITS

New/Under Construction/Planned

Multi Family Developments

Within a 5 Block Radius

599,480 SF*

Currently under construction
office, retail + multi family projects

OPENING SOON - WITHIN 2 BLOCKS



EQUINOX



ZACUTOGROUP.COM | 310.469.9012

*Source: Costar (within .5 mile radius)

NEIGHBORING RESIDENTIAL DEVELOPMENTS

1550
LINCOLN
BOULEVARD
Santa Monica

**SUBJECT
PROPERTY**
1550 LINCOLN BLVD

THE CATHERINE
349 UNITS

1527 LINCOLN
210 UNITS
(UNDER CONSTRUCTION)

711 COLORADO
56 UNITS

710 BROADWAY
280 UNITS
(UNDER CONSTRUCTION)

144 UNITS

THE POSITANO
50 UNITS

176 UNITS

THE PARK
249 UNITS

THE CAPRI
48 UNITS

THE BREEZE
56 UNITS

501 BROADWAY
94 UNITS
(UNDER CONSTRUCTION)



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**HIGH VISIBILITY SPACES
IDEAL FOR:**

- Coffee + Juice Bar
- Restaurant/Cafe/QSR
- Fitness + Health & Wellness
- MedSpa + Medical
- Service Uses

**BRAND NEW CONSTRUCTION
LOCATED ON A HIGH TRAFFIC
INTERSECTION
RIGHT SIZED UNITS
1500-3000 SF**

LISTING TEAM



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AVAILABILITIES

DETAILS

1550 LINCOLN BLVD

SANTA MONICA
CALIFORNIA 90401

AVAILABLE SPACES

- 101 ± 2,208 SF - \$3.75/SF + NNN
- 102 ± 1,937 SF - \$3.95/SF + NNN
- 103 ± 1,855 SF - \$3.95/SF + NNN
- 104 ± 1,594 SF - \$3.95/SF + NNN
- 105 ± 2,210 SF - \$4.50/SF + NNN
- 106 ± 2417 SF - \$3.75/SF + NNN
- 107 ± 1,907 SF - \$3.75/SF + NNN

