



1661 Lincoln Boulevard, Santa Monica, CA 90404

Creative Office on the Corner of Lincoln & Olympic

Flexible suite sizes with on-site parking, efficient floorplates, and immediate access to new dining, wellness, and entertainment amenities

Four-story office building totaling ±59,550 SF on a 0.8 acre lot in Downtown Santa Monica





TABLE OF CONTENTS

05 Property Highlights

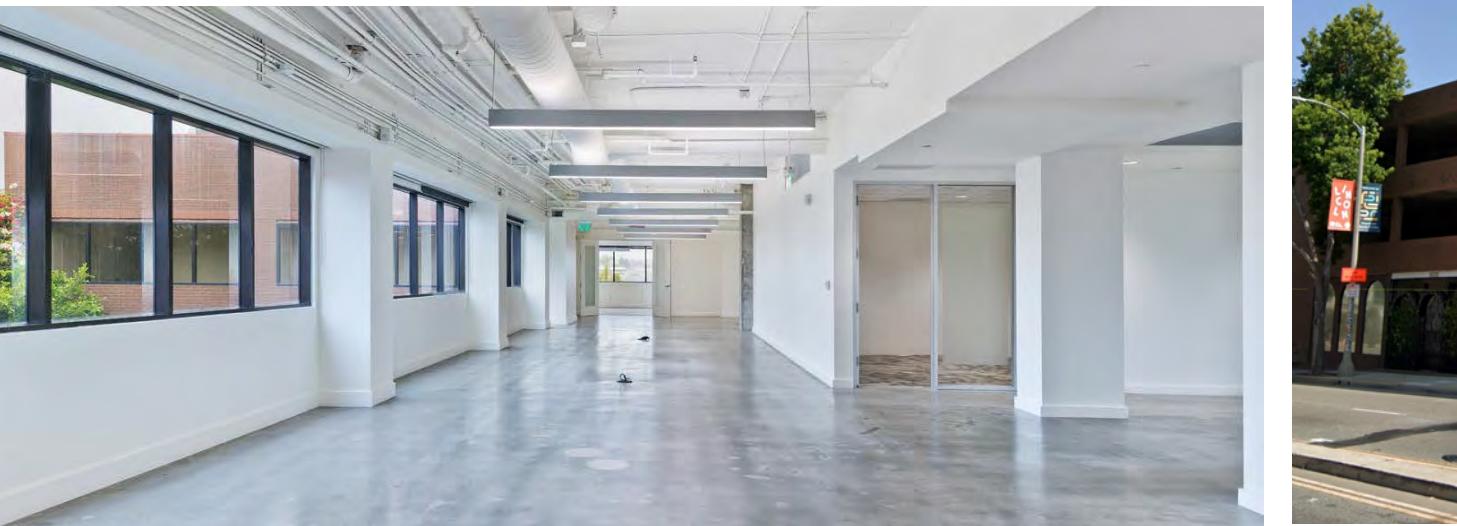
06 Property Overview

16 Market Overview

