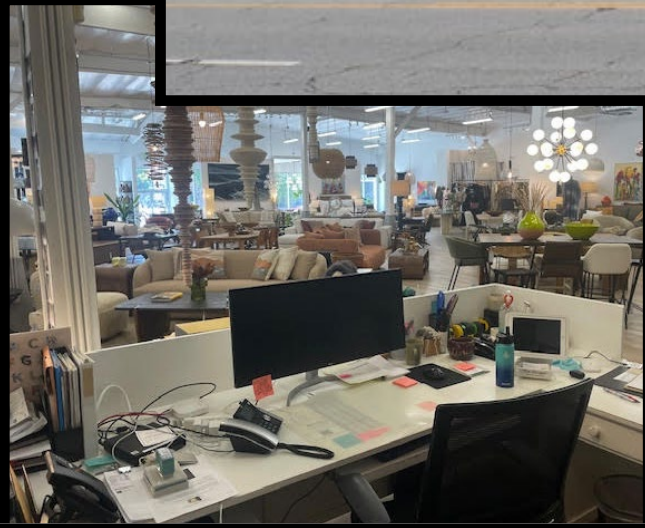


OWNER USER OR INVESTMENT



FOR SALE

**2408 LINCOLN BOULEVARD
Santa Monica, CA 90405**



JEFF JAROW
310.395.2663 x105
JEFF@PARCOMMERCIAL.COM
Lic# 00870996

Property Characteristics

LOCATION

2408 Lincoln Boulevard, Santa Monica, CA 90405

ASKING PRICE

\$8,499,000.00

OCCUPANCY: 100% - showroom retail tenant

BUILDING

Public records show the subject building was built in 1940 and is approximately 8,812 square feet (per assessor). The building was renovated in 2020.

SITE

This commercial site is located on Lincoln Boulevard at the south west corner of Kensington Avenue with approximately 42,630 cars passing per day.

PARKING

Currently configured with four(4) parking spaces plus metered street parking.

LAND AREA & ZONING

The subject consists of one (1) parcel (4287-001-001) totaling approximately 11,448 square feet (per assessor) with a zoning designation of SMC 4. Buyer shall do its own investigation.

- **Approximately 140' of Lincoln Boulevard frontage**
- **Great for showroom use**
- **Heavily trafficked**
- **Recently renovated**
- **Three roll-up doors**
- **Great signage**
- **ADA compliant and HVAC**

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SANTA MONICA, CA 90405**



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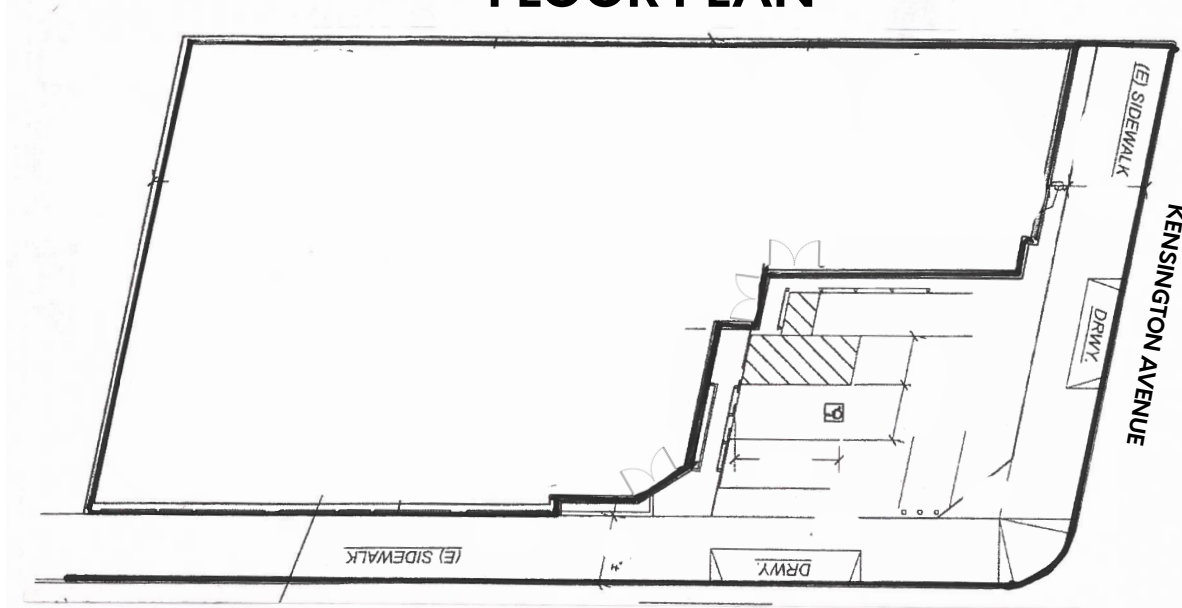
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Floor Plan / Plat Map

FLOOR PLAN



South ← LINCOLN BOULEVARD → North

PLAT MAP



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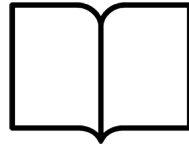
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Demographics

