



LINCOLN-PICO CENTER

THREE RETAIL SPACES AVAILABLE

1,365 - 1,686 - 2,230 Sq.Ft.

RETAIL SHOPPING CENTER
1900-1916 LINCOLN BLVD.
SANTA MONICA, CA 90405

MARC FEIGEN

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KOSS REAL ESTATE
12410 Santa Monica Blvd.
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KOSS REAL ESTATE

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LINCOLN-PICO CENTER HIGHLIGHTS

Join a host of great co-tenants:

**STARBUCKS, EL POLLO LOCO, PANDA EXPRESS, FATBURGER,
DONUT KING, PITA HOUSE, THE UPS STORE, NAILS ON THE MOON,
SMOKE WORLD AND FLIP 1ST GYMNASISTICS**

Centrally located in the heart of Santa Monica. Great visibility at this iconic intersection in a densely populated area. Signalized corner with turn arrows.

1,686 sq.ft. - \$3.45 NNN per sq.ft./month --- 2,230 sq.ft. - \$4.25 NNN per sq.ft./month



Fatburger &
Buffalo's Express
Takeout • Delivery

El Pollo Loco
Takeout • Delivery

Starbucks
Takeout • Delivery

Walgreens Pharmacy

Shell

U-Haul
Neighborhood Dealer



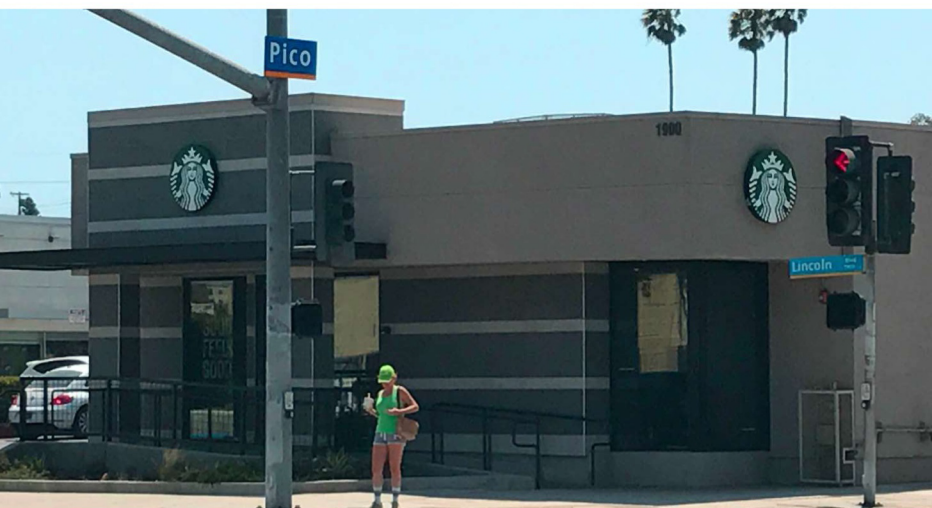
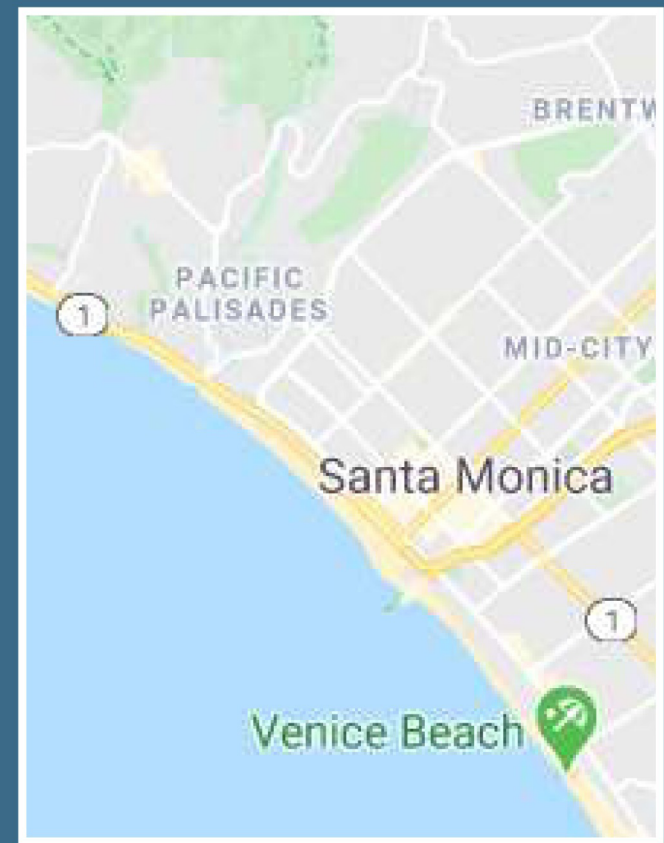
SANTA MONICA, CA

LOCATION

- Just west of Los Angeles along the Pacific Ocean
- 14 miles to downtown LA
- Adjacent to Ocean Park, Venice, Pacific Palisades, Brentwood and Westwood

CENSUS.GOV CURRENT ESTIMATES

- 89,947 Santa Monica city population
- 9,721,138 LA County population
- \$99,847 median income - Santa Monica
- \$149,416 median income - West Los Angeles



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