1661
Lincoln Blvd

Property Highlights

1661
Lincoln Blvd



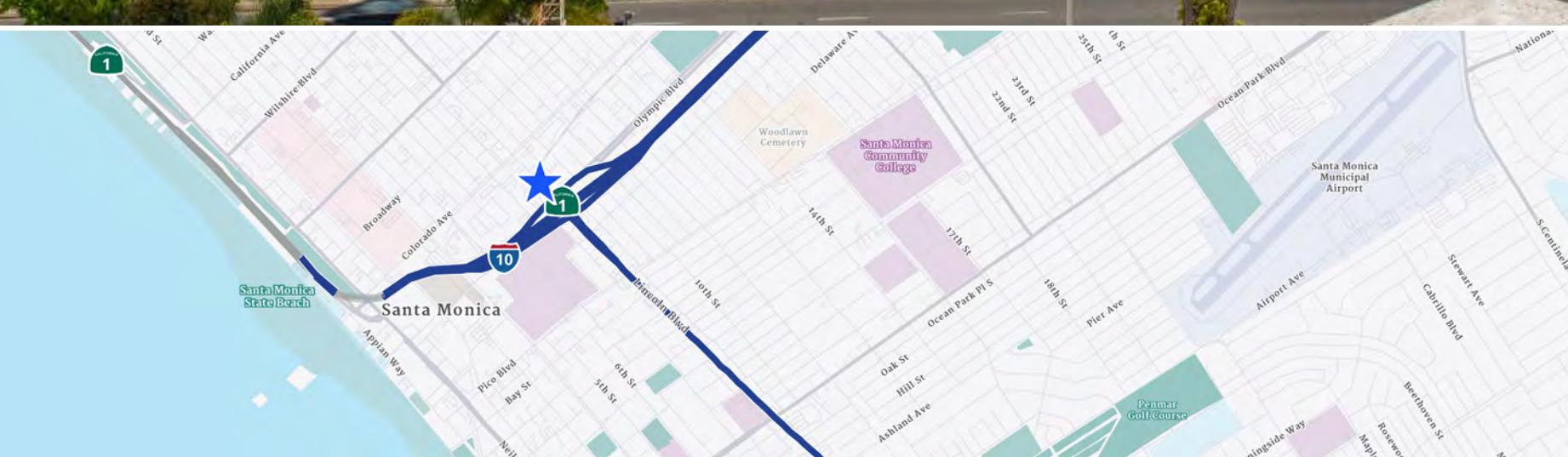
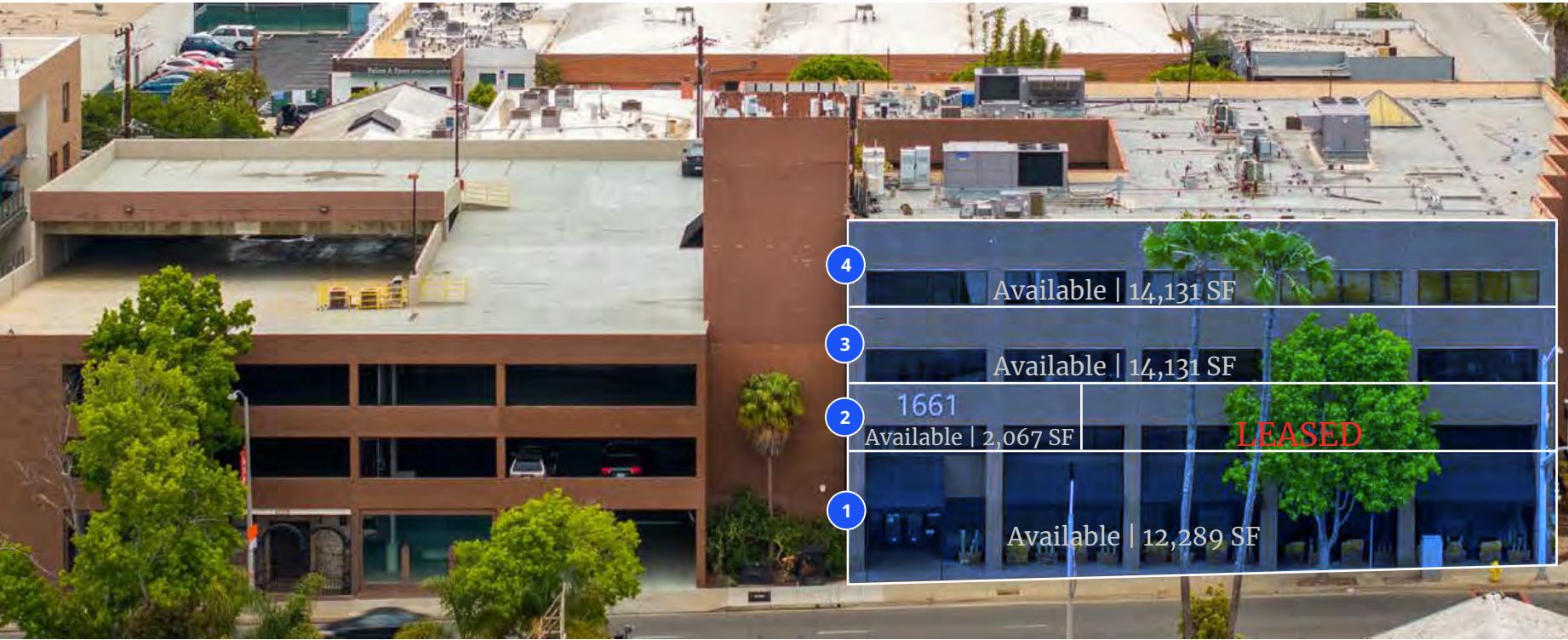
Property Overview

1661 Lincoln Blvd 4-story office building

Offering	4 Separate Suites Available for Lease
Lease Rate	Call Broker for Rate
Rentable SF	2,067 - 43,319 SF
Parking Ratio	3 spaces/1,000 SF Gated Garage

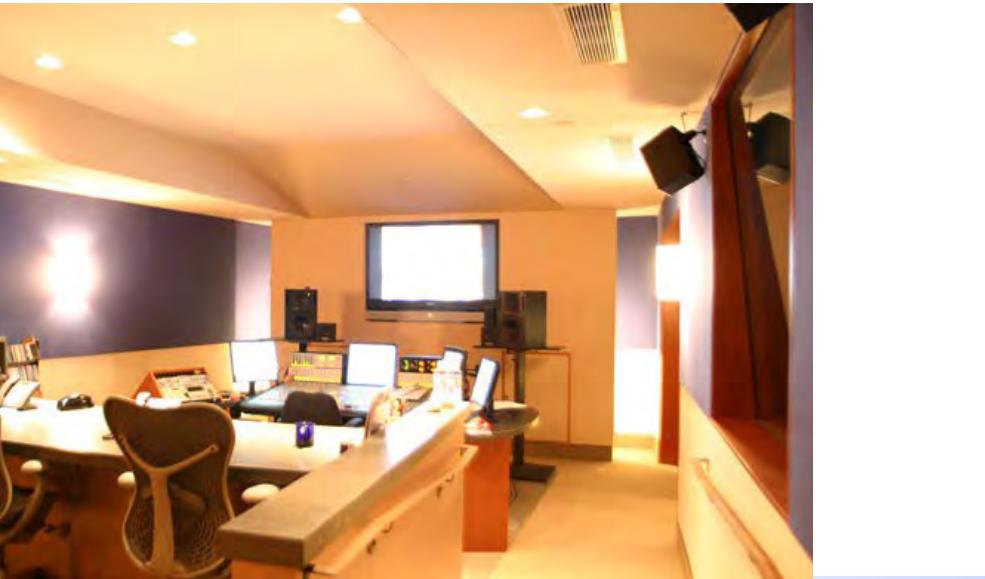
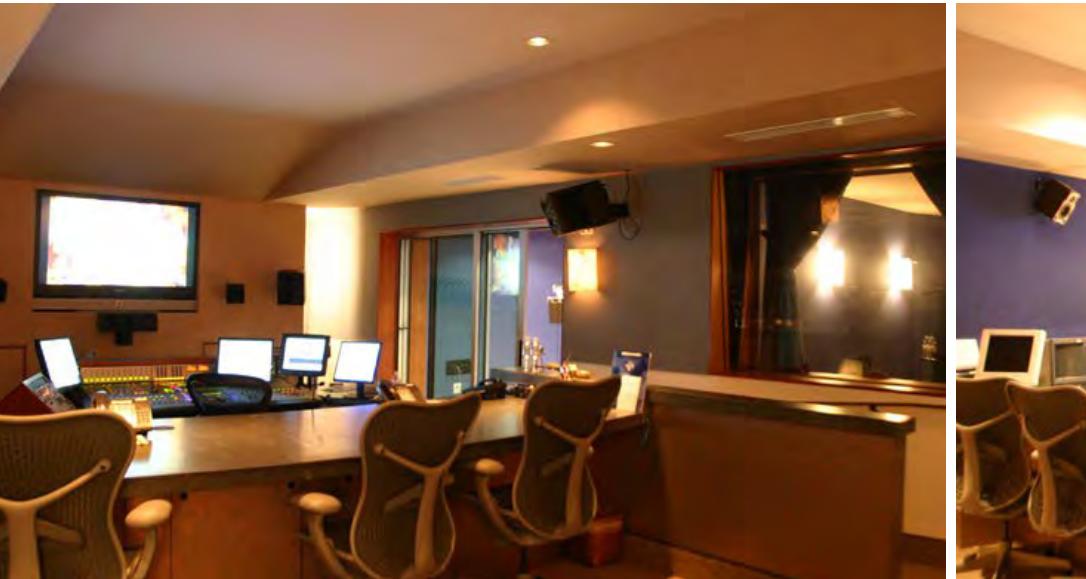
HIGHLIGHTS

