

THE LINC

MARKETPLACE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES
INTERACTIVE OM



FOR LEASE | 1601 - 1641 LINCOLN BLVD | DOWNTOWN SANTA MONICA

\$5.00 - \$6.00 PSF

ASKING RENT

\$1.50 PSF

ESTIMATED NNN

INLINE RETAIL OPPORTUNITY ON SIGNALIZED CORNER OF LINCOLN BLVD AND
COLORADO BLVD



±26,000 VPD
Colorado Ave

AVAILABLE
±6,865 SF

AVAILABLE
±1,246 - ±2,962 SF

JUST OPENED!



Milano Nail Spa

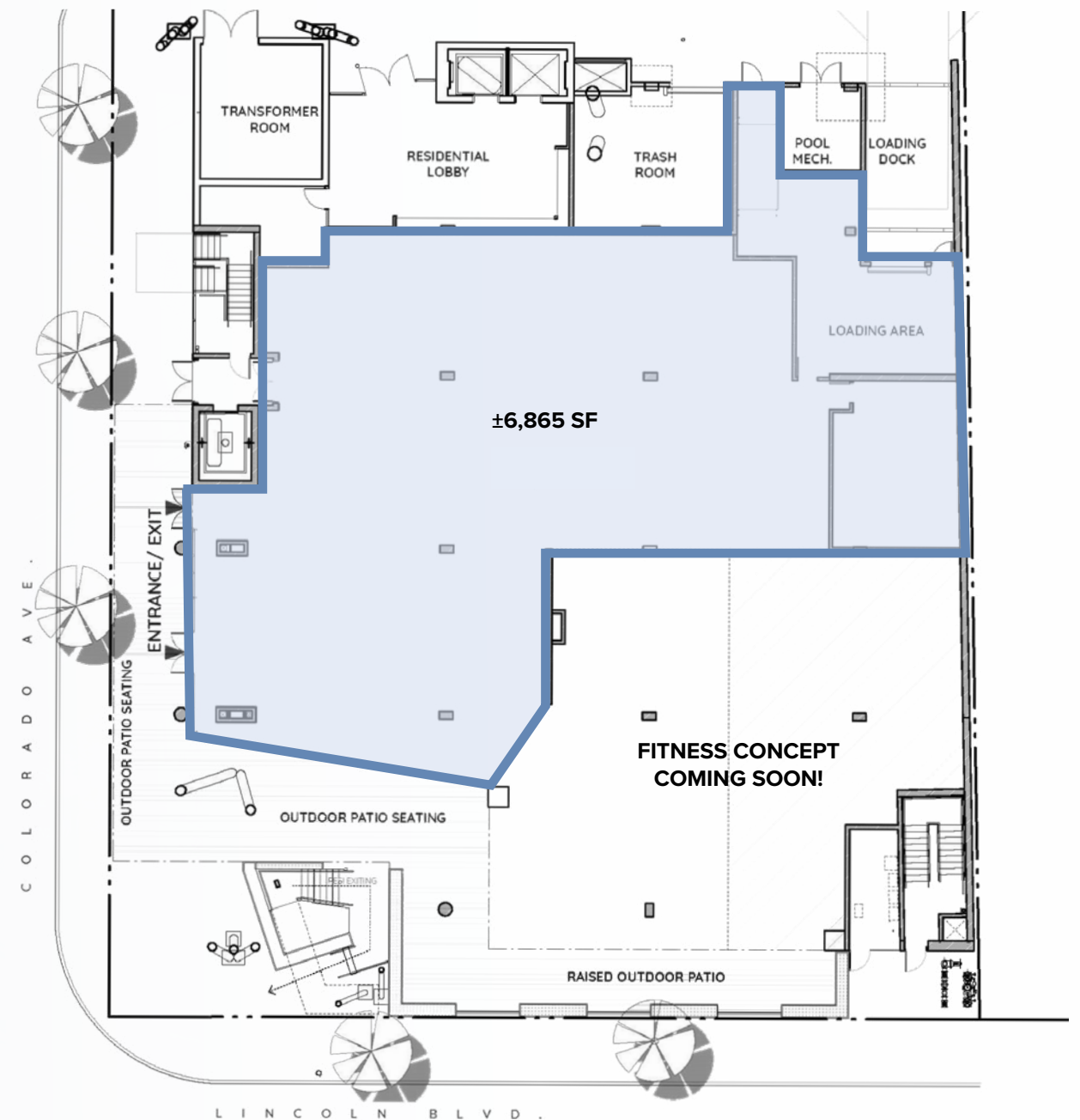
±43,000 VPD
Lincoln Blvd

SUITE 1601

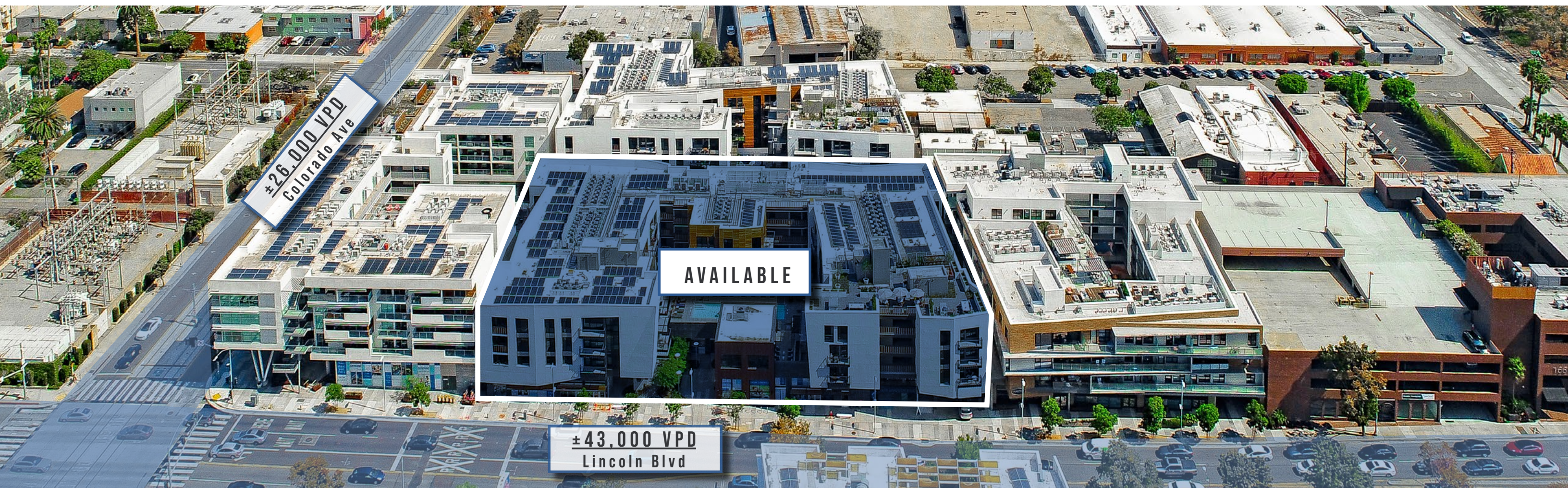
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\$5.00 - \$6.00 PSF
ASKING RENT

±6,865 SF
AVAILABLE



LANDLORD IS PROVIDING RESTAURANT INFRASTRUCTURE INCLUDING GREASE INTERCEPTORS, VENT SHAFTS, AND SUFFICIENT CAPACITY OF POWER, HVAC, AND GAS



SEEKING RESTAURANT & QSR CONCEPTS

THE LINC
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SUITE 1

±1,796 SF | \$6.00 PSF



SUITE 2

±1,246 SF | \$6.00 PSF



SUITE 3

±2,962 SF | \$5.00 PSF



SUITE 4A

±3,000 SF | Lease Pending



SUITE 4B

±2,281 SF | \$5.00 PSF



EXCLUSIVE DEDICATED PARKING

±90 SPACES COMBINED FOR ALL THREE BUILDINGS



ACCESS PATHWAYS TO PARKING ENTRANCE

±26,000 VPD
Colorado Ave

±43,000 VPD
Lincoln Blvd

Downtown Santa Monica serves
as one of the premier *live,
work, play, and visit*
Southern California
urban markets.



