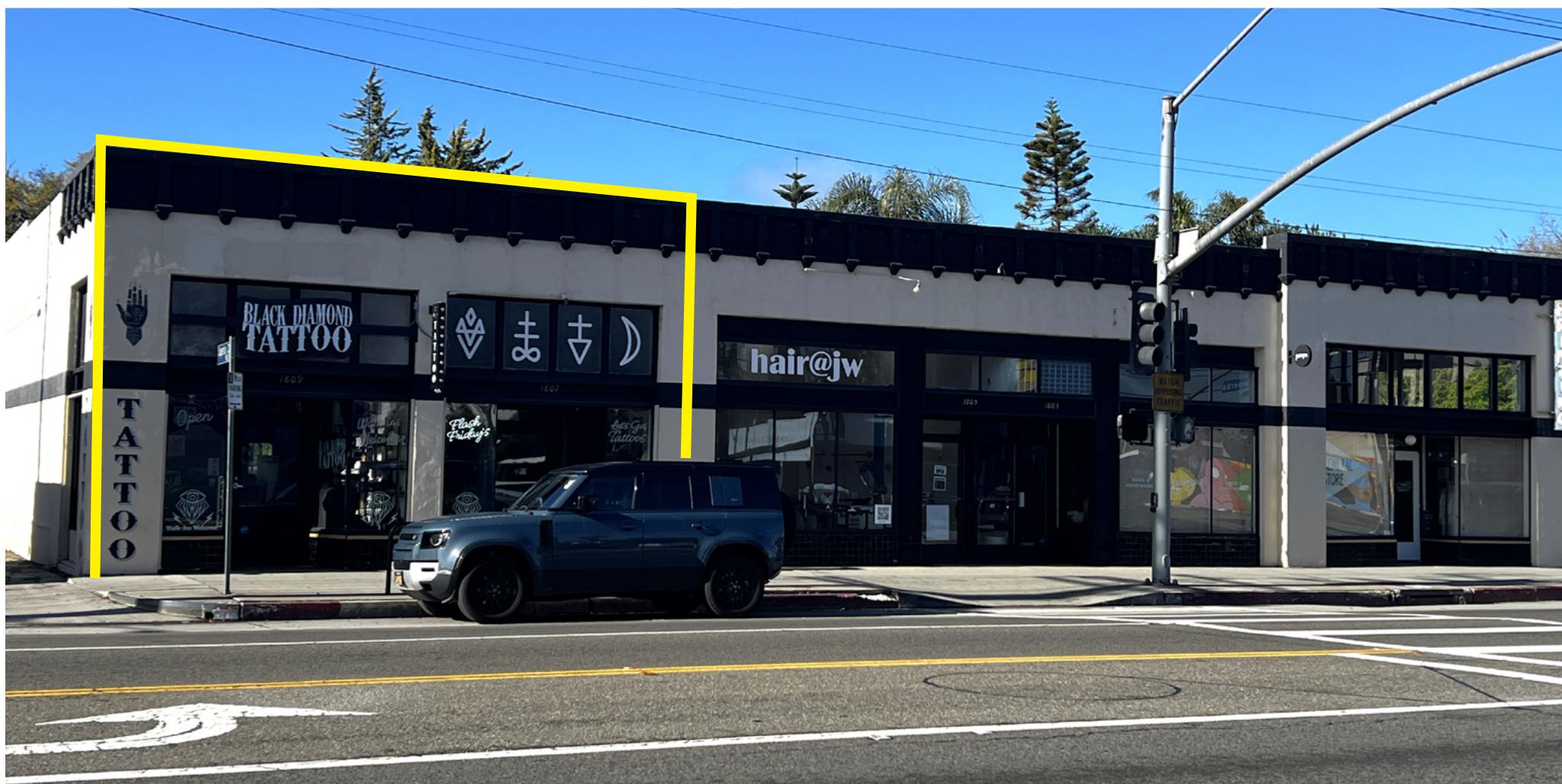


STREET FRONT RETAIL SPACE

FOR LEASE

1807 - 1809 LINCOLN BOULEVARD
Venice, CA 90291



RAFAEL PADILLA
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1807 - 1809 Lincoln Boulevard, Venice, CA 90291

