



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

# SALE

*YOUR SIGN HERE!*

**PEDAL**

**UNS**  
**YO**

PREMIUM CRAFTED ELECTRIC MOTORBIKES  
BORN IN VENICE®

2426

**2426**  
**LINCOLN**  
**BOULEVARD**  
**VENICE**

**RETAIL | SHOWROOM**

OPPORTUNITY TO PURCHASE  
ADJACENT PROPERTY

\$1,980,000

**2426  
LINCOLN  
BOULEVARD**

BILLBOARD  
INCOME  
\$4K / MONTH!

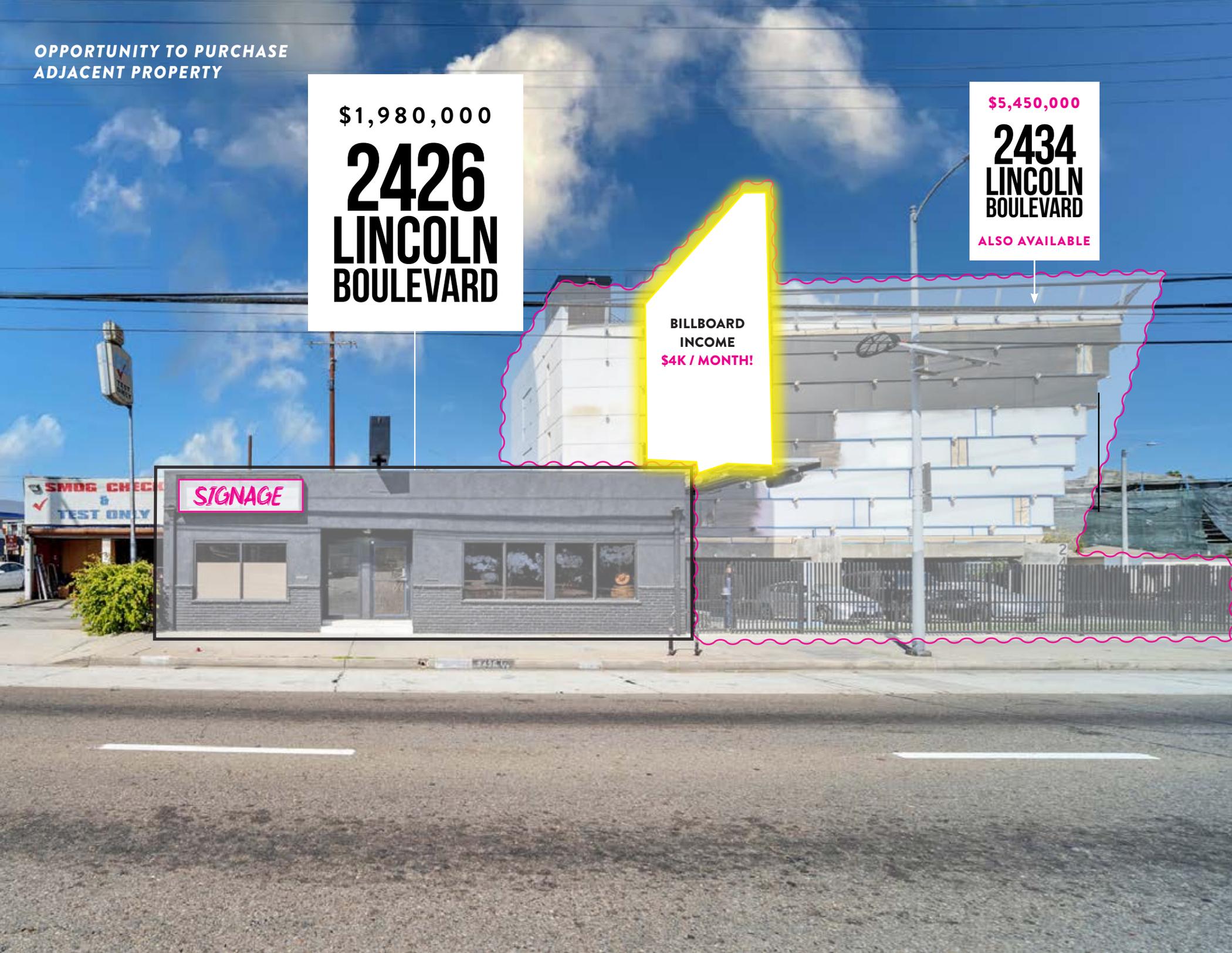
\$5,450,000

**2434  
LINCOLN  
BOULEVARD**

ALSO AVAILABLE

SIGNAGE

SMOG CHECK  
&  
TEST ONLY



# SALE DETAILS

2426 LINCOLN BOULEVARD  
VENICE, CALIFORNIA 90291

## ASKING

\$1,980,000

## SIZE

2,380 SF

## LOT SIZE

3,045 SF

## PPSF

\$832/SF

## ZONING

C2-1-CDO TOC Tier 4

## APN

4236-001-001

- Multi-functioning space with back office/storage
- Interiors with wood beam ceilings and concrete floors
- Private restrooms
- Excellent signage
- Rear alley access  
+ parking for 3 vehicles
- High visibility central venice location near the intersection of Lincoln Blvd. and Venice Blvd.



## LISTING TEAM



### JAKE ZACUTO

*Managing Director*

