

RETAIL FOR LEASE VENICE, CA



2492-2494 LINCOLN BOULEVARD, LOS ANGELES, CA 90291

SIZE: 2492: APPROXIMATELY 1,501 SQUARE FEET
2494: APPROXIMATELY 1,911 SQUARE FEET
BOTH SPACES CAN BE COMBINED FOR A
TOTAL OF 3,412 SQUARE FEET

RATE: \$3.50 PER MONTH, NNN
(NNN ESTIMATED AT \$1.20/SF/MO)

TERM: NEGOTIABLE

PARKING: 11 SHARED PARKING SPACES

AVAILABLE: IMMEDIATELY

- NEIGHBORS INCLUDE COSTCO, AT&T, IN-N-OUT BURGER, DOMINO'S PIZZA
- PROMINENT RETAIL EXPOSURE ON LINCOLN BLVD
- HEAVY TRAFFIC COUNTS
- FLOOR TO CEILING WINDOW EXPOSURE
- VENICE LOCATION /65 FEET OF FRONTAGE ON LINCOLN BLVD.



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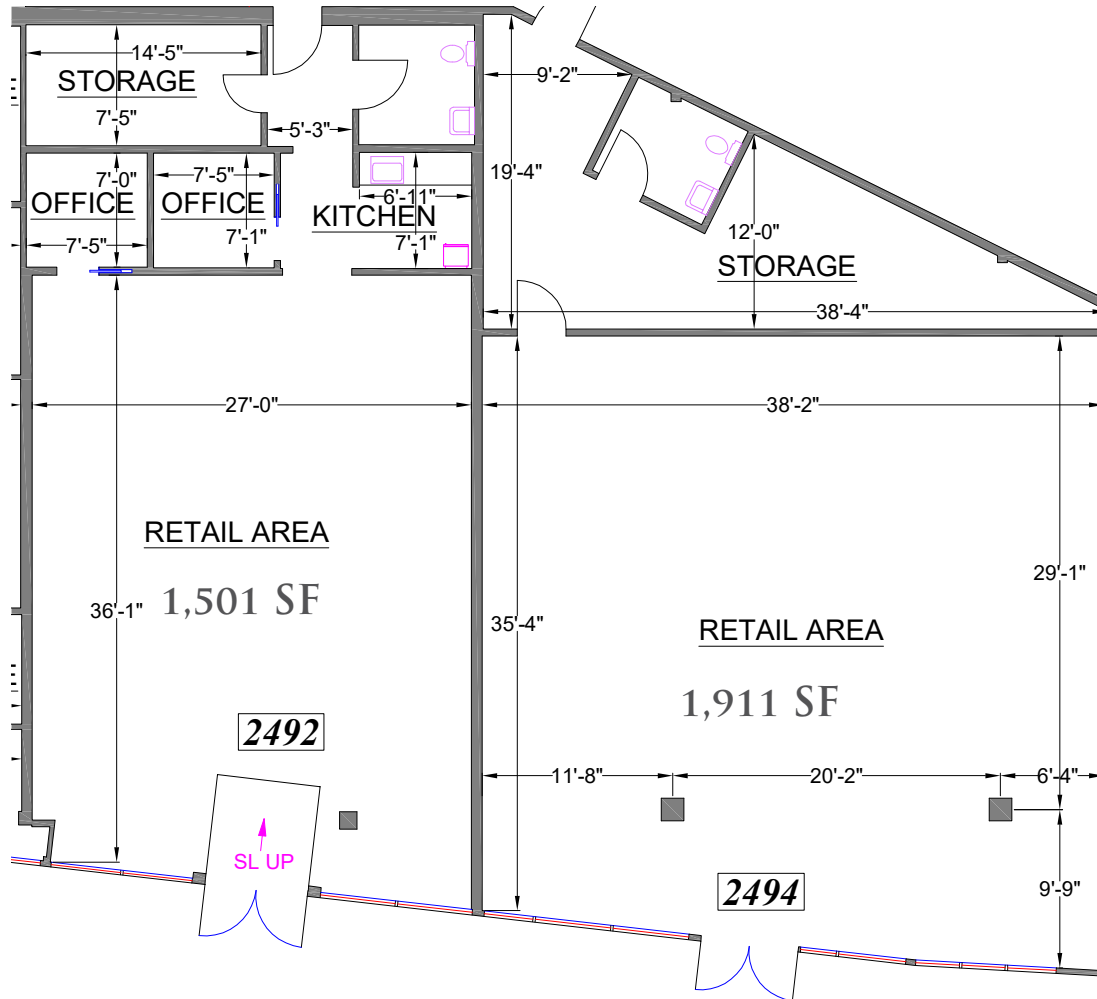
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FLOOR PLAN



LINCOLN BLVD.



