

FOR SALE



2314 - 2316

**LINCOLN
BOULEVARD**
Santa Monica, CA

Erica L. Taylor

D: 310.966.4388 | C: 909.702.1211
taylor@westmac.com
DRE#: 01948923

M. Sigal Ashley

D: 310.966.4382 | C: 310.901.6852
ashley@westmac.com
DRE#: 02114806

WESTMAC
Commercial Brokerage Company

Executive Summary

WESTMAC Commercial Brokerage Company is presenting the opportunity to acquire 2314-2316 Lincoln Boulevard. The property is ±13,342 square foot building on ±14,104 square feet of land. The single-story building is comprised of two rentable units. 2316 Lincoln is fully leased with a strong guaranty and 2314 Lincoln is vacant and perfect for an owner-user to occupy immediately.

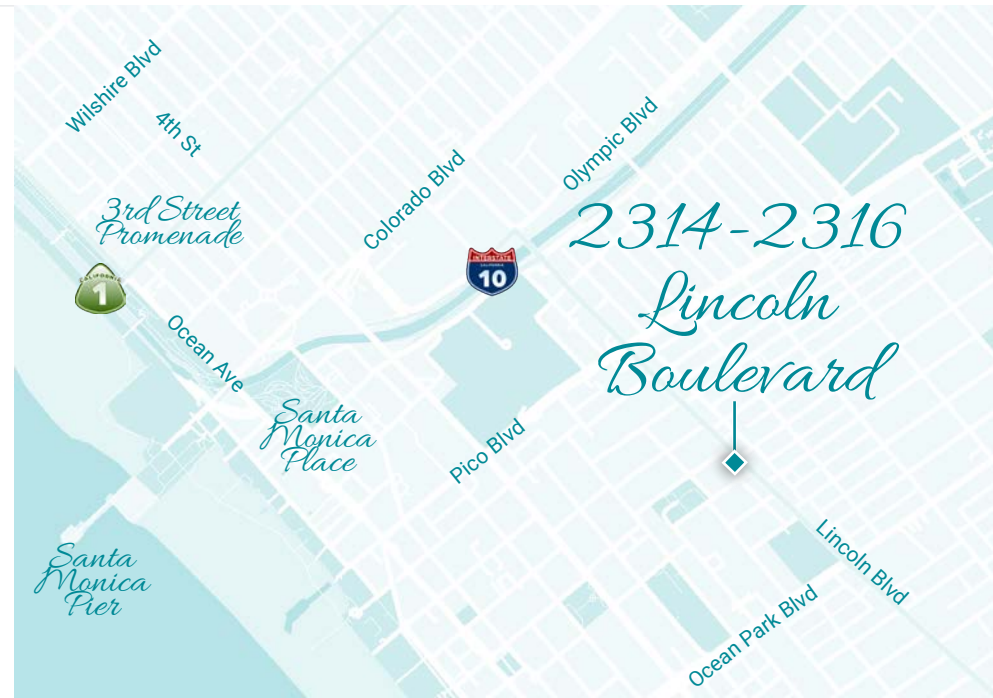
The building is located on the corner of Kensington Avenue and Lincoln Boulevard and across the signal intersection of Lincoln Boulevard and Pearl Avenue. Situated between Pico Boulevard to the north and Ocean Park Boulevard to the south, the property has excellent accessibility. The area has a Walk Score of 91 (*Walker's Paradise*) and a Bike Score of 92 (*Biker's Paradise*).

2314-2316 Lincoln Boulevard is less than a five-minute drive from both the beach and Santa Monica College. This corner property location is in the heart of Santa Monica, with Downtown just north and Ocean Park just south. Another wildly popular destination for both tourists and locals, Venice, is just about 8 minutes south of the property. The Los Angeles International Airport is less than 30 minutes away.