310.469.9012

jake@zacutogroup.com

DRE #01377441

### ANDREW SINASOHN

*Executive Vice President*

310.469.9023

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DRE #01951740

### SAMMY SANTANA

*Director*

213.807.9798

sammy@zacutogroup.com

DRE #01969450

**2426 LINCOLN BLVD**



**2434 LINCOLN BLVD**



**AVAILABLE AS A PORTFOLIO \$7,430,000**

<b>TOTAL PPSF (BUILDINGS)</b>	<b>\$761/SF</b>
<b>APN</b>	<b>5166-001-001   5166-005-003</b>
<b>TOTAL BUILDING SF</b>	<b>9,760 SF</b>
<b>LOT SIZE</b>	<b>8,700 SF</b>

**2434 LINCOLN BLVD**

<b>PRICE</b>	<b>\$5,450,000</b>
<b>PPSF</b>	<b>\$738/SF</b>
<b>APN</b>	<b>4236-001-002</b>
<b>BUILDING SIZE</b>	<b>7,380 SF</b>
<b>LOT SIZE</b>	<b>5,655 SF</b>
<b>STORIES</b>	<b>3 + ROOF</b>
<b>ZONING</b>	<b>LAC2</b>
<b>YEAR BUILT</b>	<b>2008</b>

**2426 LINCOLN BLVD**

<b>PRICE</b>	<b>\$1,980,000</b>
<b>PPSF</b>	<b>\$832/SF</b>
<b>APN</b>	<b>5166-005-003</b>
<b>BUILDING SIZE</b>	<b>2,380 SF</b>
<b>LOT SIZE</b>	<b>3,045 SF</b>
<b>STORIES</b>	<b>1</b>
<b>ZONING</b>	<b>C2-1-CDO TOC Tier 4</b>
<b>YEAR BUILT</b>	<b>1953</b>