- Beautiful creative space with natural light and exposed ceilings
- Parking Access to each floor
- Beautifully landscaped outdoor common courtyard
- Multitude of restaurants and amenities close by
- Exterior signage opportunity
- Walkers Paradise (90)



First Floor Recording Studio

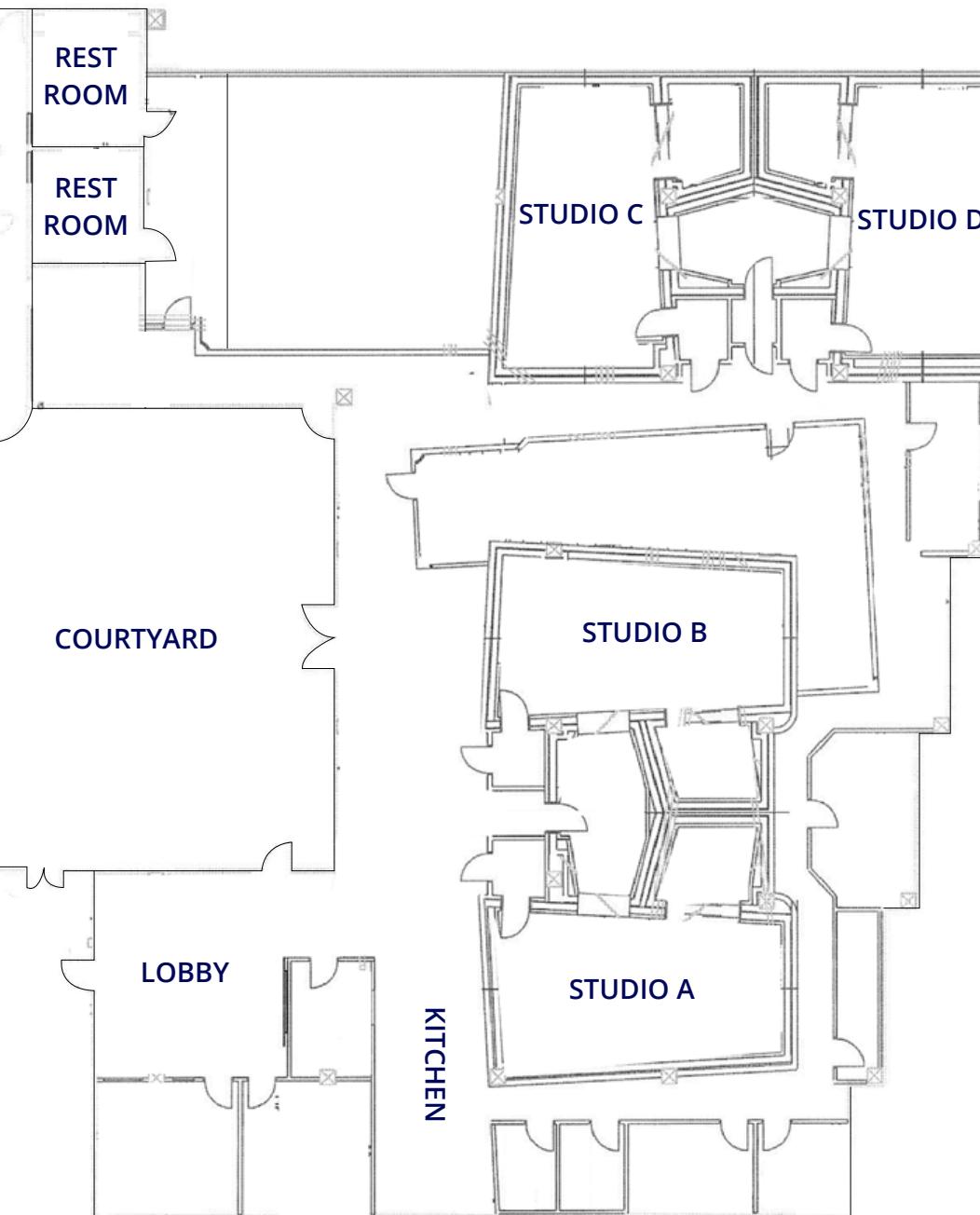
Offering	Suite Available for Lease
Lease Rate	Call Broker for Rate
Rentable SF	12,289 SF
Parking Ratio	3 spaces/1,000 SF Surface & Covered