Sales Price

\$10,950,000
(*\$820 per square foot*)

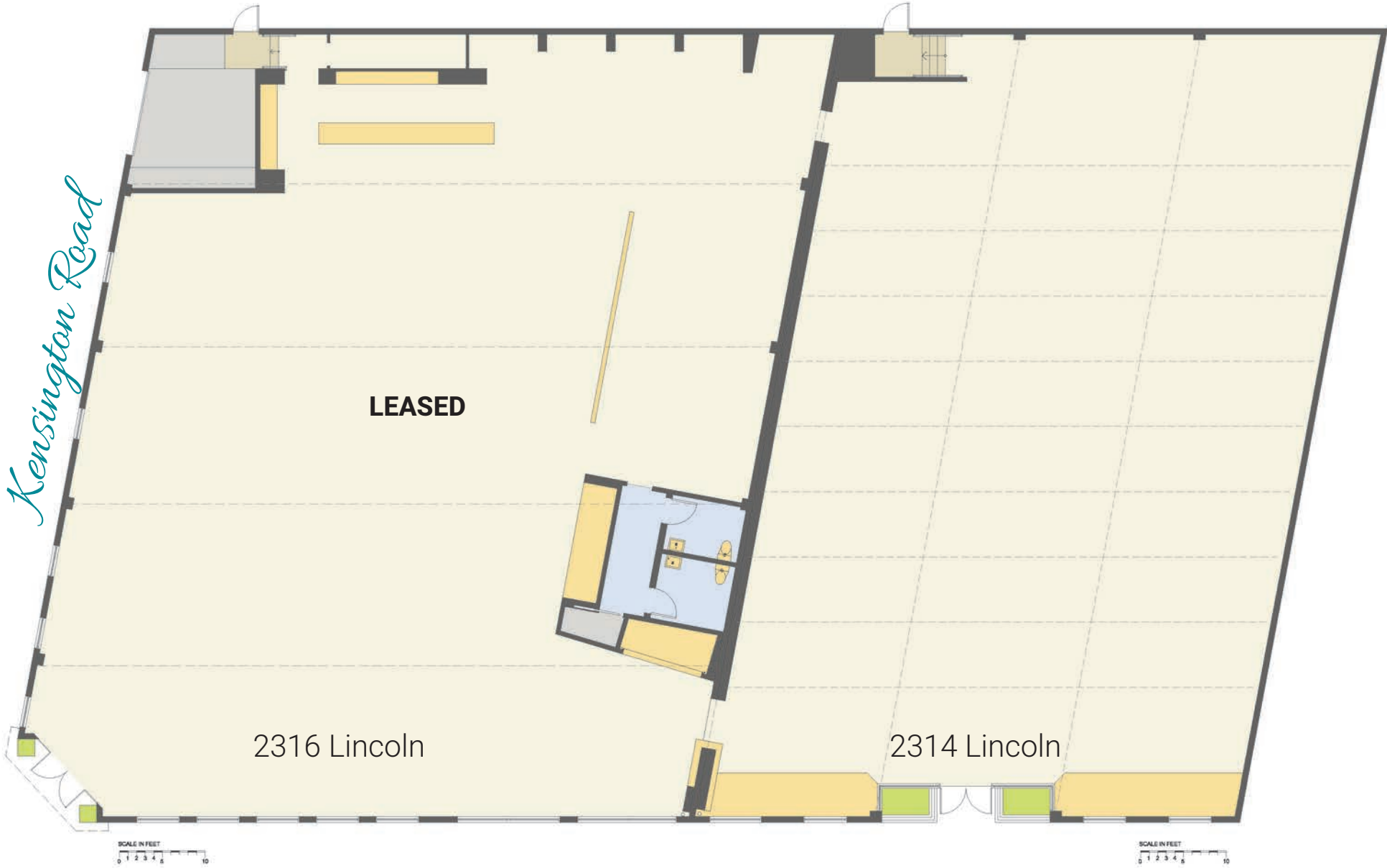
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. The text of this publication, or any part thereof, may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, storage in an information retrieval system, or otherwise, without prior permission.



Property Details

ADDRESS	2314-2316 Lincoln Blvd, Santa Monica, CA 90405
BUILDING SIZE	Approximately 13,342 square feet
LOT SIZE	Approximately 14,104 square feet
BUILT	1953 (<i>Renovated 2005</i>)
ZONING	General Commercial
APN	4289-001-007
OCCUPANCY	55%
2316 LEASE RATE	\$3.52 per square feet per month, net net net

