

1837 LINCOLN BLVD
SANTA MONICA, CA 90404

YOUR SIGN HERE

FOR LEASE | RETAIL BUILDING

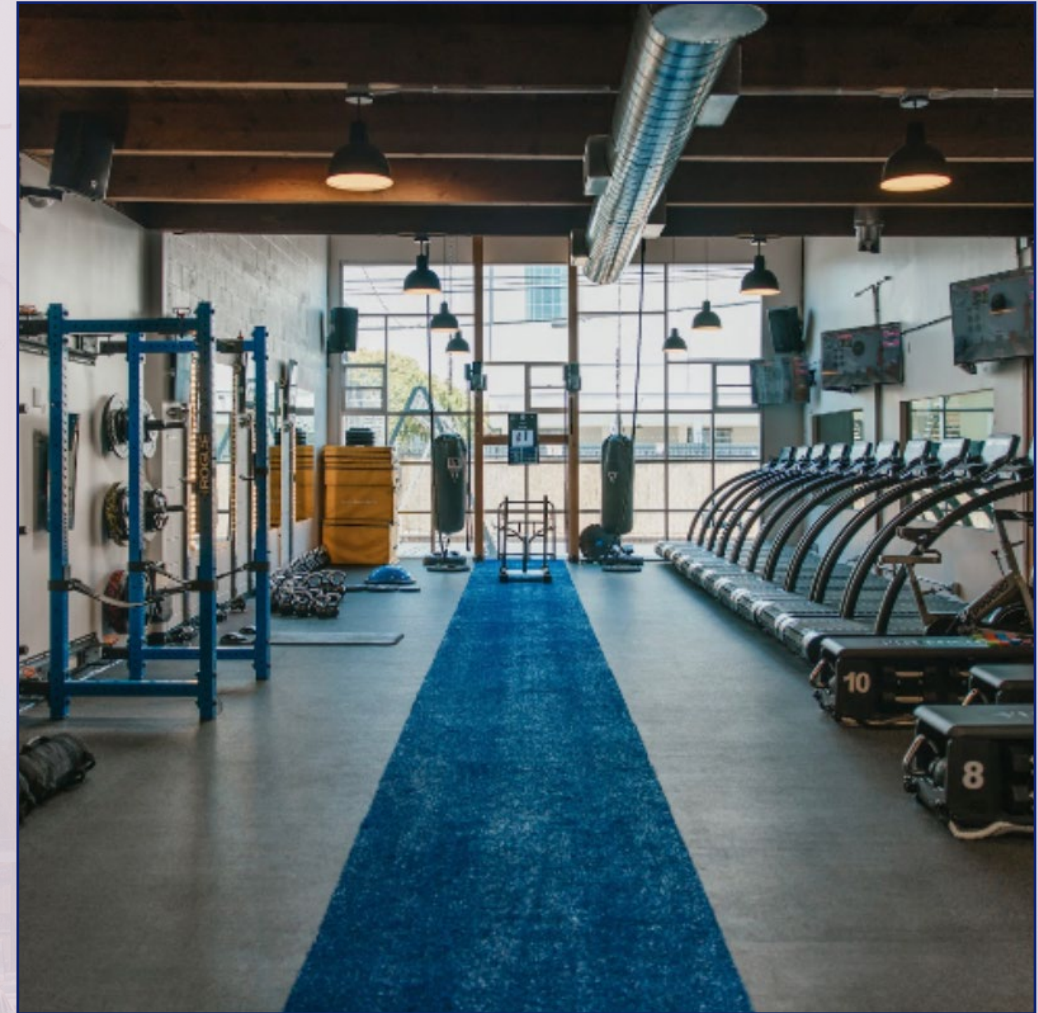
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OPPORTUNITY

