



# 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

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**KOSS REAL ESTATE**

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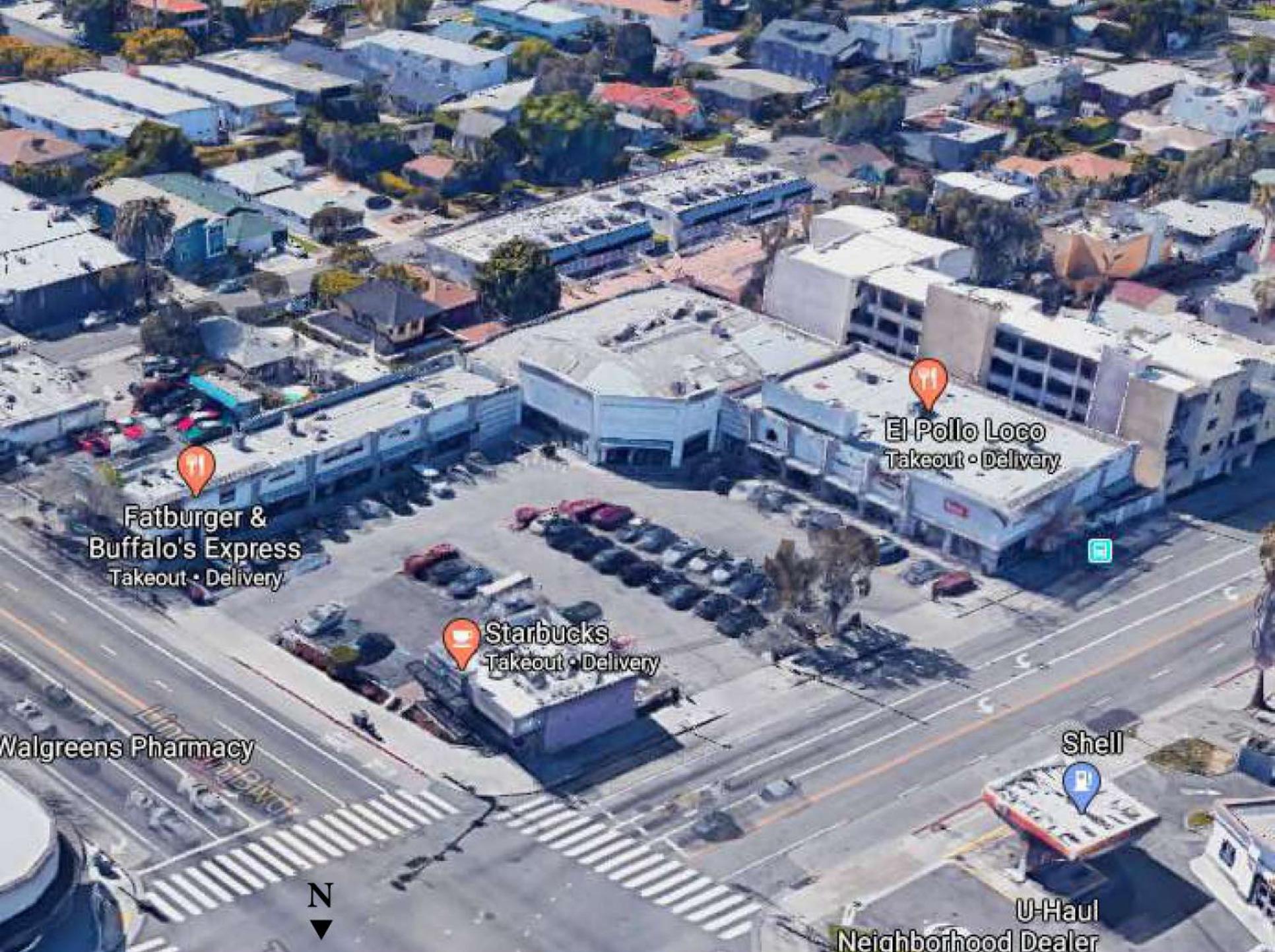


# LINCOLN-PICO CENTER HIGHLIGHTS

Join a host of great co-tenants:  
STARBUCKS, EL POLLO LOCO, PANDA EXPRESS,  
DONUT KING, PITA HOUSE, THE UPS STORE, NAILS ON THE MOON,  
SMOKE WORLD AND FLIP 1ST GYMNASSTICS

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

1365 Sq.Ft. (formerly Fatburger - \$7.75, 1686 Sq.Ft. - \$3.45, 2230 Sq.Ft. - \$4.25 ---- All rates are per sq.ft. per month NNN



  
**Fatburger &  
Buffalo's Express**  
Takeout • Delivery

  
**Starbucks**  
Takeout • Delivery

  
**El Pollo Loco**  
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