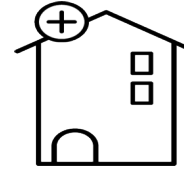
Within 1 Mile



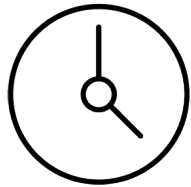
Housing Units
21,917



Educational Attainment
63%
with college or higher degree



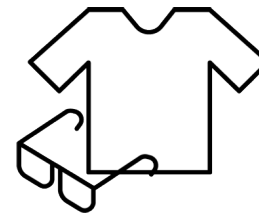
Median Home Value
\$1,114,203



Estimated Population
36,889



Average Household Income
\$124,279



Apparel, Food/Entertainment & Services
\$302,444

POPULATION

2029 Projected Population
2024 Estimated Population
2020 Census Population
Growth 2024-2029
Growth 2020-2024

36,229
36,889
35,696
-1.79%
3.34%

218,184
222,492
216,974
-1.94%
2.54%

477,371
486,612
473,624
-1.90%
2.74%

ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+

\$50,000-\$74,999
\$75,000-\$99,000
\$100,000 +

2,109
1,889
8,957
10,846
\$124,279
19,337

12,014
10,159
59,336
81,509
\$141,166
111,131

25,618
22,691
121,002
169,311
\$139,786
227,504

TOTAL

2024 Estimated Average HH Income
2024 Estimated Households



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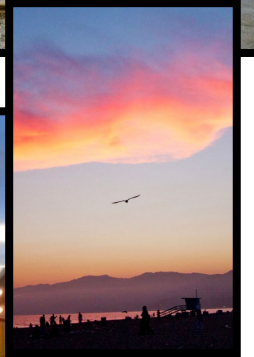
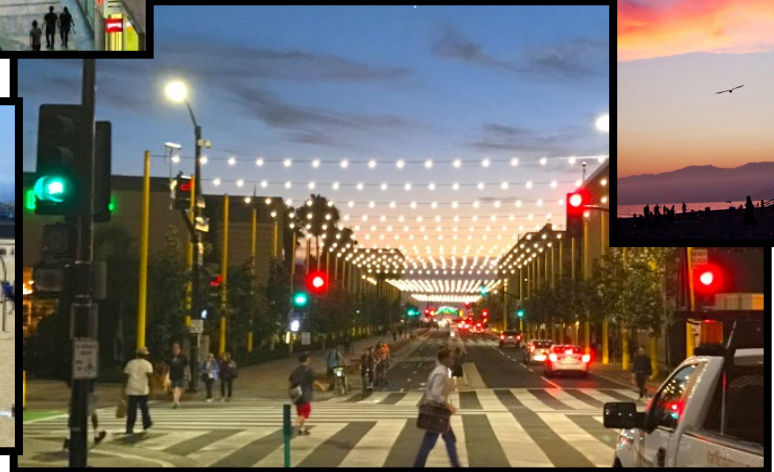
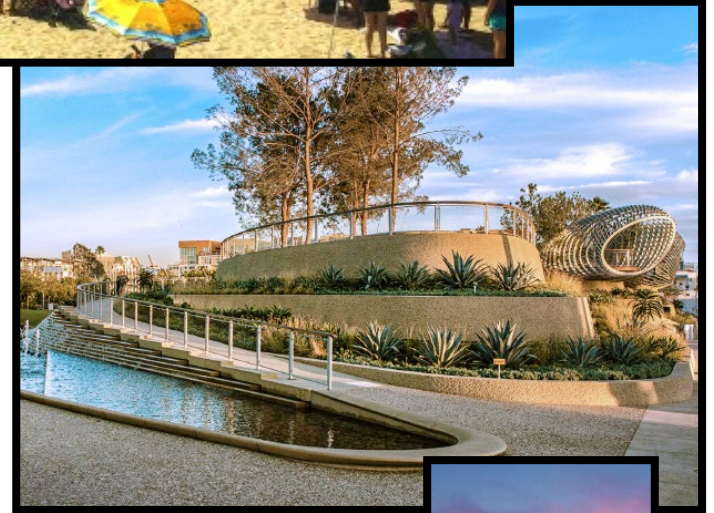
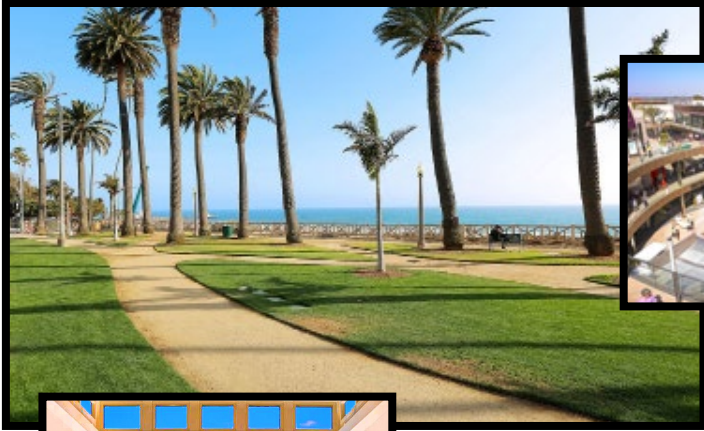
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Area Information

Downtown Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 20.6 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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