HIGHLIGHTS

- Historic ADR & Voiceover Recording Studio
- Opens to Landscaped Courtyard
- Unique Design Move-in Ready
- Beautiful Kitchen & Lounge
- Signage Opportunity

1ST FLOOR PLAN



PROPERTY OVERVIEW

Second Floor Suite 200

Offering	Suite Available for Lease
Lease Rate	Call Broker for Rate
Rentable SF	2,067 SF
Parking Ratio	3 spaces/1,000 SF Surface & Covered

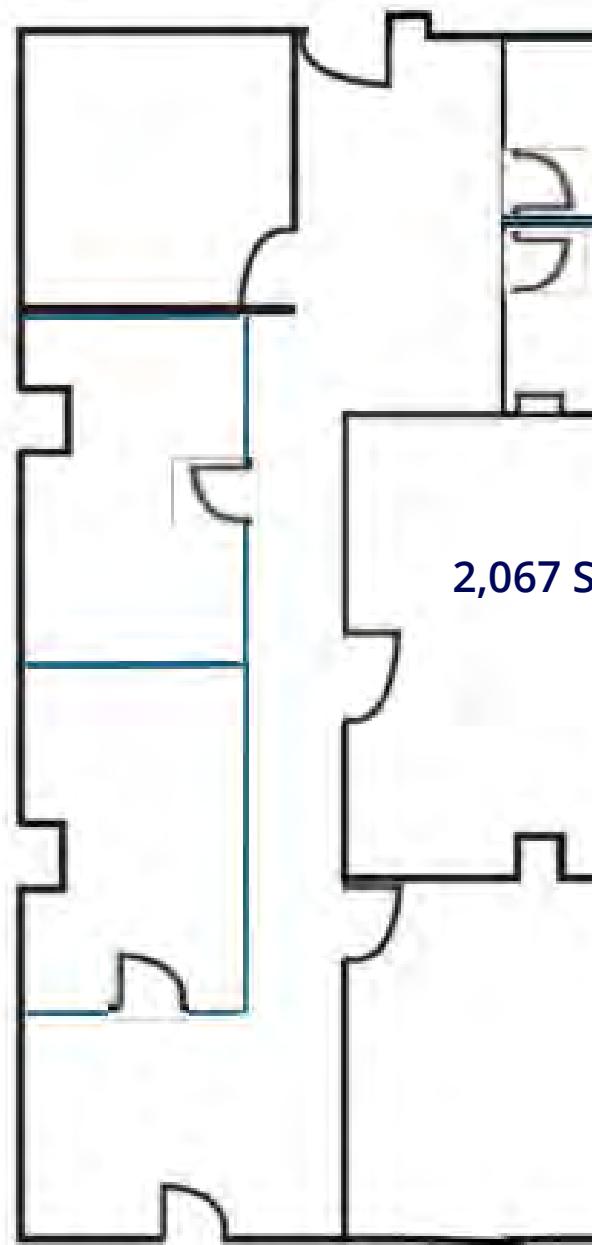


10 | 1661 Lincoln Boulevard

HIGHLIGHTS

- Move-in Ready
- Reception Area
- Exposed Ceilings
- 2 Large Offices/Conf Rooms
- 3 Mid-Size Offices
- 2 Small Offices