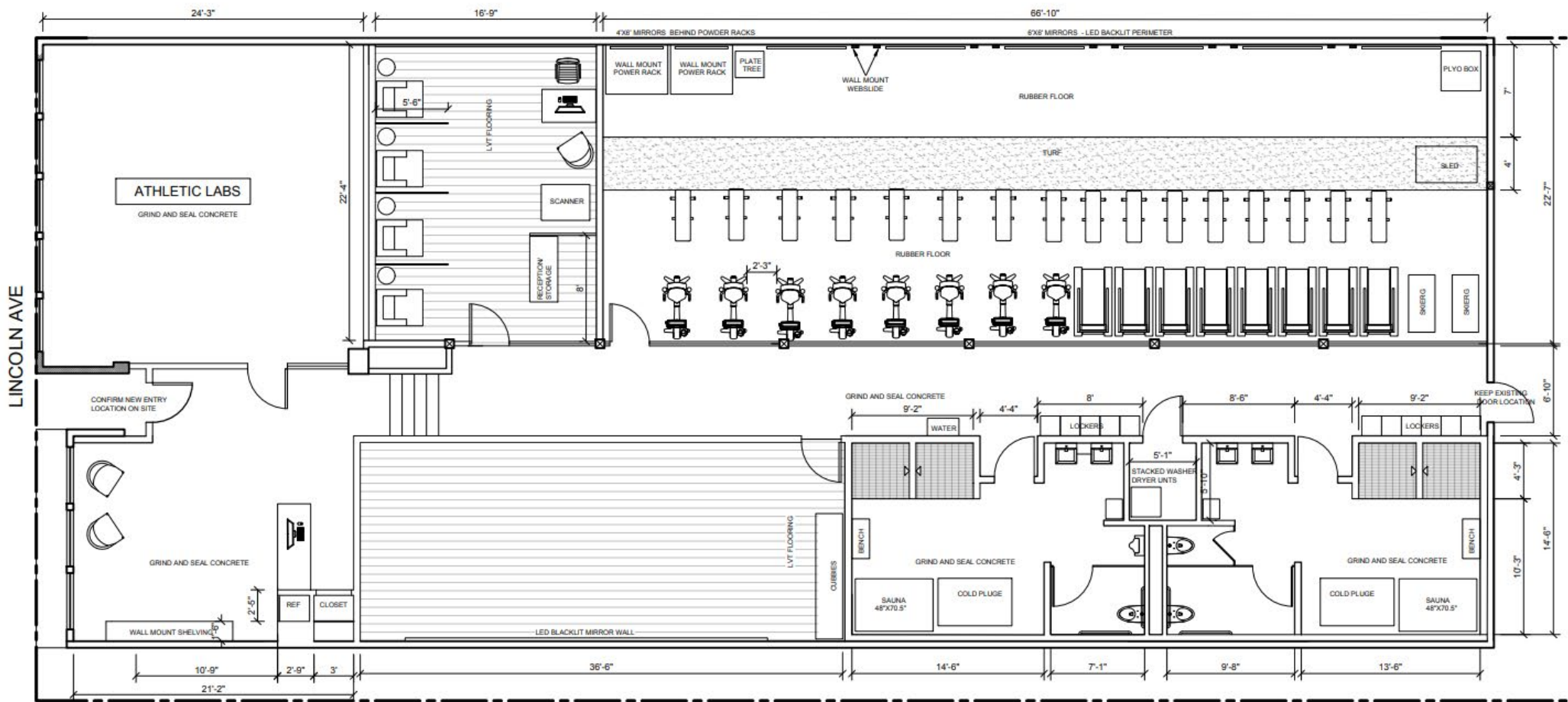
Highlights

- **ADDRESS** 1837 LINCOLN BLVD,
SANTA MONICA, CA 90404
- **SIZE** ±4,904 SF
- **LEASE RATE** \$3.00 PSF
- **ESTIMATED NNNs** \$1.00 PSF
- **PARKING** ON-SITE REAR LOT
- **DELIVERY** 30 DAYS
- **CONDITION** FULLY BUILT OUT
FITNESS STUDIO



DO NOT DISTURB TENANT

FLOOR PLAN





SURROUNDING PARKING

-  METERED STREET PARKING
-  GATED REAR PARKING LOT (CURRENTLY USED FOR OUTDOOR CROSS FIT ACTIVITIES)
-  FREE STREET PARKING ON 9TH STREET (PARALLEL TO LINCOLN BLVD)