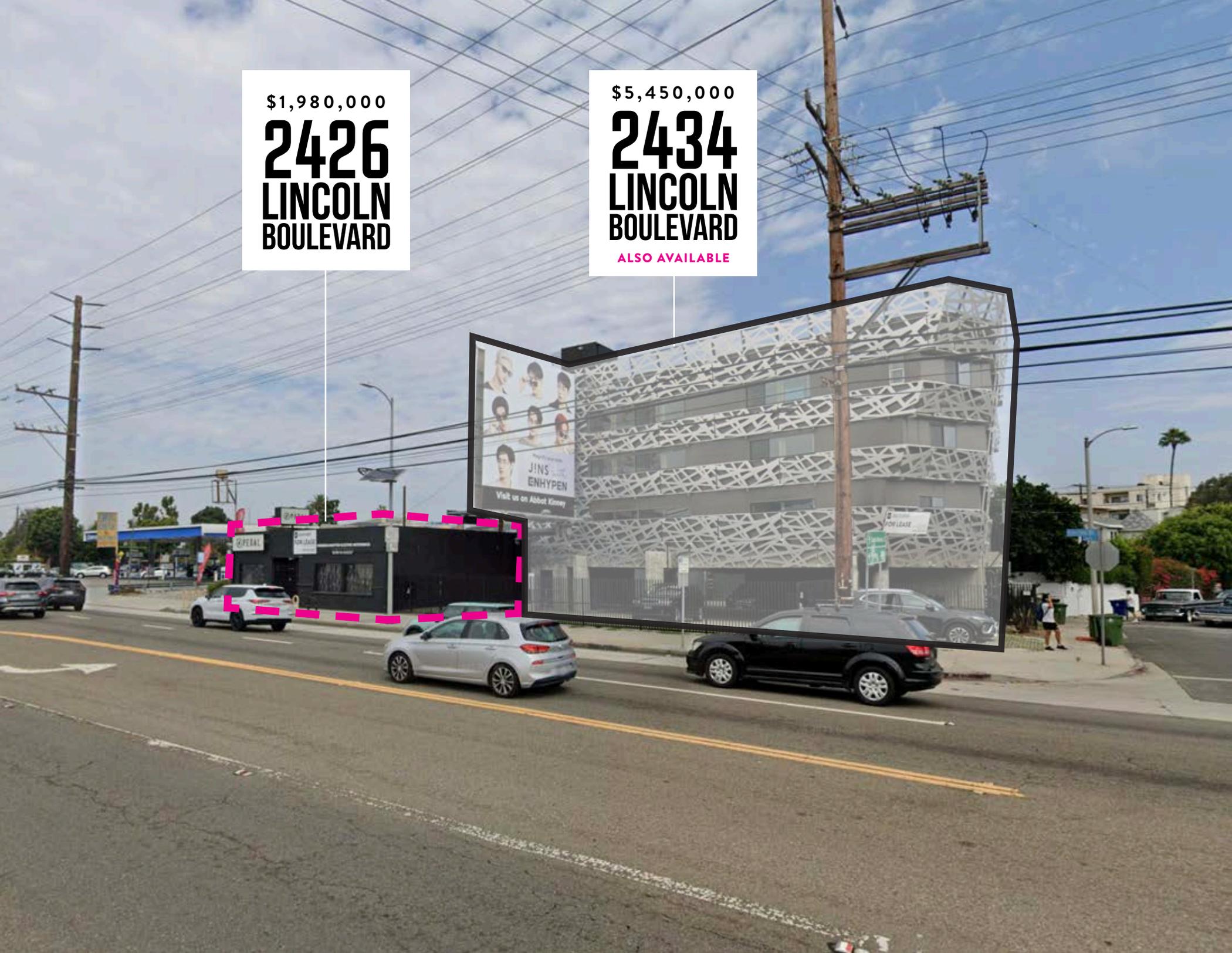
\$1,980,000

**2426  
LINCOLN  
BOULEVARD**

\$5,450,000

**2434  
LINCOLN  
BOULEVARD**

ALSO AVAILABLE



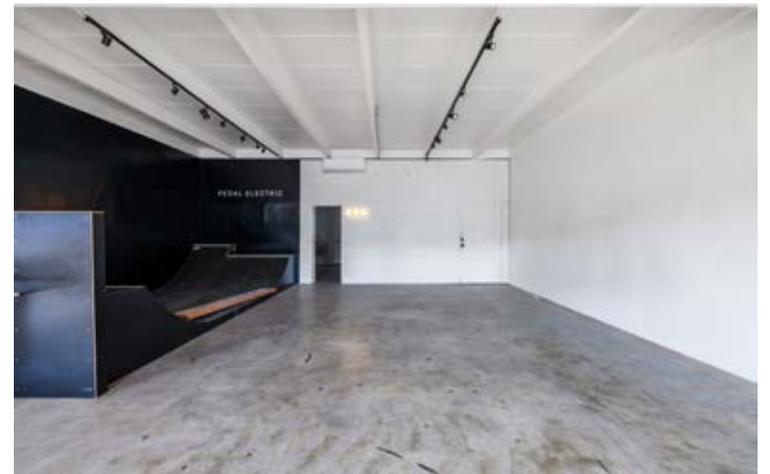


**2426  
LINCOLN  
BOULEVARD  
VENICE**



SALE

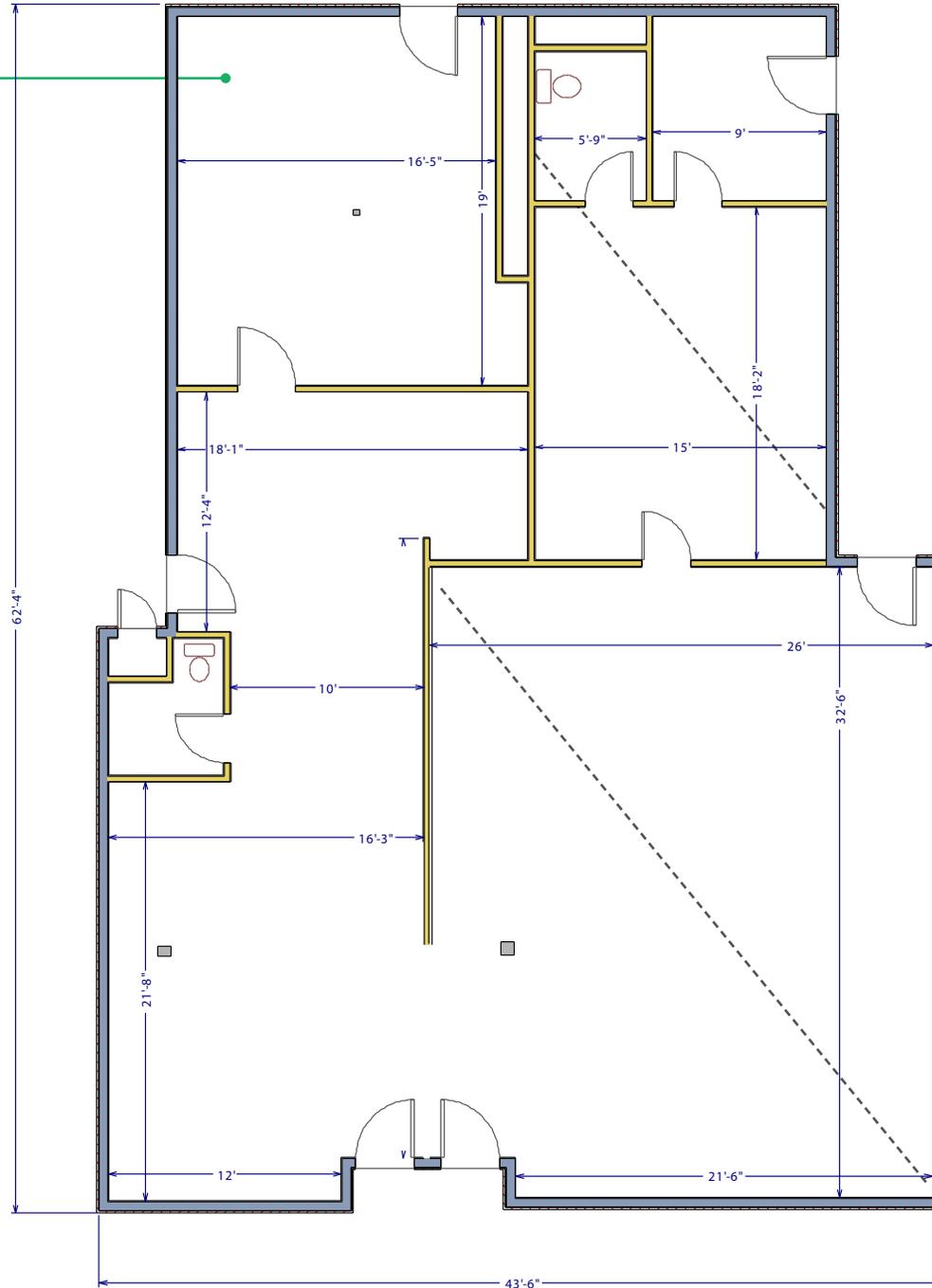
2426 LINCOLN BLVD, VENICE, CA