SUITE 200 FLOOR PLAN



1661 Lincoln Boulevard | 11

Third Floor Available Space

Offering

Suite Available for Lease

Lease Rate

Call Broker for Rate

Rentable SF

5,000 - 14,131 SF

Parking Ratio

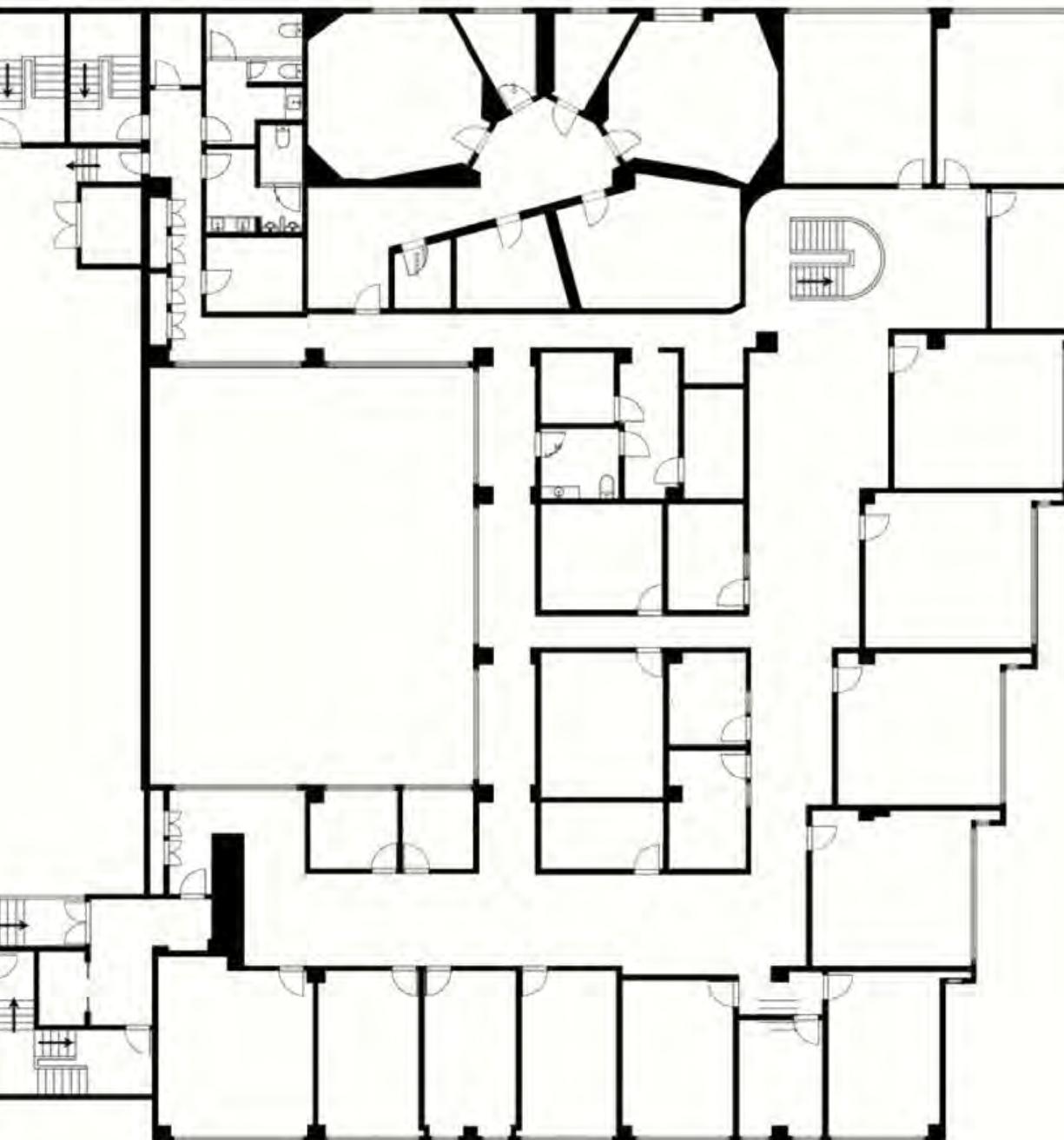
3 spaces/1,000 SF
Surface & Covered



HIGHLIGHTS

- Internal Staircase to 4rd Floor
- Polished Concrete Floors
- IT Room
- Internal Restroom
- Mix of Large and Small Offices

3RD FLOOR PLAN



Fourth Floor Available Space

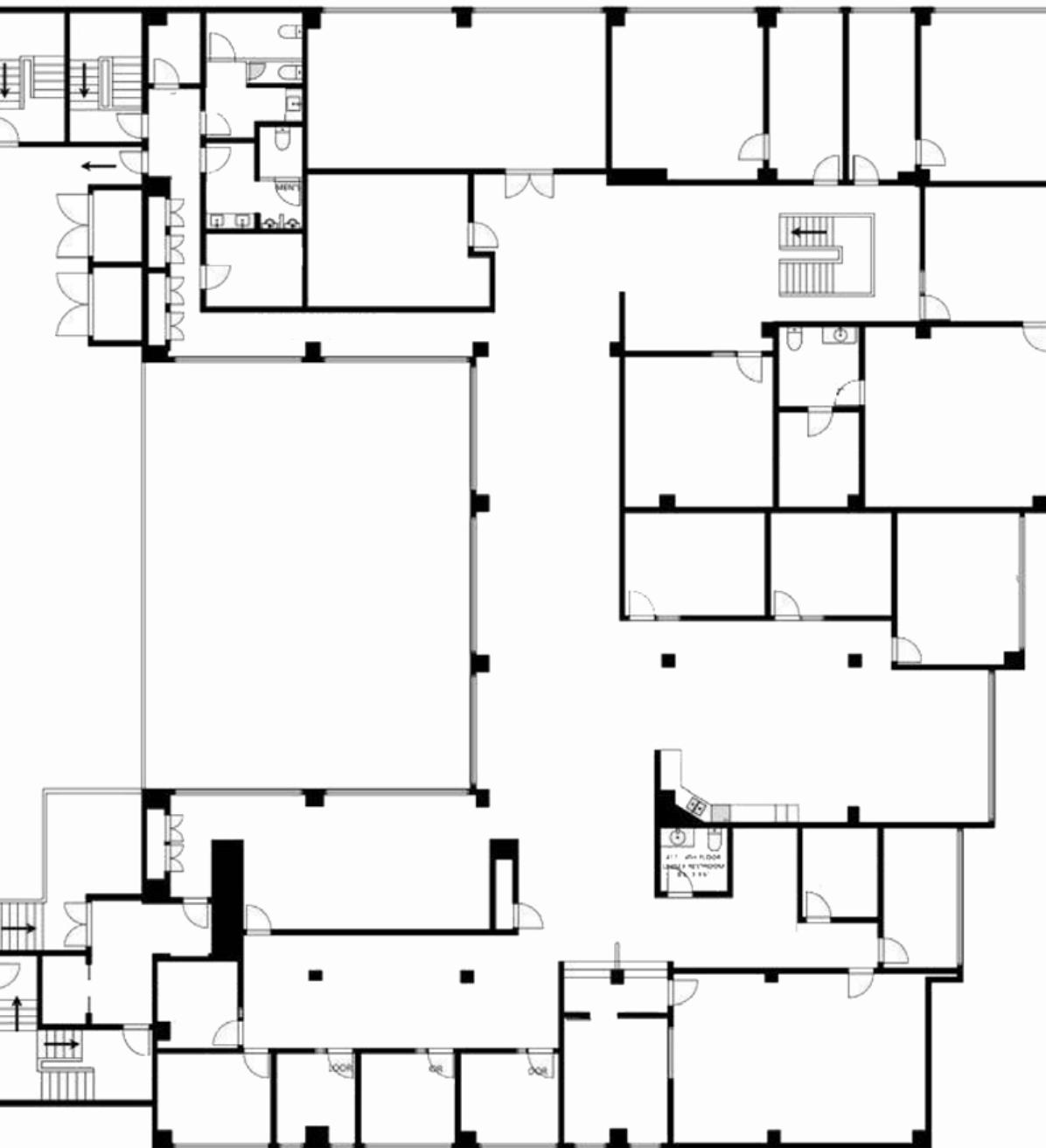
Offering	Suite Available for Lease
Lease Rate	Call Broker for Rate
Rentable SF	5,000 - 14,131 SF
Parking Ratio	3 spaces/1,000 SF Surface & Covered