Nets approximately \$1.50/SF

TERM

5-10 years

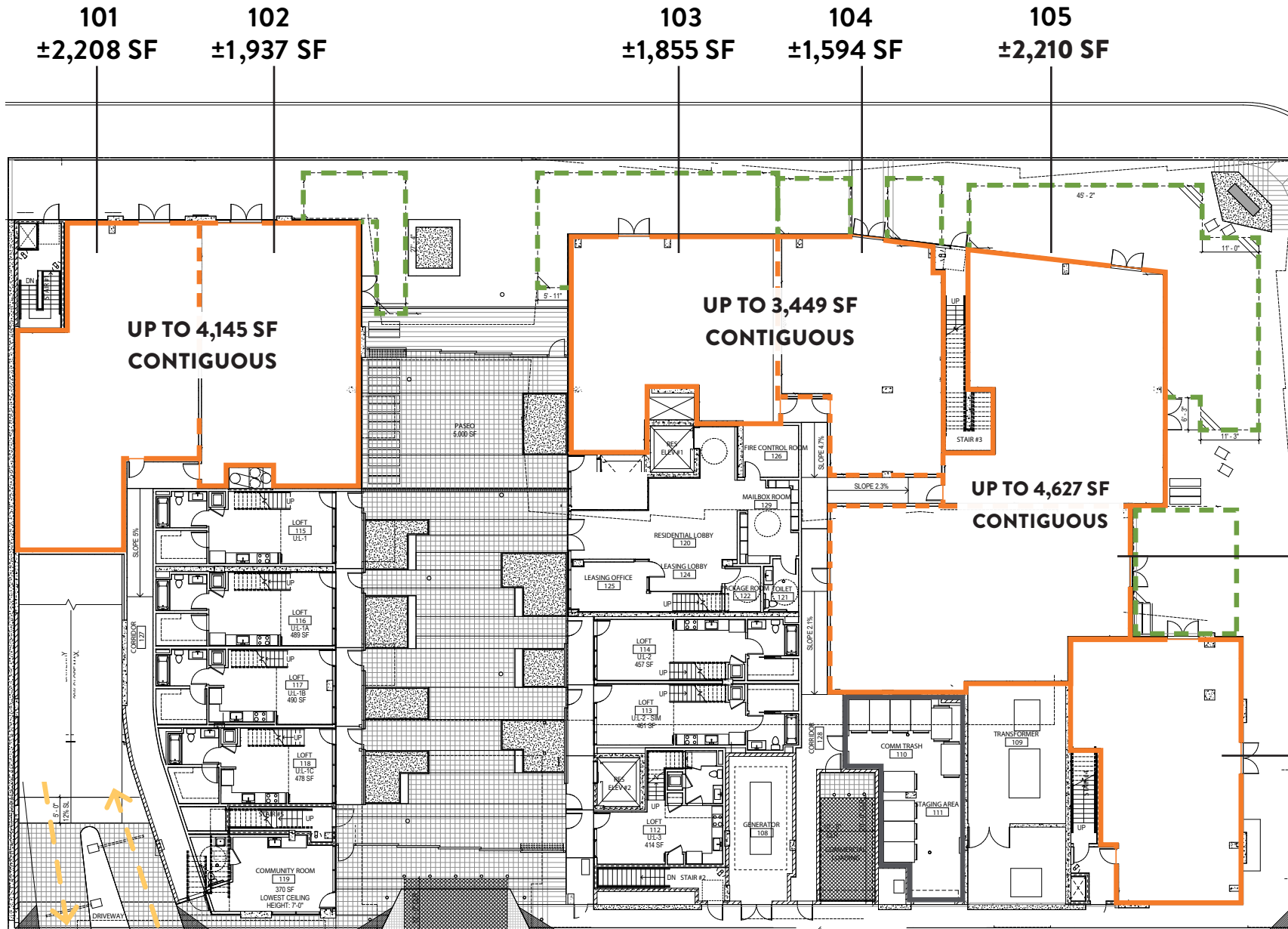
HIGH-VISIBILITY RETAIL

Brand new, high-traffic retail lining the corner of Lincoln Blvd and Colorado Avenue. Transformative spaces to become a destination hub in Santa Monica



LINCOLN BOULEVARD

1550 LINCOLN BOULEVARD, SANTA MONICA



COLORADO AVENUE

106
±2,417 SF

107
±1,907 SF



DETAILS

1550 LINCOLN BLVD
SANTA MONICA
CALIFORNIA 90401

PARKING

64 on-site garage space

VISIBILITY

Crossroads of Lincoln and
Colorado Boulevard

RESTAURANT/CAFE READY

Shaft and grease interceptors in
place. Flexible floor plans.

IN GOOD COMPANY

Beneath brand new modern luxury
apartments + adjacent to 710
Broadway, Related's 280-unit mixed-
use project which includes a 30,000
SF park, anchor retail and a state-of-
the-art urban market



OUTDOOR PATIO SEATING

Most spaces offer front of house
outdoor patio for seating or
display set ups.

**POTENTIAL FOR OUTDOOR SPACE
AND ALFRESCO DINING**

1550



ENTERTAINMENT & AMENITIES

within 2 miles



NOTABLE RESTAURANTS

within 2 miles



RETAIL

within 2 miles



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BOULEVARD
Santa Monica

**MODERN
DESIGN**
WITH FLOOR TO CEILING
WALLS OF GLASS
READY FOR TENANT IMPROVEMENTS

PRIME INFILL DESTINATION

AT THE CENTER OF
SEVERAL NEW HOUSING
DEVELOPMENTS

STEPS TO THE BEACH

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SUITE DETAILS

SUITE	SIZE	NOTES
101	2,208 SF	Adj. to 718 Broadway
102	1,937 SF	Center positioning, contiguous with 102
103	1,855 SF	Corner position with wrap around outdoor seating
104	1,594 SF	Boutique size space
105	2,209 SF	High visibility, prime corner of Lincoln + Colorado
106	2,416 SF	Largest single space
107	1,906 SF	Colorado facing

LEASE

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Santa Monica

1527 LINCOLN
UNDER CONSTRUCTION
MULTIFAMILY 210 UNITS

710 BROADWAY
UNDER CONSTRUCTION
MULTIFAMILY 280 UNITS

501 BROADWAY
UNDER CONSTRUCTION
MULTIFAMILY 94 UNITS



BODEGA
WINE BAR

BAY CITIES
ITALIAN DELI

EQUINOX
coming soon

BAY FILMS



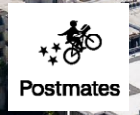
PROPER



Cassia



Crimson



COURTYARD
BY MARRIOTT

XUNTOS





FATHER'S OFFICE

caffeluxxe
ARTISAN COFFEE ROASTERS



PRIMO PASSO COFFEE CO.

R+D KITCHEN

BROTHERS SUSHI

gget

WILSHIRE MONTANA



RUSTIC CANYON

Huckleberry
BAKERY • CAFÉ • CATERING

Roku

hulu

ORACLE



recharge



PALISADES PARK

1550 LINCOLN BOULEVARD

PROPER

OSTERIA



Cassia



Fairmont
MIRAMAR HOTEL & BUNGALOWS

Wally's

BAY CITIES ITALIAN DELI

RadicalMedia

JERRY BRUCKHEIMER FILMS

HILLSTONE RESTAURANT GROUP

XUNTOS

TALA

EQUINOX coming soon



Downtown Santa Monica

THIRD STREET PROMENADE

BAY FILMS



DOG TOWN

LOCAL WINE BAR



GHISALLO OCEAN PARK



Capo

BEAUTYCOUNTER

VICEROY SANTA MONICA

Shutters ON THE BEACH



Gelson's

CASA DEL MAR HOTEL BY THE SEA



OCEARK



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