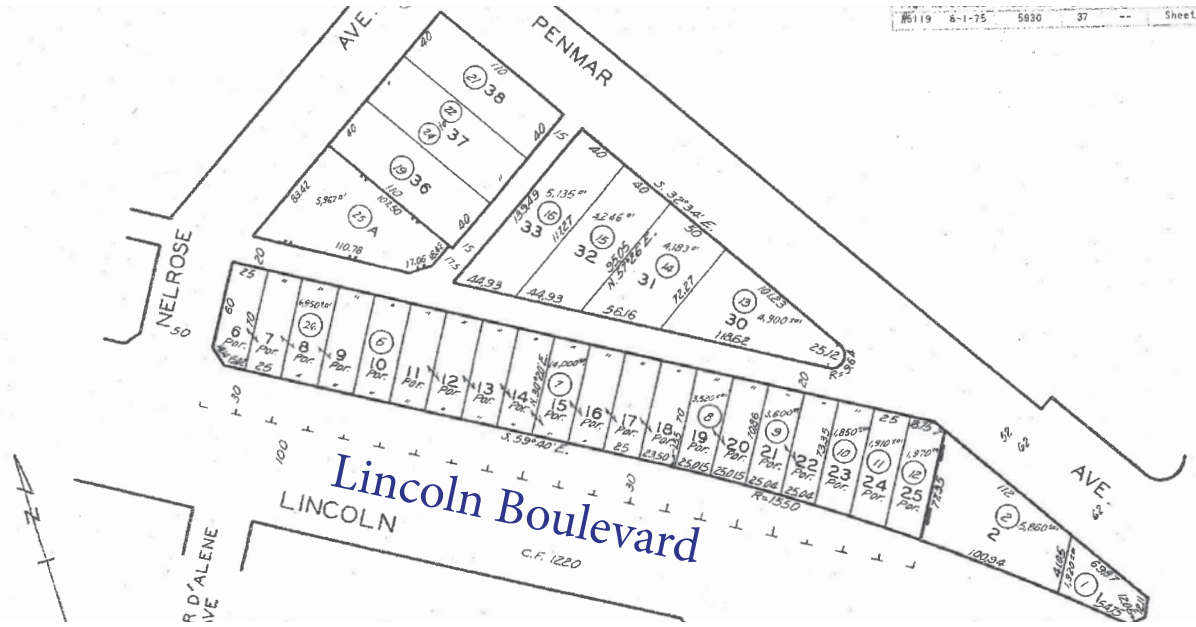
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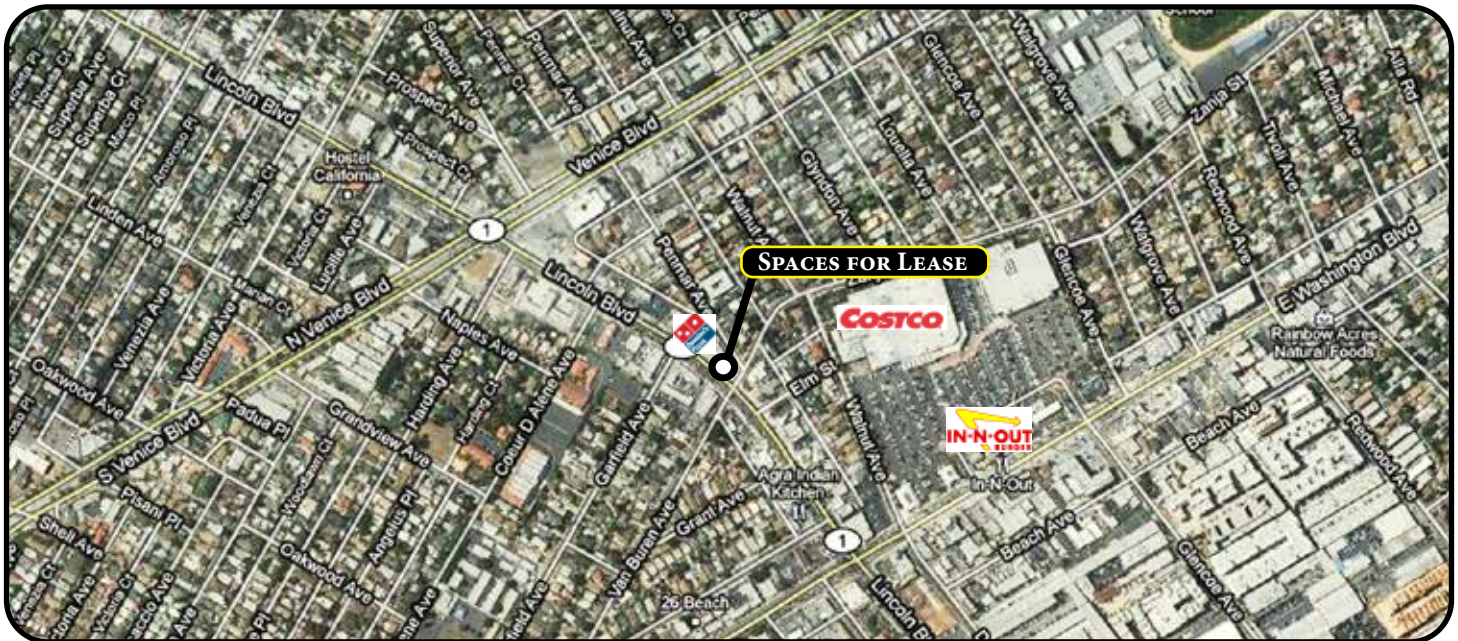
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RETAIL FOR LEASE VENICE, CA



	1 Mile	3 Mile	5 Mile
2023 Total Population:	38,609	233,324	500,897
2023 Total Households:	18,173	108,932	235,847
Median Household Inc:	\$111,103	\$104,915	\$106,683
Median Home Value:	\$1,082,208	\$1,067,323	\$1,046,390



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