HIGHLIGHTS

- Dramatic Skylights
- Internal Staircase to 3rd Floor
- Polished Concrete Floors
- Dramatic Open Kitchen
- Telecom Room
- Internal Restroom

4TH FLOOR PLAN

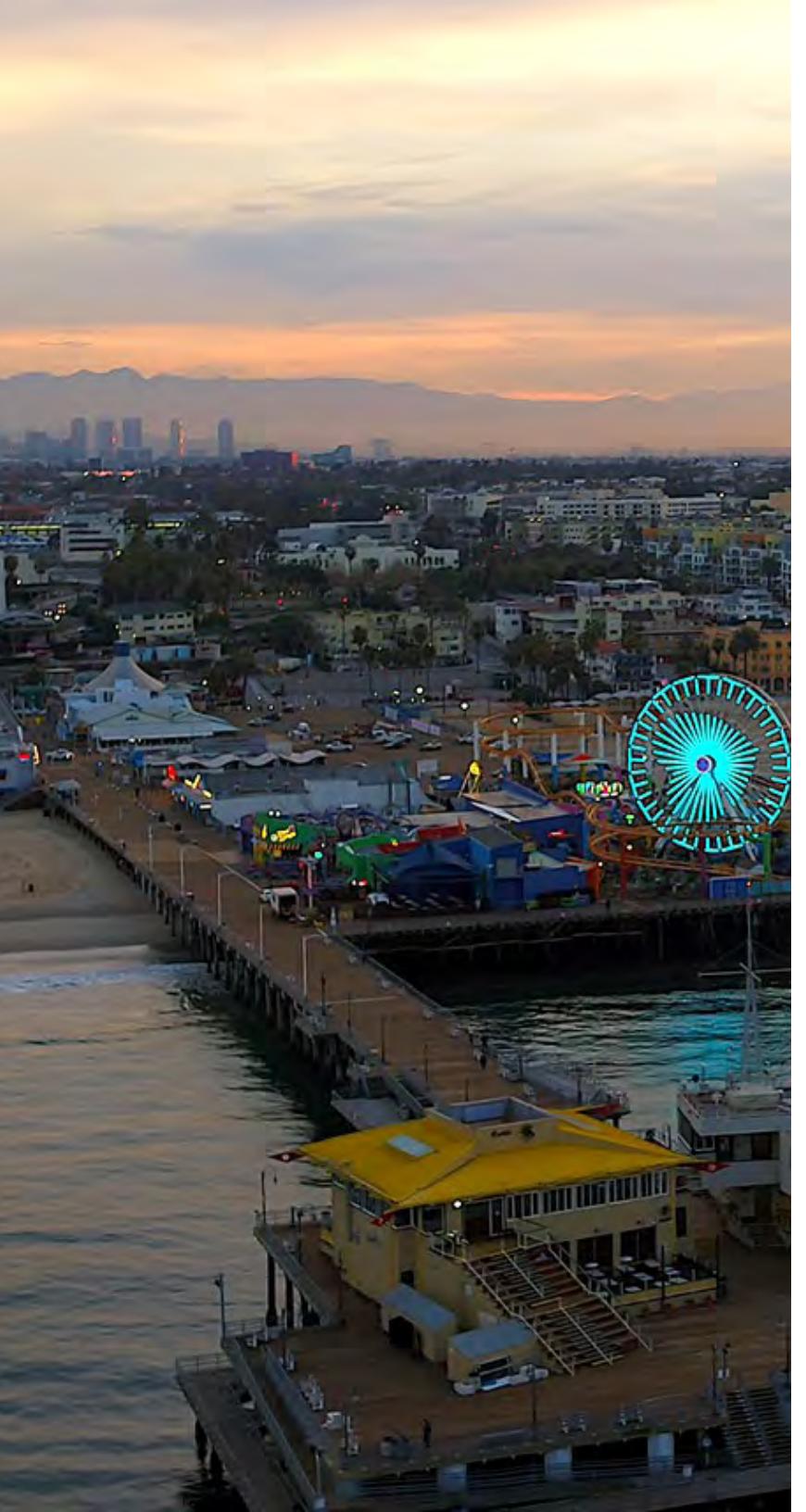


Santa Monica Momentum

What's New & What's Next

Santa Monica is rolling out a series of upgrades, entertainment additions, and public-realm improvements designed to re-energize the district. The result is a more vibrant, walkable, and experience-driven environment surrounding 1661 Lincoln.

- City-approved outdoor drinking & entertainment zones revitalizing nightlife, boosting foot traffic, and supporting local businesses.
- Two Bit Circus + new mini-golf and experiential venues adding fresh entertainment anchors to the area.
- Major downtown safety improvements with upgraded lighting, increased patrol presence, and targeted cleanliness programs.
- Capital reinvestment along the Lincoln corridor including new streetscape upgrades, sidewalk improvements, and beautification efforts.
- Strong retail and wellness openings across Lincoln and Broadway, adding new cafés, fitness studios, and neighborhood services.
- Sublease inventory continuing to decline as tenants absorb space and the market begins showing signs of stabilization.
- Notable recent lease transactions and expansions across creative, medical, and tech categories, reinforcing tenant confidence.
- New EV charging installations, upgraded public lighting, and enhanced community safety initiatives modernizing the district.
- Regular events + ongoing beach proximity supporting consistent daytime activity and employee lifestyle value.



