

RETAIL/RESTAURANT SPACE AVAILABLE WITH PARKING

1448 Lincoln Blvd | Santa Monica, CA 90401

FOR LEASE

STEPS AWAY FROM:

EQUINOX

VONS



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YOUR SIGN HERE

MATTHEWS™

STEPS FROM EVERYDAY ESSENTIALS

Top-tier fitness and everyday convenience with Equinox's network of 118+ luxury clubs and Vons' 185+ grocery locations nationwide—bringing premium wellness and essential shopping within easy reach.

VONS & EQUINOX



1448 LINCOLN BOULEVARD

PROPERTY HIGHLIGHTS

1448 Lincoln Blvd. Santa Monica, CA 90401

PROPERTY ADDRESS

±7,500 SF

SPACE SIZE

\$4.50/SF

ASKING RENT

\$1.30/SF

ESTIMATED NNN

±20 SPACES

REAR PARKING

RETAIL | MEDICAL | RESTAURANT

POTENTIAL USE



REAR ENTERANCE

YOUR SIGN HERE

RARE ON-SITE PARKING

SANTA MONICA'S RETAIL RENAISSANCE



Santa Monica Pier
Over 10M Annual Visitors
±0.75 Miles Away

Santa Monica Place

bloomingdales 
ALLSAINTS
LOULOU 
The Cheesecake Factory 
LOUIS VUITTON

Downtown Santa Monica

BOA 
Steakhouse
NORTH 
ITALIA
ATHLETA 
HILLSTONE 
RESTAURANT GROUP

Velvet Rose Rooftop Lounge

Cocktail Bar



New Mixed-Use Building



Third Street Promenade

ZARA Élephante 
patagonia 
sweetgreen 
ANTHROPOLOGIE

INTERSTATE 10
±62,000 VPD

 1550 Lincoln Apartments
±100 Units

Broadway ±16,423 VPD

Lincoln Blvd ±40,832 VPD



Subject Property



SANTA MONICA, CA

91,500

RESIDENTS

49,200

HOUSEHOLDS

42.9

AVG. AGE

\$1.81M

AVG. PROPERTY VALUE

\$109,739

MEDIAN HOUSEHOLD INCOME

4.2M

2025 VISITORS

\$916.6M

COUNTY GDP

Santa Monica remains one of the most visible and high-profile retail markets on the West Coast, anchored by a strong local economy, tourism demand, and an affluent resident base. The city's coastal location, vibrant lifestyle offerings, and proximity to Los Angeles drive steady consumer activity, particularly in well-trafficked corridors like the Third Street Promenade, Montana Avenue, and Ocean Avenue. Major commercial streets continue to attract local residents and visitors alike, supporting a mix of national retailers, boutique shops, dining concepts, and service businesses.

Recent market trends indicate a moderation in retail rents and leasing velocity as the post-pandemic recovery matures. Average asking rents in some segments have softened slightly compared with peak levels, reflecting longer lease-up periods for larger spaces and a shift by landlords toward prioritizing occupancy

over rate growth. Vacancy has increased modestly in broader Santa Monica retail due to cautious expansion by tenants and elevated availability, particularly in non-destination locations. However, prominent pedestrian corridors and high-visibility storefronts still command strong interest when priced competitively.

Foot traffic drivers such as the Third Street Promenade — one of Southern California's iconic outdoor retail districts — continue to play a key role in the retail ecosystem, although some parts of the downtown retail fabric have faced challenges with store turnover and lower tourism counts in recent periods. Initiatives to stimulate visitation and support local businesses, combined with ongoing mixed-use and residential development nearby, are expected to lend longer-term support to the retail environment.

EXCLUSIVELY LISTED BY

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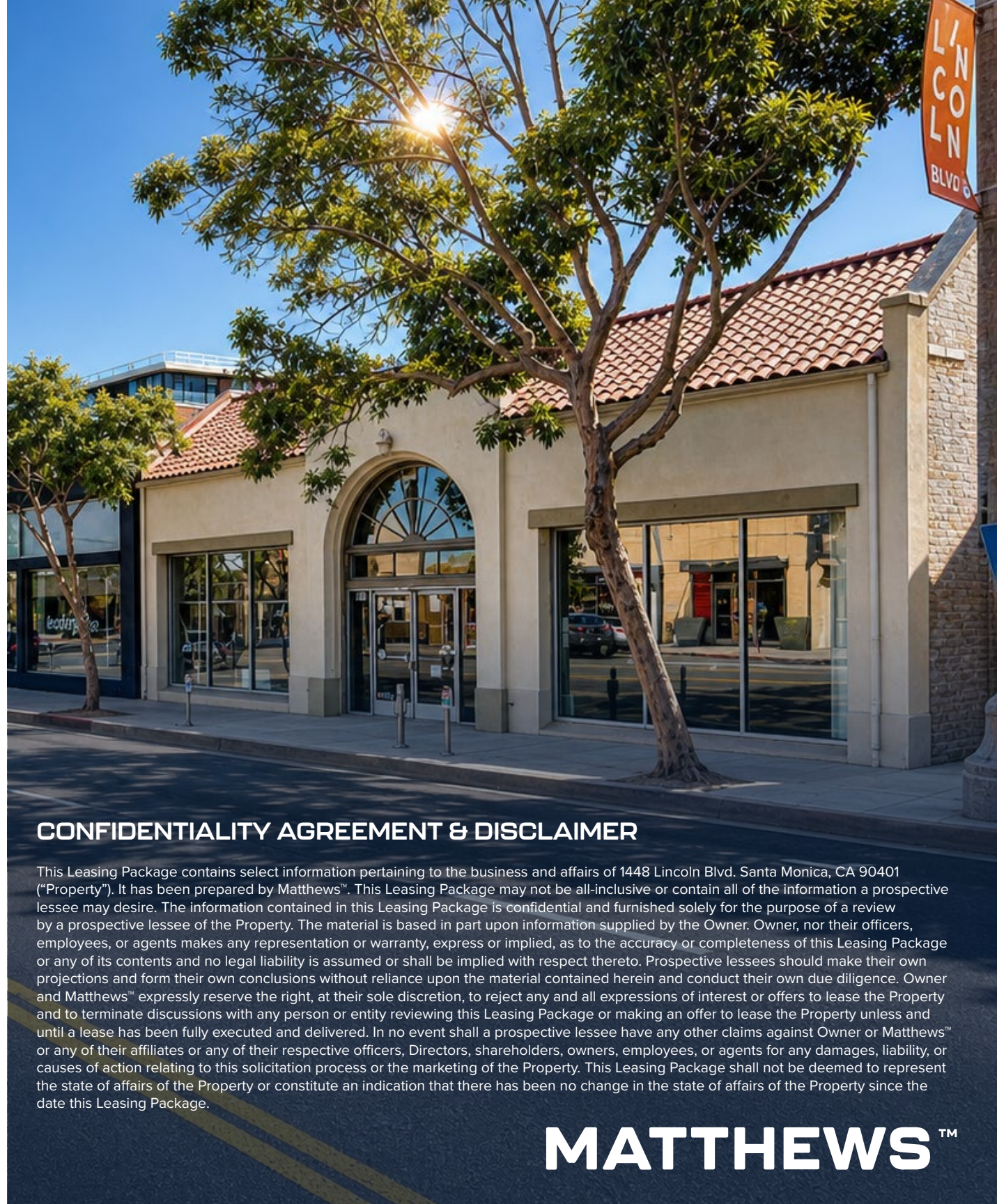
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