SALE

2426 LINCOLN BLVD, VENICE, CA

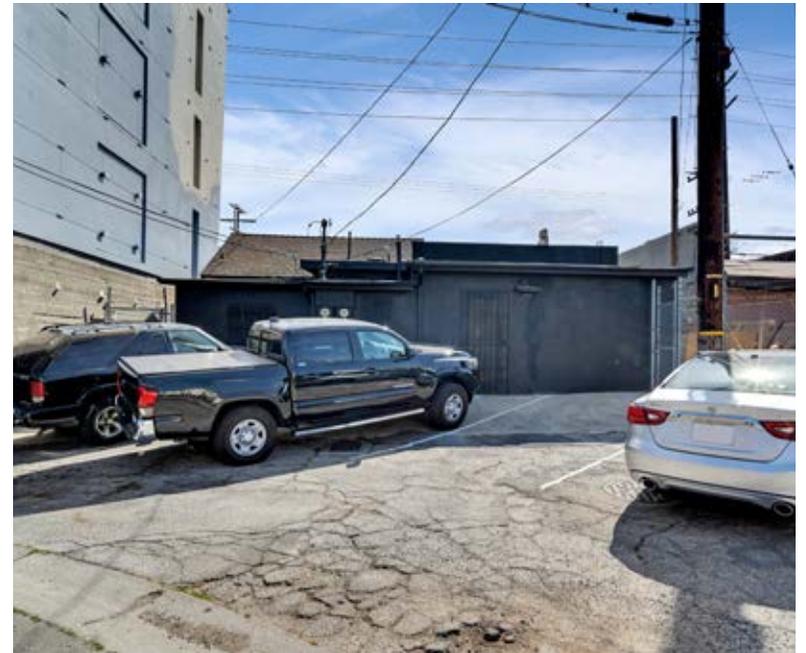
FLOOR PLAN





SALE

2426 LINCOLN BLVD, VENICE, CA



SALE

2426 LINCOLN BLVD, VENICE, CA

## EXCEPTIONAL NEIGHBORS IN THE HEART OF VENICE



📍 SUPERBA | 1900 LINCOLN BLVD



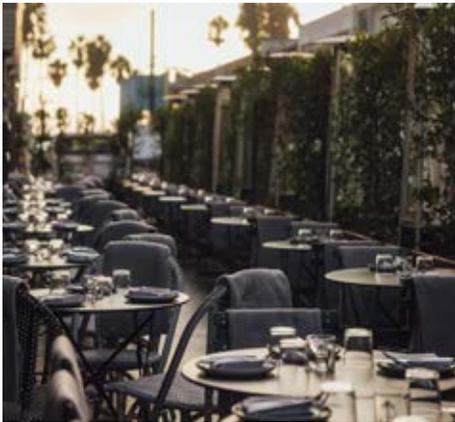
📍 EREWHON | 585 VENICE BLVD



📍 NIGHT + MARKET SAHM | 2533 LINCOLN BLVD



📍 ZINQUE | 1440 LINCOLN BLVD



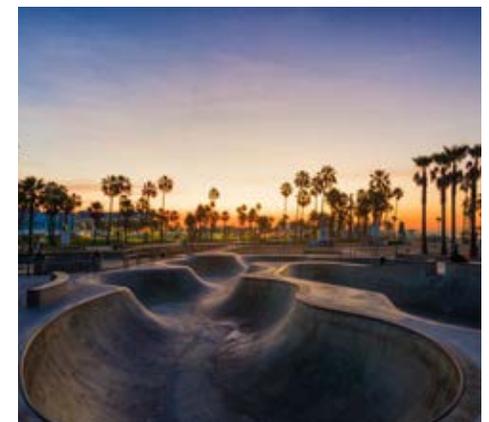
📍 MARKET | 72 MARKET ST



📍 GRAN BLANCO | 80 WINDWARD AVE



📍 HUME | 1600 MAIN ST



📍 VENICE SKATE | 1800 OCEAN FRONT WALK



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