Floor Plan



Lincoln Boulevard

*Buyer to verify floorplan layout

Aerial

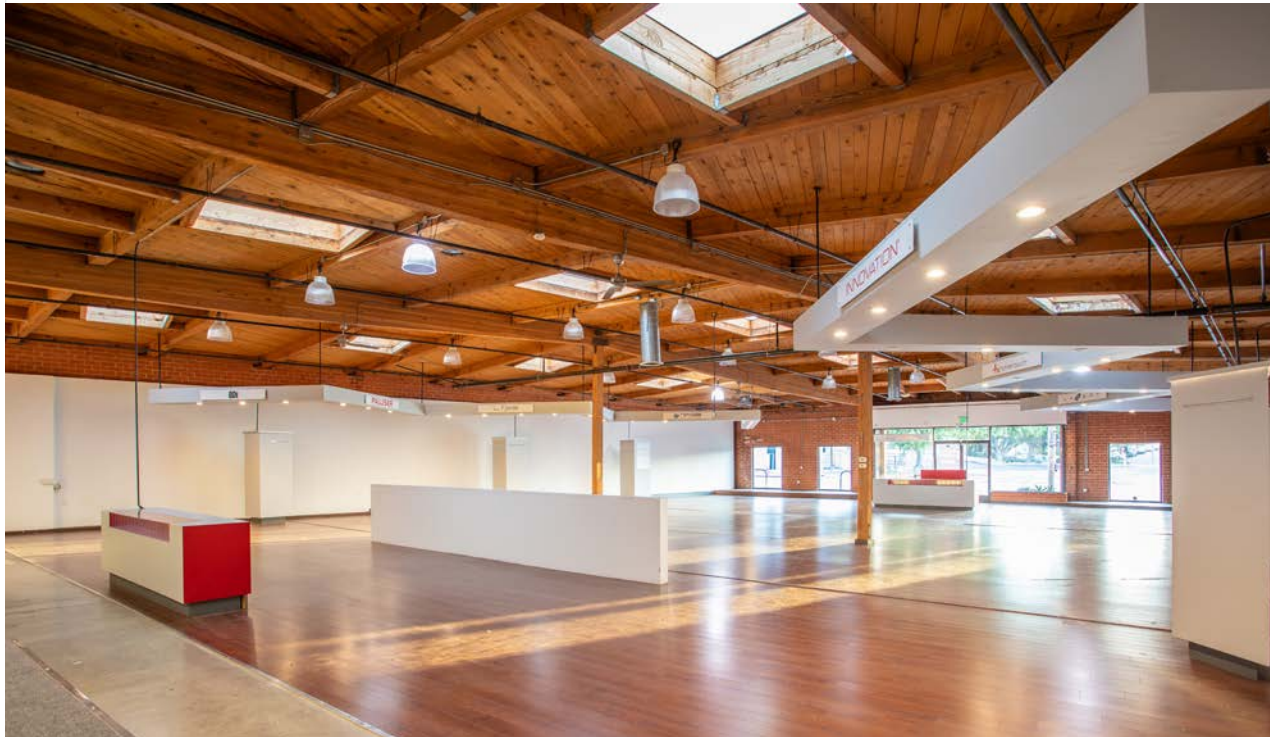
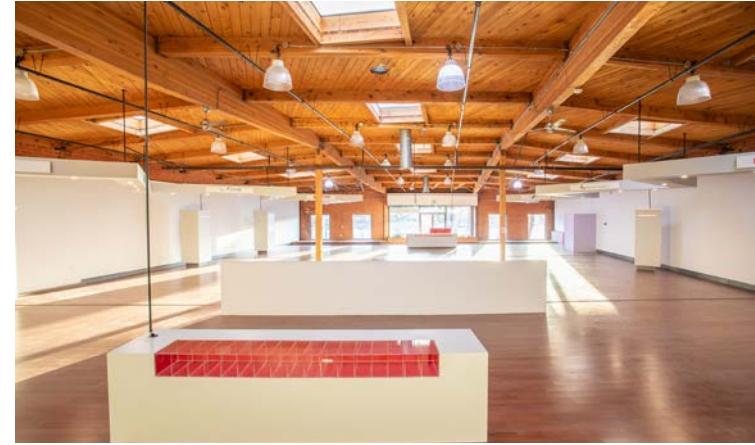
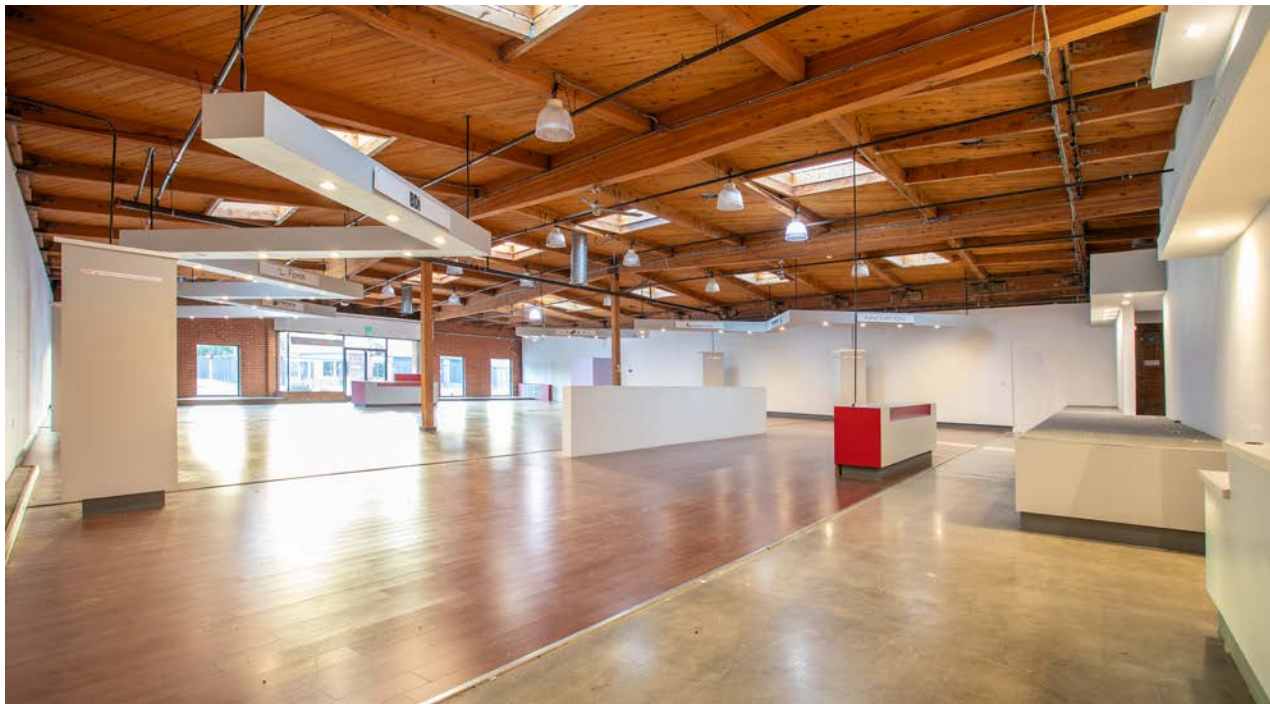


Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
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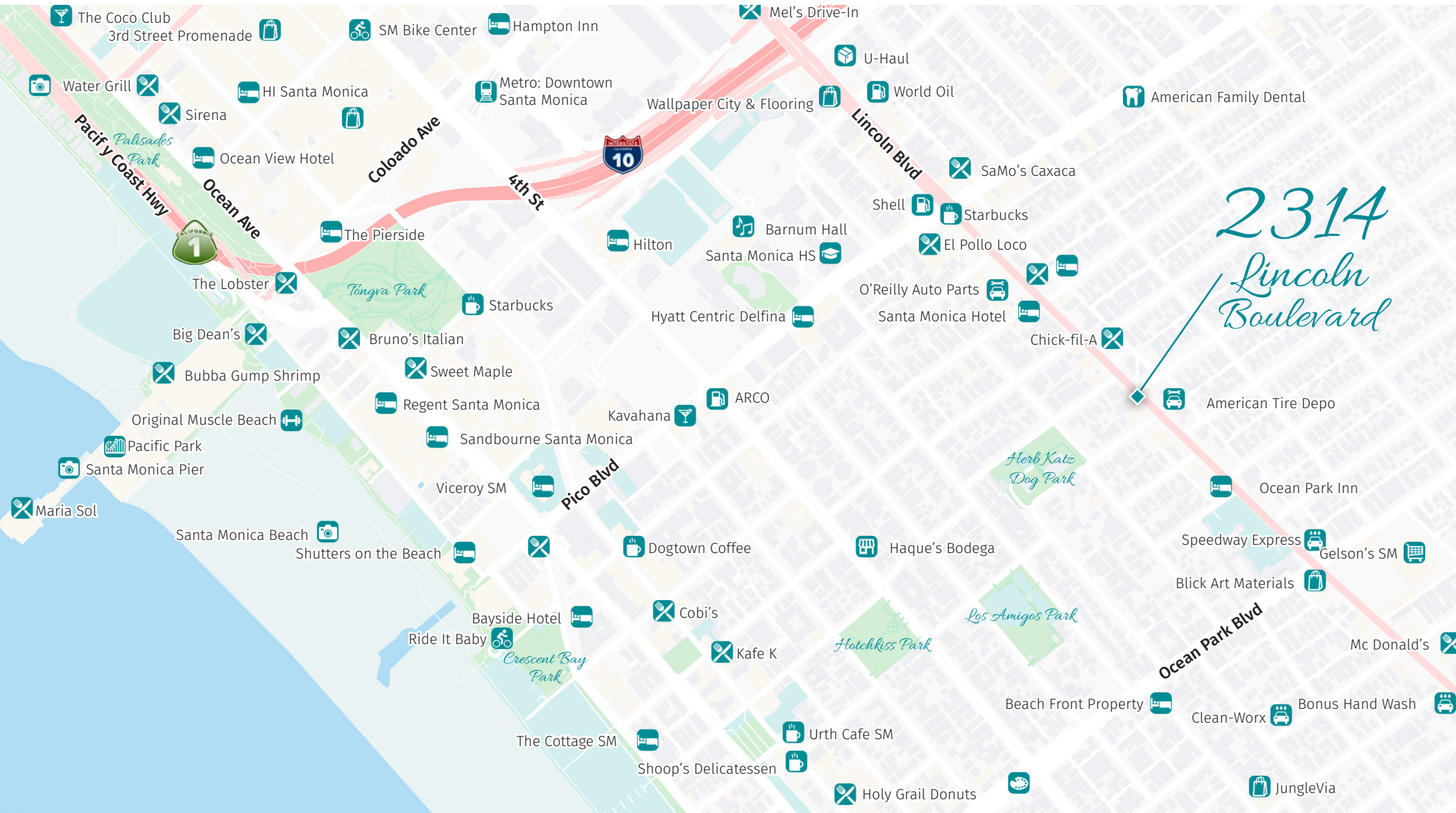
Property Photos



