

OWNER USER OR INVESTMENT



FOR SALE

**2408 LINCOLN BOULEVARD
Santa Monica, CA 90405**



JEFF JAROW
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JEFF@PARCOMMERCIAL.COM
Lic# 00870996

Property Characteristics

LOCATION

2408 Lincoln Boulevard, Santa Monica, CA 90405

ASKING PRICE

\$7,900,000.00

OCCUPANCY: 100% - showroom retail tenant

BUILDING

Public records show the subject building was built in 1940 and is approximately 8,812 square feet (per assessor). The building was renovated in 2020.

SITE

This commercial site is located on Lincoln Boulevard at the south west corner of Kensington Avenue with approximately 42,630 cars passing per day.

PARKING

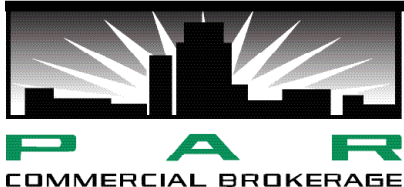
Currently configured with four(4) parking spaces plus metered street parking.

LAND AREA & ZONING

The subject consists of one (1) parcel (4287-001-001) totaling approximately 11,448 square feet (per assessor) with a zoning designation of SMC 4. Buyer shall do its own investigation.

- **Approximately 140' of Lincoln Boulevard frontage**
- **Great for showroom use**
- **Heavily trafficked**
- **Recently renovated**
- **Three roll-up doors**
- **Great signage**
- **ADA compliant and HVAC**

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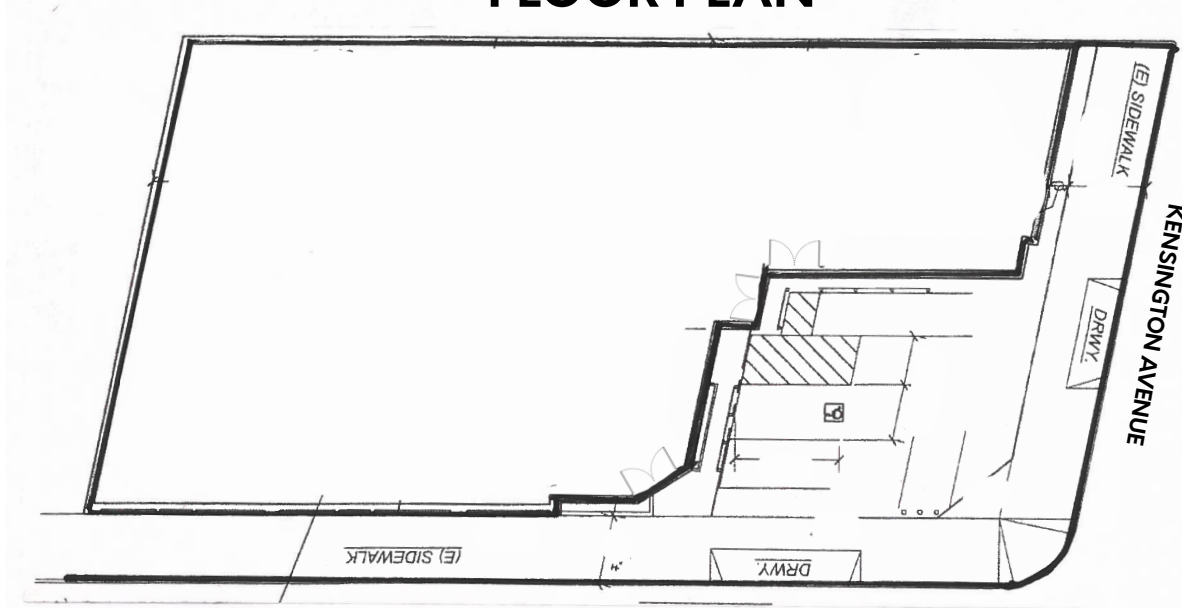
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Floor Plan / Plat Map

FLOOR PLAN



South ← LINCOLN BOULEVARD → North

PLAT MAP



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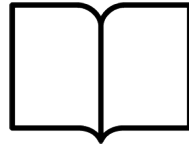
Demographics

