

2011-2013 LINCOLN BLVD, SANTA MONICA, CA 90405



FOR SALE

**IKON**
PROPERTIES

MCRES
PROPERTIES

PROPERTY SUMMARY

**2011-2013 LINCOLN BLVD
SANTA MONICA, CA 90405**

Property type: Retail

Year built: 1965

Parcel number: 4284-002-003

Building: 2,300 SF

Lot: 4,067/.09 SF/AC

Zoning: SMC4

CLEANERS

Day Serv

LOCAL COMMUNITY MAP

**SANTA MONICA
— PIER —**

PierBurger
Santa Monica Pier
Last Burger on Land 66

LOBSTER

Bruno's
ITALIAN RESTAURANT

BOBBA GUMP
SHRIMP CO.
RESTAURANT

BIG DEAN'S
OCEAN FRONT CAFE

**Downtown
Santa
Monica** THIRD
STREET
PROMENADE



ups THE UPS STORE

Pollo Loco

PANDA EXPRESS
CHINESE KITCHEN

Pita House
Mediterranean Cuisine

Domino's Pizza

Samo's Oaxaca
Handmade Tacos

7 ELEVEN

SUBWAY

**SUSHI
HANASHI**



Walgreens

O'Reilly
AUTO PARTS

**SUBJECT
PROPERTY**

Lincoln Blvd

PROPERTY HIGHLIGHTS

- ✓ Located in the Heart of Santa Monica
- ✓ High Visibility Retail Store on Lincoln Blvd
- ✓ Spacious Layout with Flexible Floor Plan for Multiples Uses
- ✓ Excellent Opportunity for Owner-User/Investor
- ✓ Strong Demographics and Traffic counts
- ✓ Secured Gated Parking

SUBJECT
PROPERTY

Lincoln Blvd

Pico Blvd

Bay St

Grant St

PROPERTY PHOTOS

2011-2013 LINCOLN BLVD • SANTA MONICA, CA 90405



DEMOGRAPHICS

2011-2013 LINCOLN BLVD • SANTA MONICA, CA 90405

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	35,174	207,548	447,448
2023 Estimate	35,553	210,668	454,128
2010 Census	33,790	204,806	441,284
Growth 2023 - 2028	-1.07%	-1.48%	-1.47%
Growth 2010 - 2023	5.22%	2.86%	2.91%

2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	27,546 77.48%	161,644 76.73%	329,800 72.62%
Black	2,304 6.48%	8,510 4.04%	20,095 4.42%
Am. Indian & Alaskan	330 0.93%	1,765 0.84%	3,654 0.80%
Asian	3,634 10.22%	28,373 13.47%	77,609 17.09%
Hawaiian & Pacific Island	57 0.16%	402 0.19%	924 0.20%
Other	1,681 4.73%	9,974 4.73%	22,046 4.85%
U.S. Armed Forces	16	122	217

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	18,968	104,268	211,946
2023 Estimate	19,196	106,130	215,613
2010 Census	18,253	104,128	210,965
Growth 2023 - 2028	-1.19%	-1.75%	-1.70%
Growth 2010 - 2023	5.17%	1.92%	2.20%
Owner Occupied	3,734 19.45%	33,021 31.11%	76,728 35.59%
Renter Occupied	15,462 80.55%	73,109 68.89%	138,884 64.41%

