

BELOW 50 UNITS ON THE HARD CORNER OF LINCOLN BLVD & MARCO PL.

Retail/Restaurant Space For Lease



1816 Lincoln Boulevard, Venice, CA 90291



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AVAILABLE

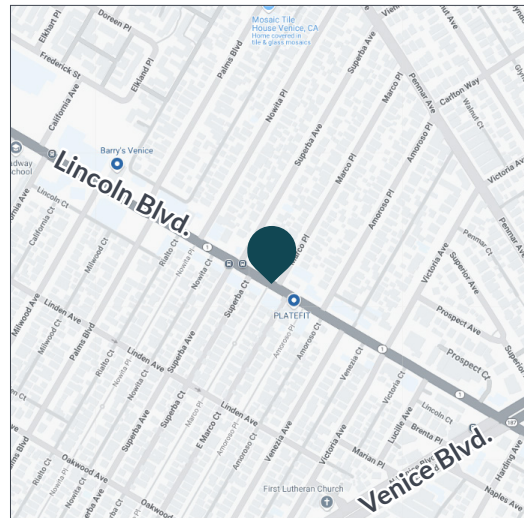
Size: $\pm 1,229$ RSF
Rent: \$8.00 PSF/Mo., NNN

NNN: $\pm \$1.00$ PSF/Mo.
Available: Q4 2026

PROPERTY HIGHLIGHTS

- New boutique luxury mixed-use development with 50 apartment units above ground floor retail
- Located directly across from Superba restaurant in the heart of Lincoln's vibrant and rapidly emerging corridor
- Offers exceptional visibility and benefits from strong pedestrian and vehicular traffic
- Versatile use such as fitness studios, curated retail stores, non-hooded culinary experiences
- Strong demographics with an HHI of $\pm \$206,155$ within one mile
- On the incredibly busy street of Lincoln with approximately $\pm 78,309$ cars passing per day on Venice Blvd. and Lincoln Blvd.