Amenities

FOOD & DRINK

1. Bagel Nosh Deli
2. Bar Chloe
3. Bardonna
4. Bay Cities Italian Deli
5. Benihana
6. Blue Bottle Coffee
7. Blue Daisy
8. Bluestone Lane
9. BOA Steakhouse
10. Cafe Zella
11. Caffe Luxxe
12. Chipotle
13. El Cholo
14. Elephante
15. Esters Wine Shop & Oyster Bar
16. Father's Office
17. Fig Restaurant
18. Forma
19. Fresh Brothers Pizza
20. Frito Misto
21. Fromin's
22. Health Nut
23. Hermanito Broadway
24. Hillstone
25. Jersey Mike's
26. Kavahana
27. Marmalade Cafe
28. Mel's Drive-in
29. Melisse
30. Mendocino Farms
31. Orto
32. R+D Kitchen
33. Rustic Canyon
34. Santa Monica Brew Works
35. Socalo
36. Solidarity
37. Starbucks
38. Tar & Roses
39. Tartine
40. The Bungalow
41. The Chestnut Club
42. The Courtyard Kitchen
43. The Lobster
44. The Misfit Restaurant + Bar
45. Tocaya
46. Tu Madre
47. Water Grill

SHOPPING

1. 3rd St Promenade
2. Brentwood General Store
3. CVS
4. GAP
5. Men's Warehouse
6. Pavilions
7. Ralphs Fresh Fare
8. Santa Monica Farmers Market
9. Santa Monica Place
10. Target
11. Target
12. Trader Joe's
13. Vons
14. Vons
15. Walgreens
16. Whole Foods

RECREATION

1. Aero Theatre
2. AMC Santa Monica 7
3. Annenberg Community Beach House
4. Barry's
5. Christine Emerson Reed Park
6. Equinox
7. Jonathan Beach Club
8. Memorial Park
9. Oak Park CrossFit
10. Palisades Park
11. Santa Monica Civic Auditorium
12. Santa Monica History Museum
13. Santa Monica Pier
14. The Beach Club
15. YMCA

HOTELS

1. Courtyard by Marriott
2. Fairmont Miramar
3. Hampton Inn & Suites
4. Hilton
5. Hotel Casa Del Mar
6. Hyatt Centric Delfina
7. Palihouse
8. Regent Santa Monica Beach
9. Sandbourne Santa Monica
10. Santa Monica Proper Hotel
11. Shore Hotel
12. Shutters on the Beach
13. The Eden
14. The Georgian Hotel
15. The Huntley Hotel
16. The Pierside
17. Viceroy Santa Monica

SCHOOLS

1. Crossroads School for Arts & Science
2. Lincoln Middle School
3. Roosevelt Elementary School
4. Santa Monica College
5. Santa Monica High School
6. John Adams Middle School

TRANSIT STOPS

1. 17th St / SMC Expo Station
2. Downtown Santa Monica Expo Station

MEDICAL

1. Providence Saint John's Health Center
2. UCLA Santa Monica Medical Center

1661
Lincoln Blvd

Dense Immediate Submarket with Strong Underlying Demographics

- Over 37,000 people within one mile of the subject properties and over 191,000 people located within three miles.
- Strong average household income of \$165,554 within one mile and \$194,061 within three miles.
- Over 21,000 households within one mile and over 99,000 households within three miles.
- Vibrant residential market, with a median single-family home value of \$1.48 million in the immediate area.

Population Summary	1 mile radius	2 mile radius	3 mile radius
2025 Estimated Population	37,467	103,590	191,371
2030 Projected Population	38,000	102,718	190,539
2010 Census Population	35,884	102,075	189,303
2000 Census Population	32,716	98,734	185,077
2025-2030 Annual Pop Change (CAGR)	1.4%	-0.8%	-0.4%
2000-2025 Annual Pop Change (CAGR)	14.5%	4.9%	3.4%
2024 Total Daytime Population	67,638	150,950	257,149
Workers	41,733	84,853	139,971
Residents	37,467	103,590	191,371
2025 Households by Income	1 mile radius	2 mile radius	3 mile radius
Total Households	21,010	54,539	99,215
<\$15,000	12.8%	10.7%	8.9%
\$15,000 - \$24,999	4.6%	4.8%	4.6%
\$25,000 - \$34,999	4.5%	4.0%	4.0%
\$35,000 - \$49,999	6.3%	5.6%	5.2%
\$50,000 - \$74,999	9.4%	9.9%	10.2%
\$75,000 - \$99,999	8.4%	8.0%	8.7%
\$100,000 - \$149,999	15.2%	14.2%	14.5%
\$150,000 - \$199,999	12.4%	12.1%	11.8%
\$200,000+	26.5%	30.8%	32.2%
Average Household Income	\$165,554	\$187,170	\$194,061
Median Household Income	\$110,045	\$120,959	\$126,128