DEMOGRAPHICS DETAILED REPORT

2011-2013 LINCOLN BLVD • SANTA MONICA, CA 90405

2023 POPULATION BY OCCUPATION

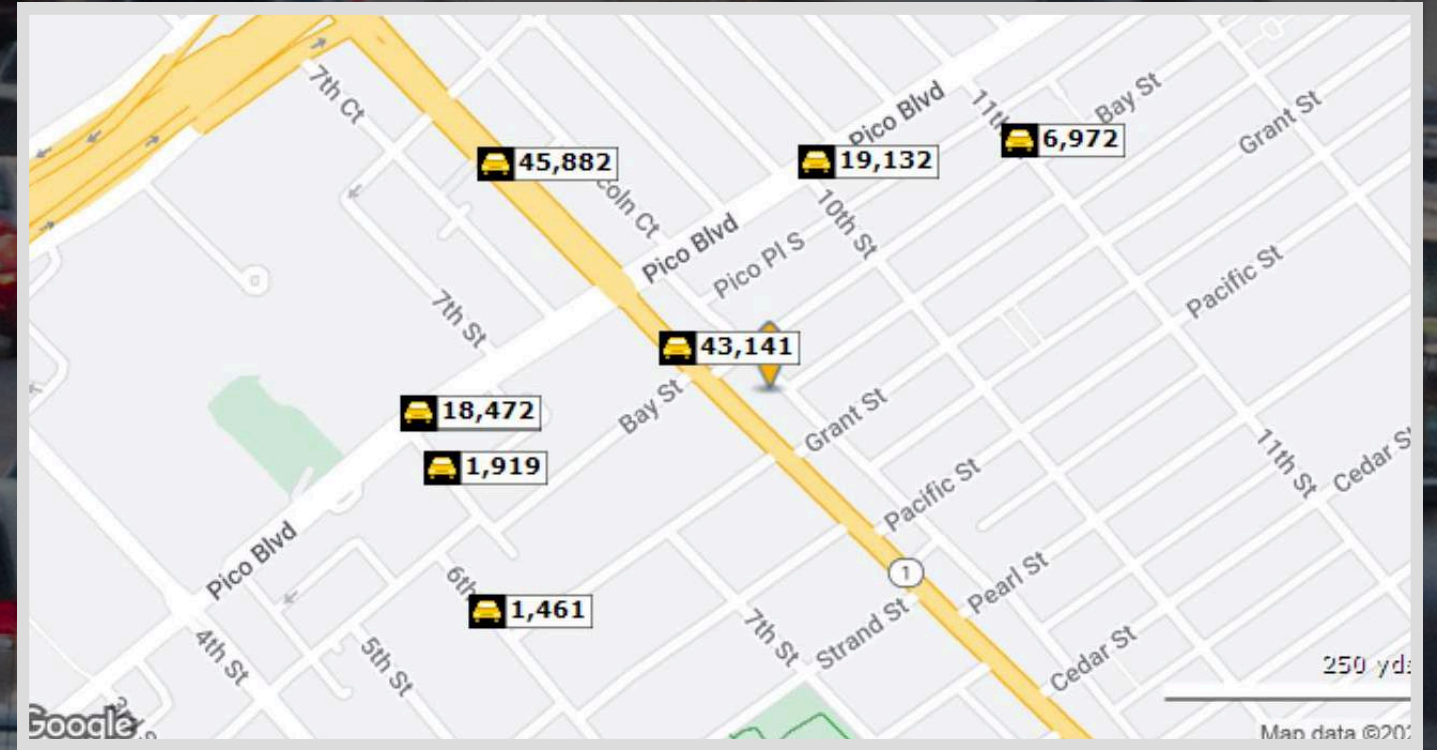
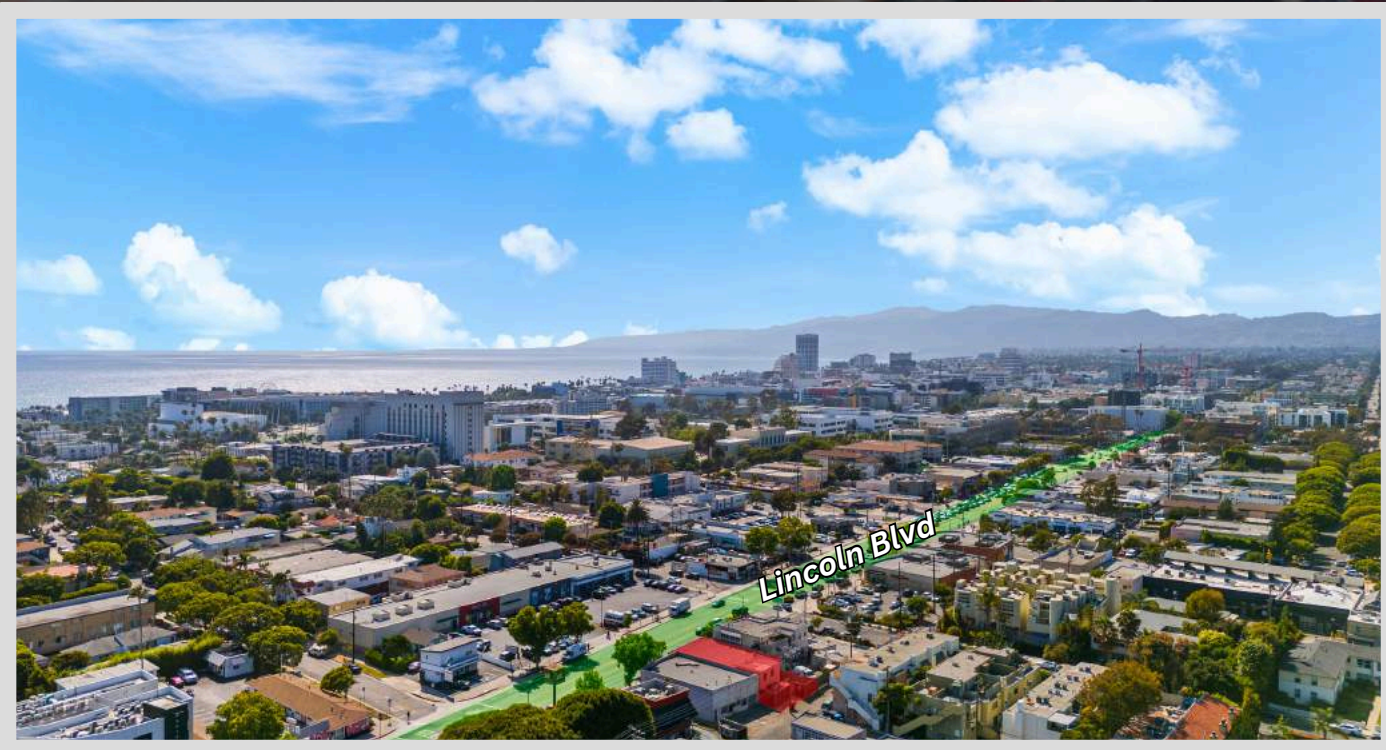
	1 Mile	3 Mile	5 Mile
Real Estate & Finance	1,485 4.00%	11,064 4.82%	22,746 4.76%
Professional & Management	17,017 45.80%	107,802 46.96%	219,207 45.83%
Public Administration	464 1.25%	2,247 0.98%	5,006 1.05%
Education & Health	3,607 9.71%	22,776 9.92%	54,237 11.34%
Services	2,532 6.82%	13,597 5.92%	28,615 5.98%
Information	2,187 5.89%	14,361 6.26%	25,869 5.41%
Sales	3,584 9.65%	22,136 9.64%	46,606 9.74%
Transportation	863 2.32%	5,260 2.29%	11,409 2.39%
Retail	1,541 4.15%	8,877 3.87%	18,383 3.84%
Wholesale	465 1.25%	2,306 1.00%	4,703 0.98%
Manufacturing	818 2.20%	5,251 2.29%	11,015 2.30%
Production	766 2.06%	3,885 1.69%	8,438 1.76%
Construction	527 1.42%	2,340 1.02%	5,167 1.08%
Utilities	324 0.87%	2,528 1.10%	5,962 1.25%
Agriculture & Mining	54 0.15%	249 0.11%	406 0.08%
Farming, Fishing, Forestry	0 0.00%	87 0.04%	131 0.03%
Other Services	919 2.47%	4,796 2.09%	10,443 2.18%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile	3 Mile	5 Mile
1-Person Households	9,374 51.36%	46,552 44.71%	86,334 40.92%
2-Person Households	5,581 30.58%	34,352 32.99%	70,639 33.48%
3-Person Households	1,781 9.76%	12,162 11.68%	26,513 12.57%
4-Person Households	1,037 5.68%	7,424 7.13%	18,114 8.59%
5-Person Households	300 1.64%	2,350 2.26%	6,077 2.88%
6-Person Households	107 0.59%	790 0.76%	2,061 0.98%
7-or more Person Households	72 0.39%	499 0.48%	1,226 0.58%