Within 1 Mile



Housing Units

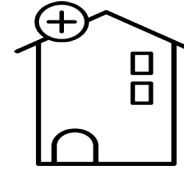
21,917



Educational Attainment

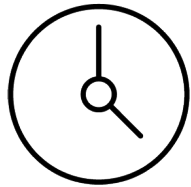
63%

with college or higher degree



Median Home Value

\$1,114,203



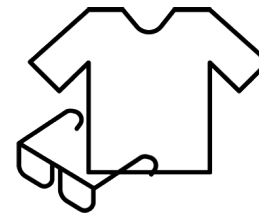
Estimated Population

36,889



Average Household Income

\$124,279



Apparel, Food/Entertainment & Services

\$302,444

POPULATION

2029 Projected Population

2024 Estimated Population

2020 Census Population

Growth 2024-2029

Growth 2020-2024

ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+

\$50,000-\$74,999

\$75,000-\$99,000

\$100,000 +

TOTAL

2024 Estimated Average HH Income

2024 Estimated Households

1-MILE RADIUS

36,229

36,889

35,696

-1.79%

3.34%

2,109

1,889

8,957

10,846

\$124,279

19,337

3-MILE RADIUS

218,184

222,492

216,974

-1.94%

2.54%

12,014

10,159

59,336

81,509

\$141,166

111,131

5-MILE RADIUS

477,371

486,612

473,624

-1.90%

2.74%

25,618

22,691

121,002

169,311

\$139,786

227,504



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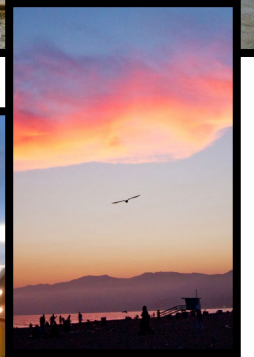
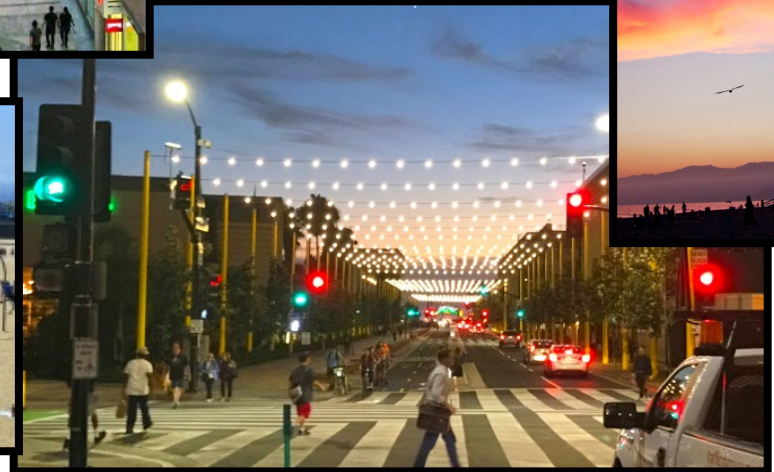
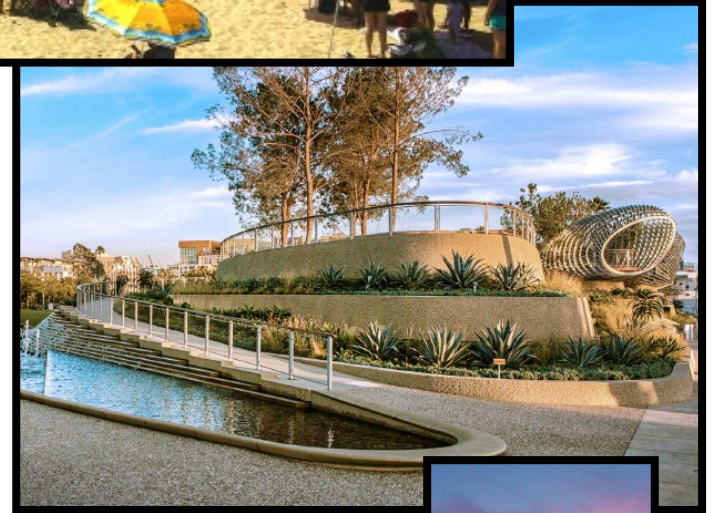
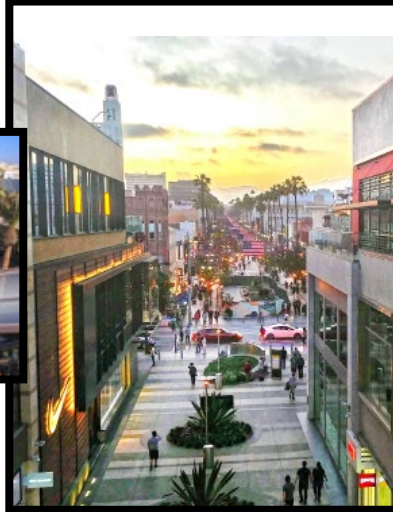
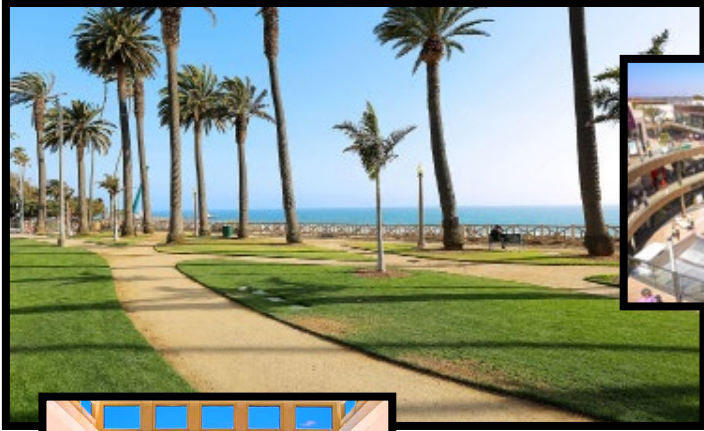
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Area Information

Downtown Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 20.6 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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