SANTA MONICA

Demographics



CONSUMER SPENDING

1 MILE	3 MILES	5 MILES
\$656.3M	\$4B	\$8.1B



POPULATION

1 MILE	3 MILES	5 MILES
38,282	219,379	474,629



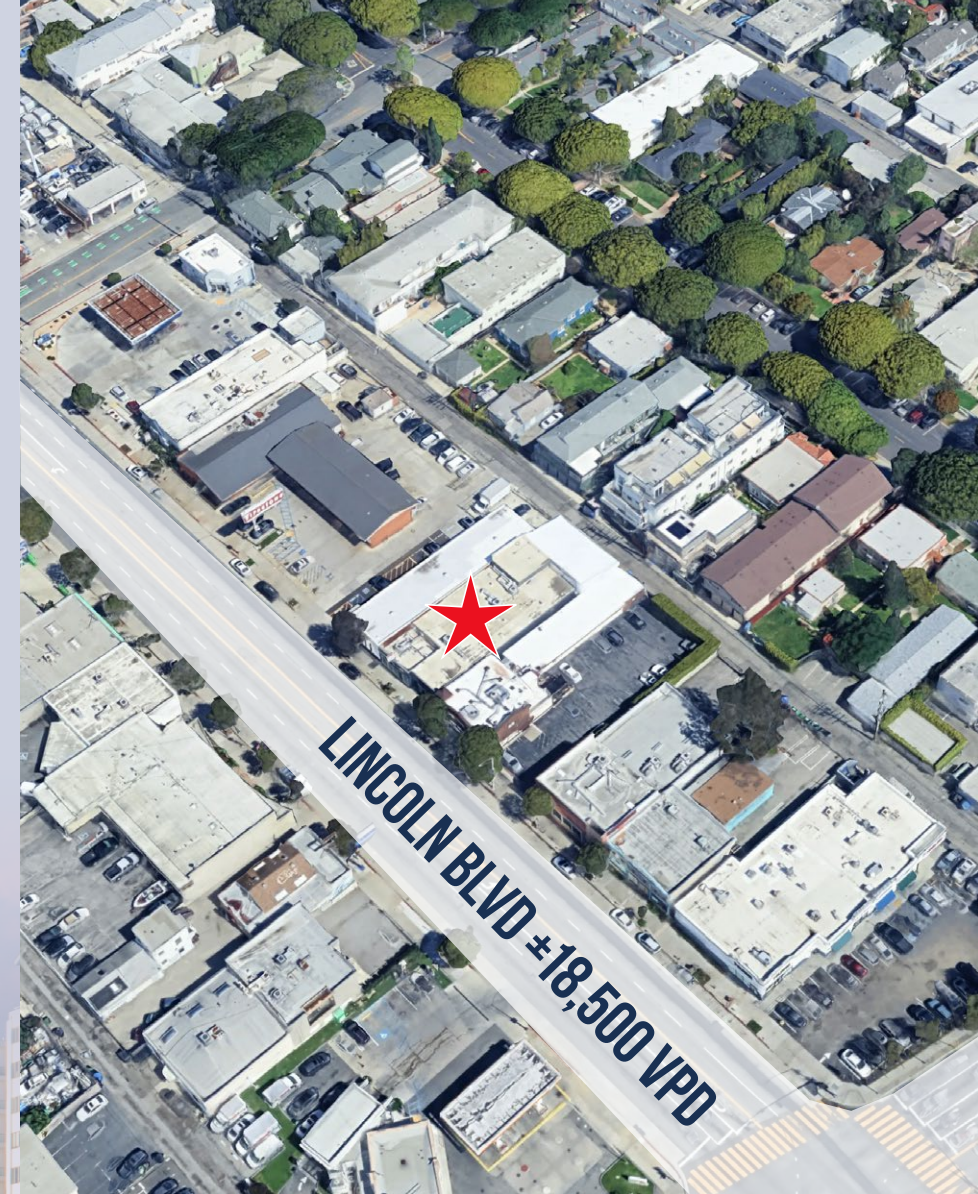
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
20,694	109,531	222,400



HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$122,908	\$142,491	\$139,983



Lincoln Blvd, a prime retail corridor in Santa Monica, is known for being a *busy street with high levels of traffic*, and being a part of the city's efforts to become more walkable and liveable.

MINUTES AWAY FROM THE PROMINENT

3rd Street Promenade & Santa Monica Pier



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