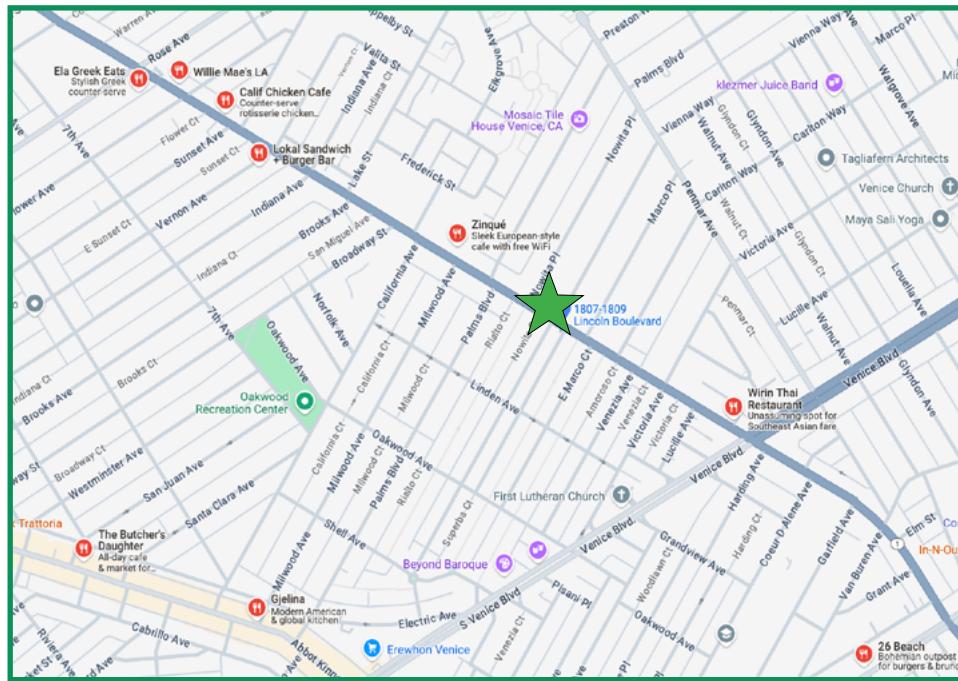
SIZE: Approximately 1,988 square feet

RATE: \$4.85 per square foot per month, NNN
(NNN estimated to be \$0.60 per square foot per month)

PARKING: Street parking

TERM: 3 - 5 years

AVAILABLE: Immediately



- Located in the prime part of Lincoln Boulevard more popularly known as "The Linc"
- On the corner of Lincoln Boulevard and Superba Avenue, it's right on the main thoroughfare running through Silicon Beach
- In close proximity to several popular restaurants and retailers such as Wurstkuche, Baby Blues BBQ, Superba Food & Bread, Ross and Staples
- Just blocks from Abbot Kinney Boulevard, the beach and the famous Venice boardwalk
- 13' ceilings and a glass front that brings in ample natural light
- Exceptional traffic counts of over 57,000 vehicles per day with excellent walking traffic as well
- The median home value in Venice reached \$1 million + in 2017



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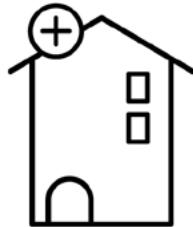
Within 1 Mile



Housing Units
18,401



Estimated Population
33,589



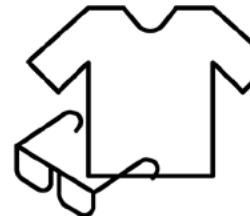
Median Home Value
\$1,131,158



Educational Attainment
61%
with college or higher degree



Average Household Income
\$157,359



Apparel, Food/Entertainment & Services
\$286,323
2023 yearly consumer spending

POPULATION

2029 Projected Population

1-MILE RADIUS**3-MILE RADIUS****5-MILE RADIUS**

2024 Estimated Population

33,362

238,478

506,825

2020 Census Population

33,589

243,617

516,793

Growth 2024-2029

35,693

239,726

503,783

Growth 2020-2024

-3.65%

-2.11%

-1.93%

2024 HOUSEHOLDS BY HH INCOME \$50,000 +

-5.89%

1.62%

2.58%

\$50,000-\$74,999

1,161

13,522

27,051

\$75,000-\$99,000

1,546

11,378

25,160

\$100,000 +

9,365

52,039

128,691

TOTAL**12,472****76,939****180,902**

2024 Estimated Average HH Income

\$157,359

\$138,141

\$139,202

2024 Estimated Households

15,951

116,563

241,764

Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of funky shops, street performers and colorful murals, though, it is most famous for the quirky goings-on along its iconic beachfront boardwalk. Watch it all from the lively waterfront skate park, sit near the famous Muscle Beach outdoor gym or go visit the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

For edgy boutiques explore boho-chic Abbot Kinney Boulevard, one of L.A.'s best shopping districts. Abbot Kinney features foodie hot spots, stylish boutiques and coffee bars. Food trucks often pull up here, and there are plenty of places to grab a bite or a treat. A great time to visit is the First Friday of each month, when food trucks and live music line Abbot Kinney Boulevard.

