

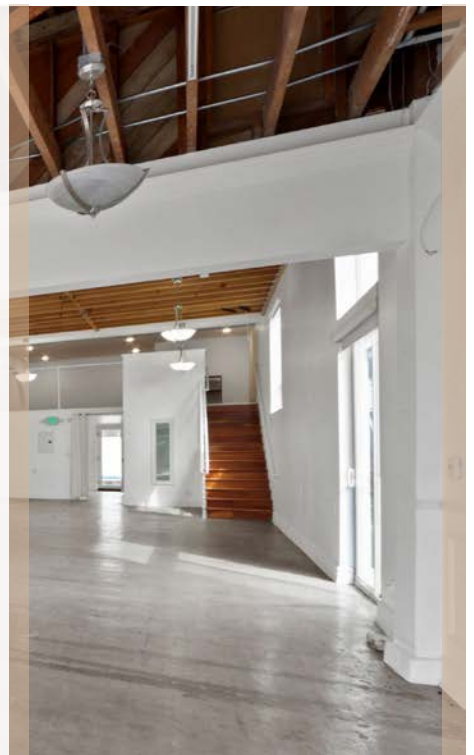
PROPERTY FOR LEASE

1702 LINCOLN

Erica L. Taylor

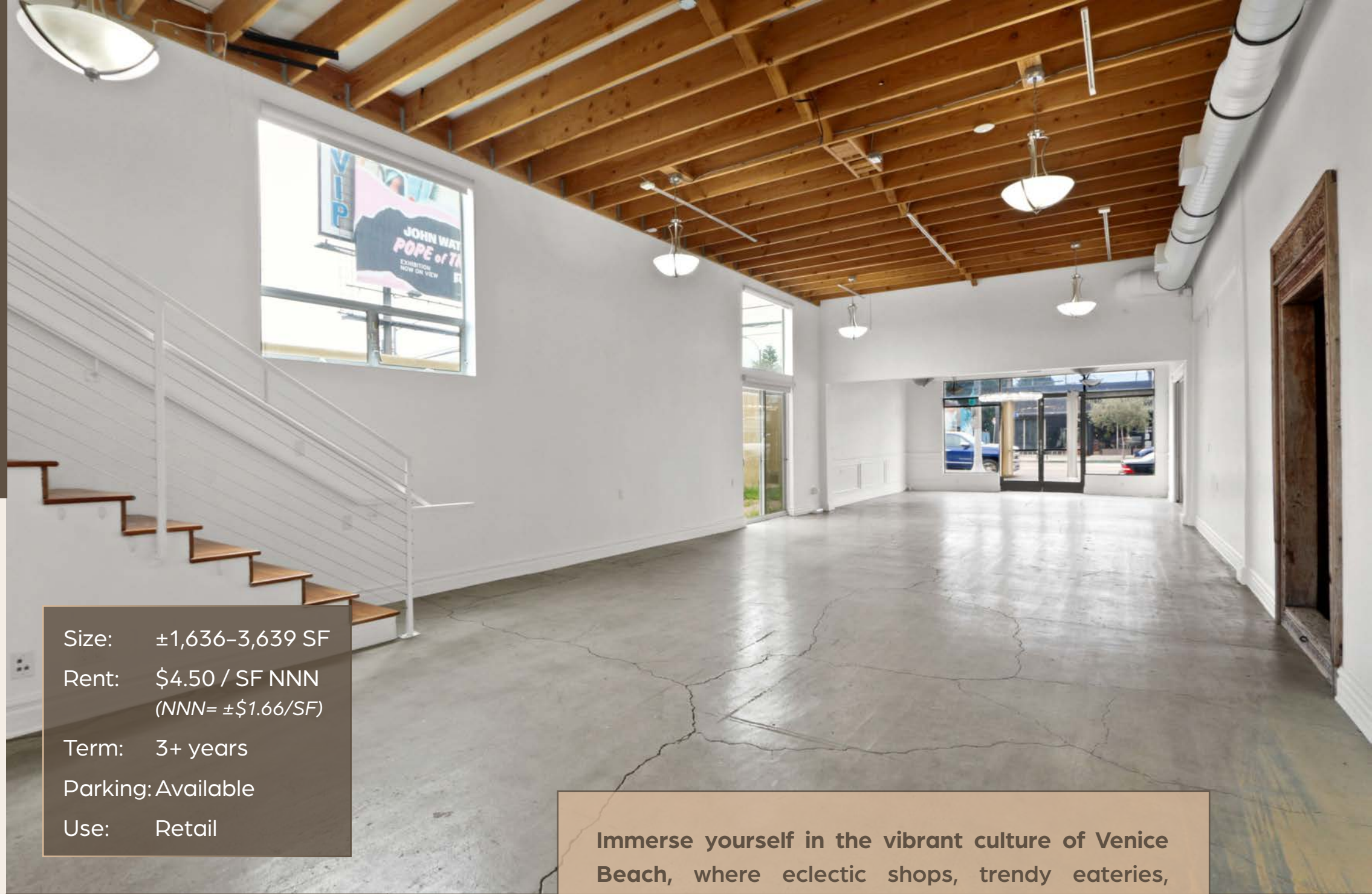
Vice President

WESTMAC Commercial
Brokerage Company



1702

LINCOLN BLVD
VENICE, CA 90291



CONTACT:



ERICA
TAYLOR
Vice President

taylor@westmac.com

D: 310.966.4388 | C: 909.702.1211

DRE#: 01948923



Size: ±1,636–3,639 SF
Rent: \$4.50 / SF NNN
(NNN= ±\$1.66/SF)
Term: 3+ years
Parking: Available
Use: Retail

The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Immerse yourself in the vibrant culture of Venice Beach, where eclectic shops, trendy eateries, and artistic expression converge. Benefiting from the steady flow of foot traffic generated by nearby eateries, fitness enthusiasts and music aficionados, ensuring a steady stream of potential customers. **1702 Lincoln Boulevard** maximizes visibility with over 40-feet of storefront that allows for creative displays and signage. Concrete floors, high and exposed ceilings, in suite restrooms and over 3,600 square feet of space allow for a variety of uses. There is ample parking on-site and along Lincoln Blvd for customers.

AMENITIES

MALIBU

SANTA MONICA



VENICE

ABBOT KINNEY BOULEVARD

VENICE BOULEVARD

LINCOLN BOULEVARD

NOWISE PLACE

SUPERBA AVENUE

MARGO PLACE

AMOROSO PLACE

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Deus Ex
Machina

PILATES
PLATINUM

NEW BAR
THE

LINUS

THE VENICE
WEST

VENICE
BLACK

Staples

Pollo
Loco

SUBWAY

Zuft

superba
food+bread

HUZAH!