DEMOGRAPHICS



1 MILE	3 MILES	5 MILES
22,267	96,396	202,700

1 MILE	3 MILES	5 MILES
39,906	192,312	435,144

1 MILE	3 MILES	5 MILES
\$127,275	\$141,227	\$137,533

- +103K
POPULATION
- 62%
BACHELOR DEGREE OR HIGHER
- +\$137,000
AVERAGE HOUSEHOLD INCOME
- +406K
EMPLOYEES
- \$1.9B
CONSUMER SPENDING
- 44
MEDIAN AGE

“SANTA MONICA NEIGHBORHOODS AMONG TOP 5
PLACES TO LIVE IN U.S.”
- PATCH

“IN TOP 9 BEST NEIGHBORHOODS TO LIVE IN LOS
ANGELES IN 2022”
- US NEWS





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RESIDENTIAL DENSITY

DOWNTOWN SANTA MONICA EXPERIENCES CONTINUED EVOLUTION AND ACCELERATED GROWTH FOR THE FORE-SEEABLE FUTURE IN ITS RESIDENTIAL SECTOR. DOWNTOWN SANTA MONICA FEATURES ONE OF THE MOST DENSE NEIGHBORHOODS IN SOUTHERN CALIFORNIA AS IT CONTINUES TO GO VERTICAL.

SANTA
MONICA

TOP EMPLOYERS

hulu

ZipRecruiter



BEACHBODY

Snap Inc.