TRAFFIC COUNT

2011-2013 LINCOLN BLVD • SANTA MONICA, CA 90405



TRAFFIC COUNT

Street			Traffic Volume	Distance from Subject
Lincoln Blvd	Bay St	0.02 SE	41,856	MPSI .06
Lincoln Blvd	Bay St	0.02 SE	43,141	MPSI .06
Pico Blvd	10th St	0.01 SW	19,132	MPSI .14
6th St	Pico Pl	0.01 SE	1,919	MPSI .19
Pico Blvd	6th St	0.01 S	19,969	MPSI .20
Pico Blvd	6th St	0.01 S	18,472	MPSI .20
6th St	Grant St	0.02 SE	1,461	MPSI .20
Lincoln Blvd	Michigan Ave	0.05 NW	44,519	MPSI .21
Lincoln Blvd	Michigan Ave	0.05 NW	45,882	MPSI .21
11th St	Bay St	0.01 SE	6,972	MPSI .21

EXCLUSIVELY REPRESENTED BY



BLAS FERNANDEZ
FOUNDER

(818) 319-9191

LICENSE: CA 02012036

Blas@ikonpropertiesla.com

TANEER SHEIKH
INVESTMENT ASSOCIATE

(661) 803-6678

LICENSE: CA 02189916

Taneer@ikonpropertiesla.com

MCRES
PROPERTIES

MARTIN CASTRO
REAL ESTATE BROKER

(818) 825-0684

LICENSE: CA 01793207

Martin@castrolistings.com

ANNA ORNELAS
REAL ESTATE AGENT

(805) 479-2342

LICENSE: CA 02078857

Anna@annaornelas.com