Top Area Employers by SF

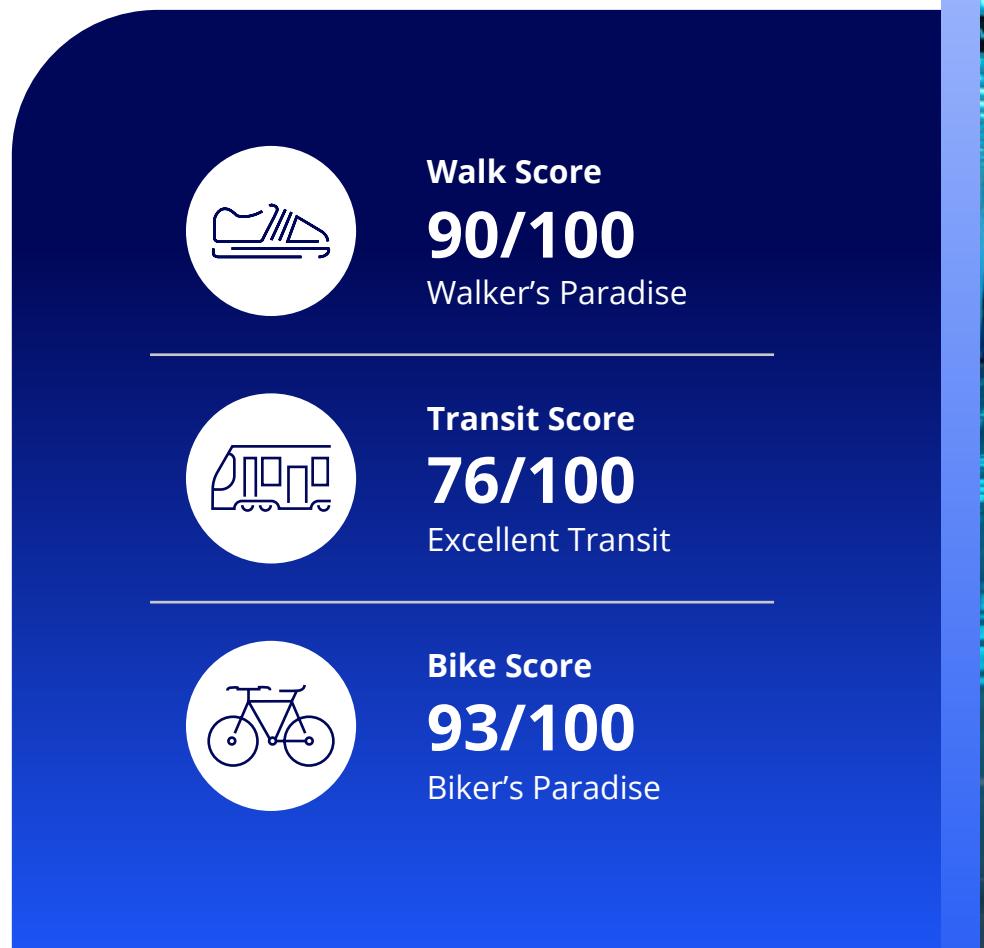
The area surrounding 1661 Lincoln Blvd is home to a diverse mix of influential companies spanning tech, media, entertainment, healthcare and research. Key employers such as Snap Inc., Hulu, Activision Blizzard, and RAND Corporation occupy significant square footage in the neighborhood, contributing to a vibrant commercial ecosystem. These tenants not only drive demand for creative office space but also shape the economic and cultural landscape of Santa Monica.

TOP AREA EMPLOYERS BY SF

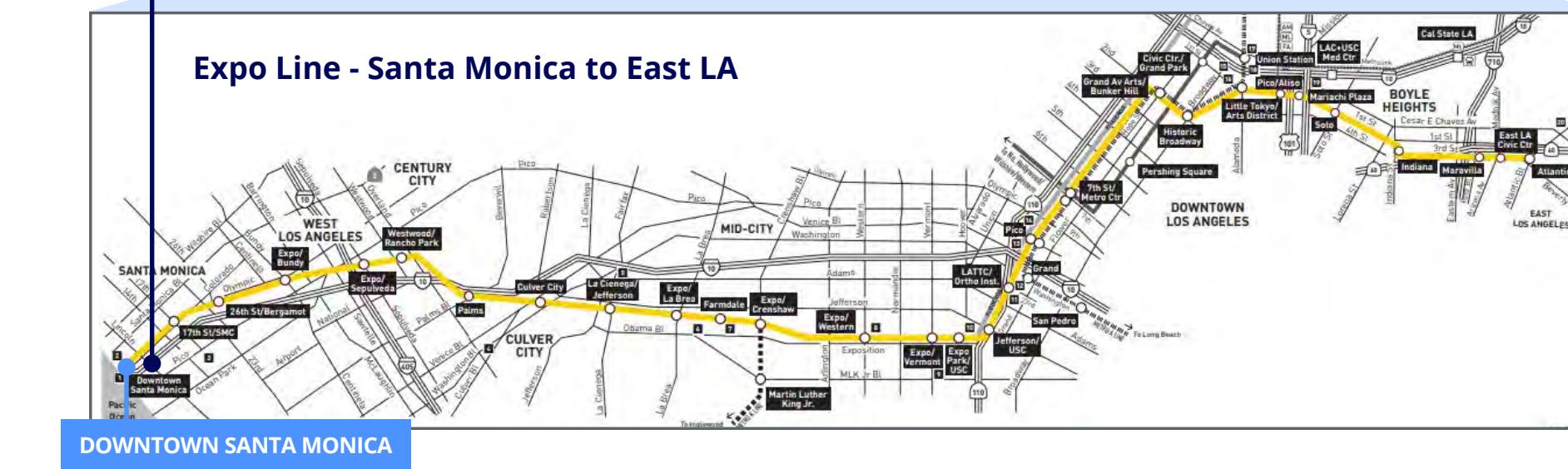


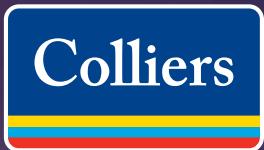
Transportation

Local transit links riders with many connections to the greater Los Angeles area via the Big Blue Bus and METRO Purple and Expo lines. Downtown Santa Monica station offers near-continuous service seven days a week from downtown Los Angeles to Santa Monica, within a 8-minute walk.



LA Metro Rail & Busway





Colliers

865 S Figueroa Street, Suite 3500
Los Angeles, CA 90017



Nathan Pellow

Sr. Executive Vice President
License No. 1215721
+1 213 532 3213
nathan.pellow@colliers.com

Michael Weiner

Senior Vice President
License No. 01147857
+1 213 532 3254
michael.weiner@colliers.com

Carter Rudnick

Senior Associate
License No. 01978170
+1 310 321 1835
carter.rudnick@colliers.com

Thacher Goodwin

Vice President
License No. 01758949
+1 310 321 1821
thacher.goodwin@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.