mitú

UNIVERSAL
UNIVERSAL MUSIC GROUP

+FIGS

LIONSGATE

GoodRx

ACTIVISION
BLIZZARD



T

RAND
CORPORATION

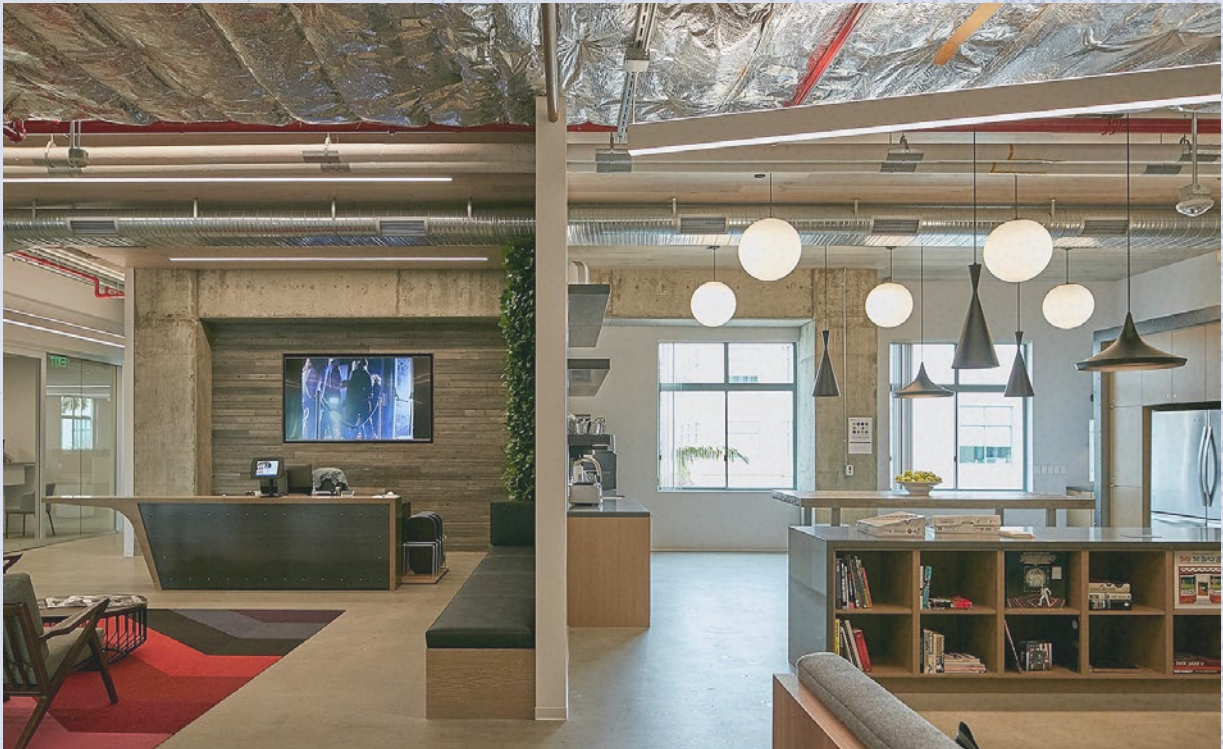
OVER 600

EXISTING OFFICE BUILDING
TOTALING OVER 8.3M SF OF
OFFICE SPACE

ONE OF THE MOST SOUGHT-OUT AFTER OFFICE LOCATIONS IN
GREATER LOS ANGELES



HULU SANTA MONICA HEADQUARTERS



UNIVERSAL MUSIC GROUP

SANTA MONICA

CAN I GET YOU SOMETHING TO DRINK OR EAT...?

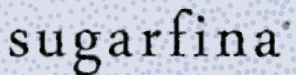
For decades, Santa Monica has been the *culinary capital of Southern California*, drawing flagship locations for existing brands as well as being an incubator for Michelin star chefs and culinary artists with a dream.

RESTAURANTS





DRINKS & DESSERTS



ESTERS
WINE SHOP & BAR

backyard bowls

Wexler's
DELI

Cassia

雅 KAPPO MIYABI
SANTA MONICA
sushi • kushiyaki

HERMANITO
SAWTELLE

TRADER
JOE'S

TAR & ROSES

EQUINOX
VONS

Bodega

Sweetfin

TACOS
TU MADRE

fritto
misto

health nut

Crimson
mediterranean cookhouse

THE
HIVE
SANTA MONICA

BAY CITIES IMPORTING
SANTA MONICA, CALIF
EST. 1925

561 COLORADO BLVD - HOTEL
75 ROOMS

MEET THE NEIGHBORS

DOWNTOWN SANTA MONICA'S RESTAURANT
SCENE IS UNMATCHED. THE CITY IS A FOCAL
POINT AND SOUGHT-AFTER DESTINATION FOR
THE BEST-IN-CLASS LOCAL, REGIONAL, AND
NATIONAL BRANDS



**SANTA
MONICA**

7-MINUTE WALK TO SANTA MONICA
PLACE, ANCHORED BY NORDSTROM

10-MINUTE WALK TO THE THIRD
STREET PROMENADE

SANTA MONICA IS FILLED WITH DINING
DESTINATIONS AND ATTRACTIONS FOR ALL
AGEGROUPS.

8.4 M

VISITORS PER YEAR

\$1.87B

ANNUAL VISITOR SPENDING

1,400

HOTEL ROOMS WITHIN 1 MILE

1,400 HOTEL ROOMS WITHIN 1 MILE OF THE
LINCOLN COLLECTION AND THOSE HOTELS INCLUDE
FAIRMONT, SANTA MONICA PROPER HOTEL, THE
VICEROY SHUTTERS, AND LOEWS HOTEL.

ICONIC HOTELS IN SANTA MONICA

1. SANTA MONICA PROPER HOTEL
2. SHUTTERS ON THE BEACH
3. HOTEL CASA DEL MAR
4. FAIRMONT MIRAMAR HOTEL
5. SHORE HOTEL
6. OCEAN VIEW HOTEL
7. VICEROY SANTA MONICA
8. LOEWS SANTA MONICA BEACH HOTEL
9. THE AMBROSE HOTEL
10. HOTEL SHANGRI-LA



CAYTON CHILDREN'S MUSEUM



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