*2314 Lincoln Boulevard
Santa Monica, CA*



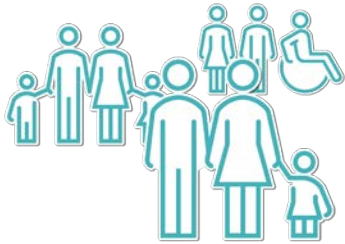
Amenities Map



2314
Lincoln
Boulevard

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Demographics



POPULATION

2 Mile Radius:..... 113,096±

5 Mile Radius:.....485,397±



HOUSEHOLDS

2 Mile Radius:.....57,671±

5 Mile Radius:.....226,967±



AVERAGE HOUSEHOLD INCOME

2 Mile Radius:.....\$ 136,247± per year

5 Mile Radius:.....\$ 139,800± per year



BUSINESSES

2 Mile Radius:..... 14,193±

5 Mile Radius:.....47,817±



DAYTIME EMPLOYMENT

2 Mile Radius:..... 106,657±

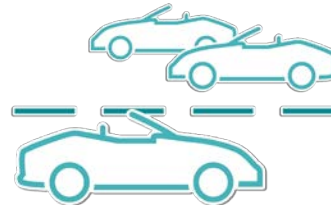
5 Mile Radius:..... 382,461±



TOTAL SPECIFIED CONSUMER SPENDING

2 Mile Radius:... \$ 2.0± billion per year

5 Mile Radius:... \$ 8.3± billion per year



VEHICLES PER DAY

SE Lincoln/Maple :..... 37,050± (0.08 miles)

SE Lincoln/Bay:.....41,856± (0.13 miles)

NW Lincoln/Ocean Park:.....50,911± (0.13 miles)

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