BARRY'S

ROSS
DRESS FOR LESS

zinqué

Ralph's

RITE
AID

Smart
& Final

WHOLE
FOODS
MARKET

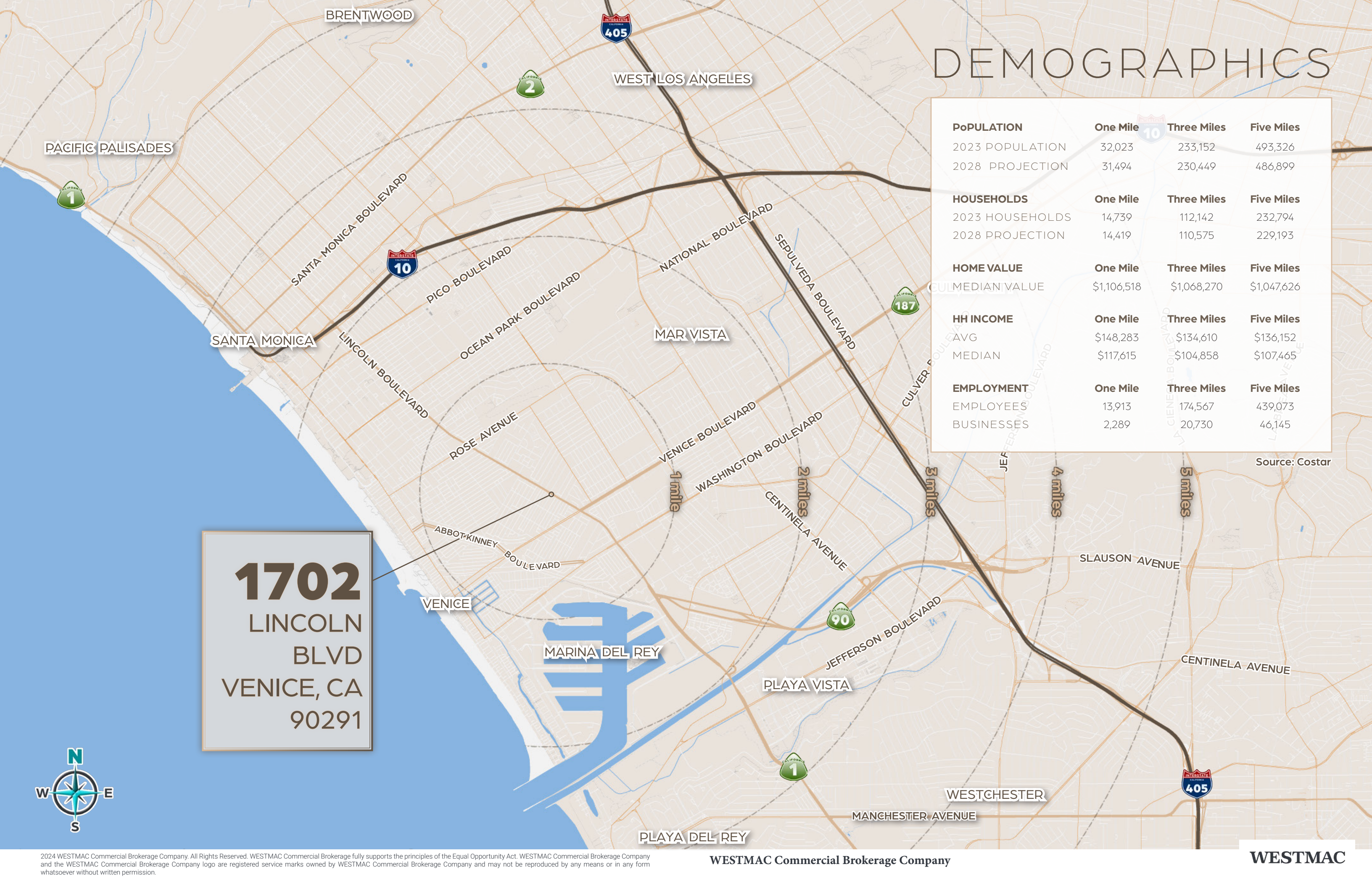
STARBUCKS
COFFEE

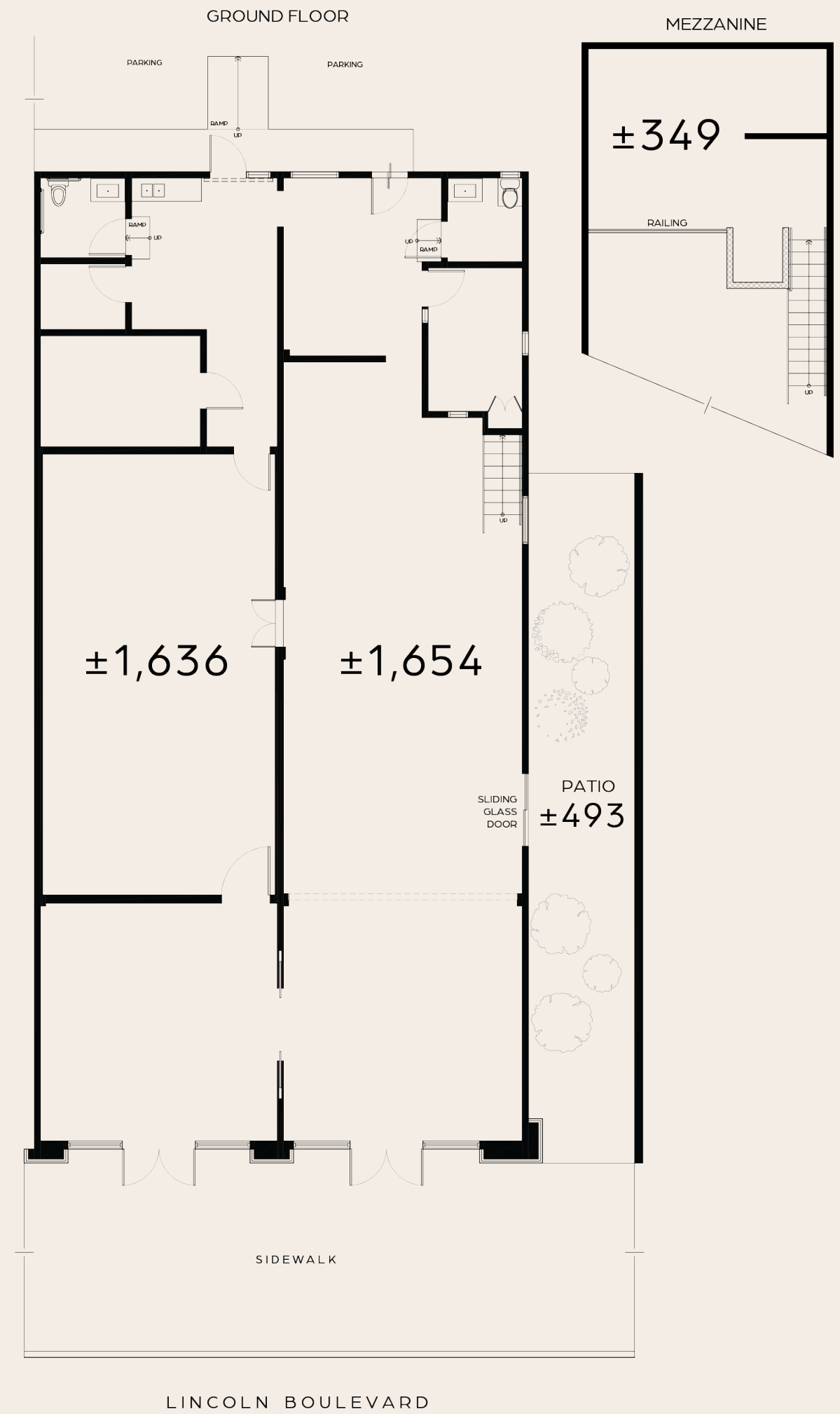
DEMOGRAPHICS

POPULATION	One Mile	Three Miles	Five Miles
2023 POPULATION	32,023	233,152	493,326
2028 PROJECTION	31,494	230,449	486,899
HOUSEHOLDS	One Mile	Three Miles	Five Miles
2023 HOUSEHOLDS	14,739	112,142	232,794
2028 PROJECTION	14,419	110,575	229,193
HOME VALUE	One Mile	Three Miles	Five Miles
MEDIAN VALUE	\$1,106,518	\$1,068,270	\$1,047,626
HH INCOME	One Mile	Three Miles	Five Miles
AVG	\$148,283	\$134,610	\$136,152
MEDIAN	\$117,615	\$104,858	\$107,465
EMPLOYMENT	One Mile	Three Miles	Five Miles
EMPLOYEES	13,913	174,567	439,073
BUSINESSES	2,289	20,730	46,145

Source: Costar

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