** Prospective tenants are hereby advised that all uses are subject to City approval*



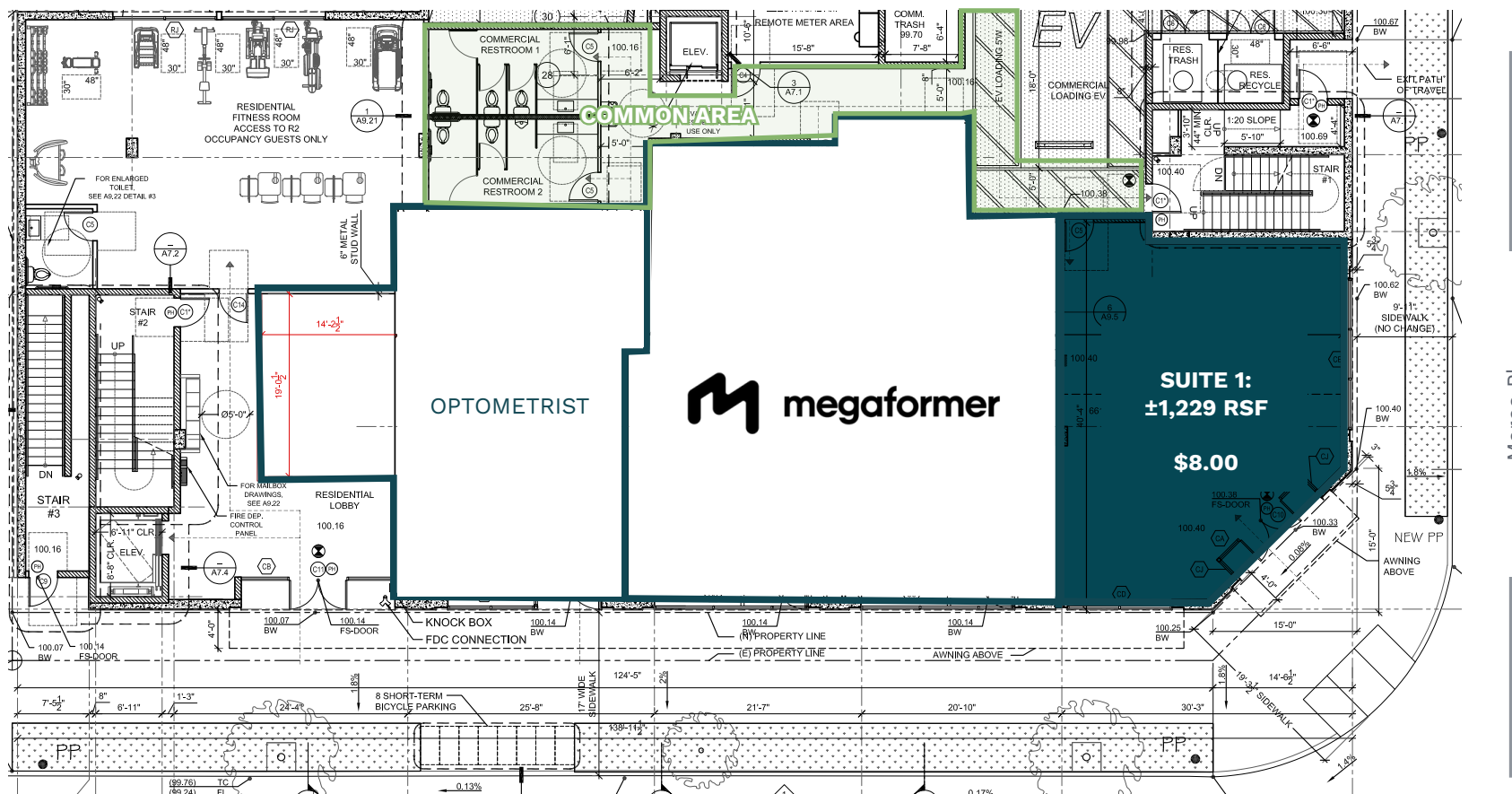
TRADE AREA



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Suite 1: $\pm 1,045$ USF $\pm 1,229$ RSF



Lincoln Blvd.



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[illegible]

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AREA DEMOGRAPHICS



POPULATION

	0.5 Mile	1 Mile	2 Miles
2024 Estimated Population	8,651	34,997	122,151
2029 Projected Population	8,291	33,218	117,632
2020 Census Population	7,814	34,612	123,314
2010 Census Population	8,203	33,113	117,922
Projected Annual Growth 2024 to 2029	-0.8%	-1.0%	-0.7%
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.3%
2024 Median Age	39.7	39.5	40.8

HOUSEHOLDS

2024 Estimated Households	4,193	17,088	61,974
2029 Projected Households	4,072	16,426	60,408
2020 Census Households	3,760	16,990	62,271
2010 Census Households	3,800	15,739	58,983
Projected Annual Growth 2024 to 2029	-0.6%	-0.8%	-0.5%
Historical Annual Growth 2010 to 2024	0.7%	0.6%	0.4%

RACE & ETHNICITY

2024 Estimated White	67.3%	63.2%	61.2%
2024 Estimated Black or African American	3.5%	5.7%	5.6%
2024 Estimated Asian or Pacific Islander	7.9%	9.7%	11.2%
2024 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.9%
2024 Estimated Other Races	20.6%	20.5%	21.1%
2024 Estimated Hispanic	25.2%	25.1%	25.7%

INCOME

2024 Estimated Average Household Income	\$220,185	\$206,155	\$188,753
2024 Estimated Median Household Income	\$129,134	\$135,671	\$124,388
2024 Estimated Per Capita Income	\$106,840	\$100,986	\$96,018

EDUCATION

2024 Estimated High School Graduate	9.6%	9.1%	10.3%
2024 Estimated Some College	13.4%	12.8%	13.5%
2024 Estimated Associates Degree Only	3.3%	4.1%	5.6%
2024 Estimated Bachelors Degree Only	41.0%	41.3%	38.7%
2024 Estimated Graduate Degree	26.9%	26.9%	25.1%

BUSINESS

2024 Estimated Total Businesses	439	3,151	9,506
2024 Estimated Total Employees	2,348	17,928	59,790
2024 Estimated Employee Population per Business	5.3	5.7	6.3
2024 Estimated Residential Population per Business	19.7	11.1	12.8



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