

**\$3.00 MG /
TI INCENTIVES AVAILABLE**



1661 Lincoln Boulevard, Santa Monica, CA 90404

Creative Office on the Corner of Lincoln & Olympic

Flexible suite sizes with on-site parking, efficient floorplates, and immediate access to new dining, wellness, and entertainment amenities

Four-story office building totaling ±59,550 SF on a 0.8 acre lot in Downtown Santa Monica





CALIFORNIA
1

INTERSTATE
CALIFORNIA
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Lincoln Blvd

Olympic Blvd

1661
Lincoln Blvd



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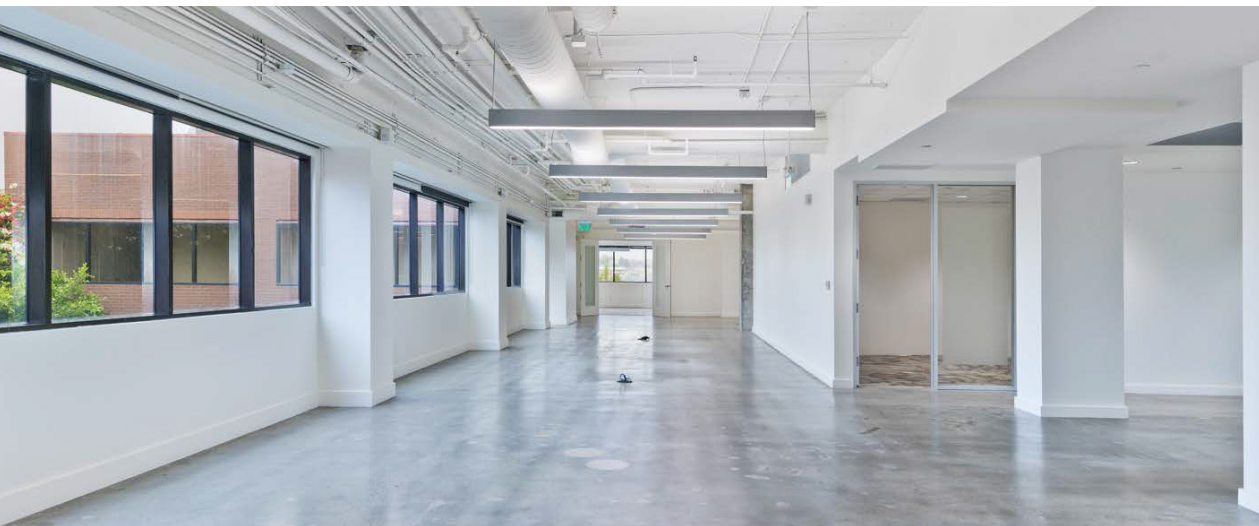
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Property Highlights

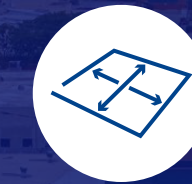
1661
Lincoln Blvd



1661 Lincoln Boulevard is a premier four-story office building in the heart of downtown Santa Monica, offering exceptional visibility and accessibility for forward-thinking businesses. With full-floor availability on the 3rd and 4th floors—each totaling 14,131 SF—this property provides the flexibility to lease over 40,000 SF, making it ideal for growing companies seeking a dominant Westside presence.

Situated just steps from the 10 Freeway and a short commute to local transit lines, 1661 Lincoln boasts prominent frontage on Lincoln Boulevard, ensuring high brand visibility. The building features efficient floorplates, secure on-site parking at a generous 3.0 spaces per 1,000 SF, and is surrounded by a vibrant mix of retail, dining, and creative neighbors, creating a dynamic work environment.

With competitive lease rates and immediate occupancy options, 1661 Lincoln delivers both practical convenience and a prestigious address—perfect for companies looking to establish a strong foothold in one of Los Angeles' most desirable office markets.



59,550 RSF /
38,848 SF Land Size



Easy Access to 10 Fwy,
PCH & 405 Fwy



Mid-rise office
building built in 1981



Over 112,000 people
living within a
2-mile radius



Convenient location within
8 min walk to Downtown
Santa Monica EXPO Line



Parking Ratio
@ 3/1,000
189 Spaces

Property Overview

1661 Lincoln Blvd 4-story office building

Offering 4 Separate Suites Available for Lease

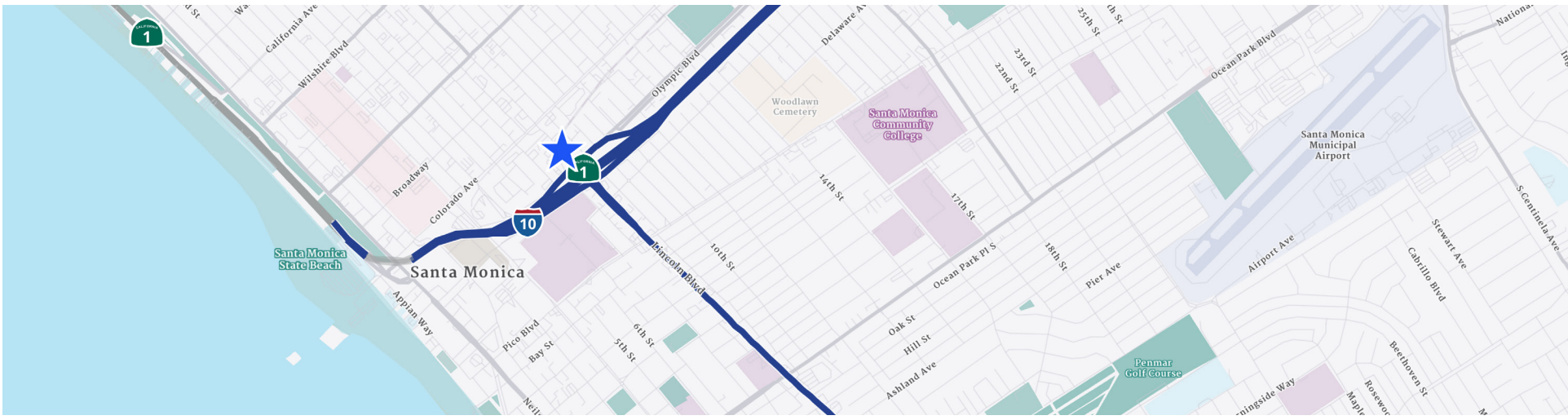
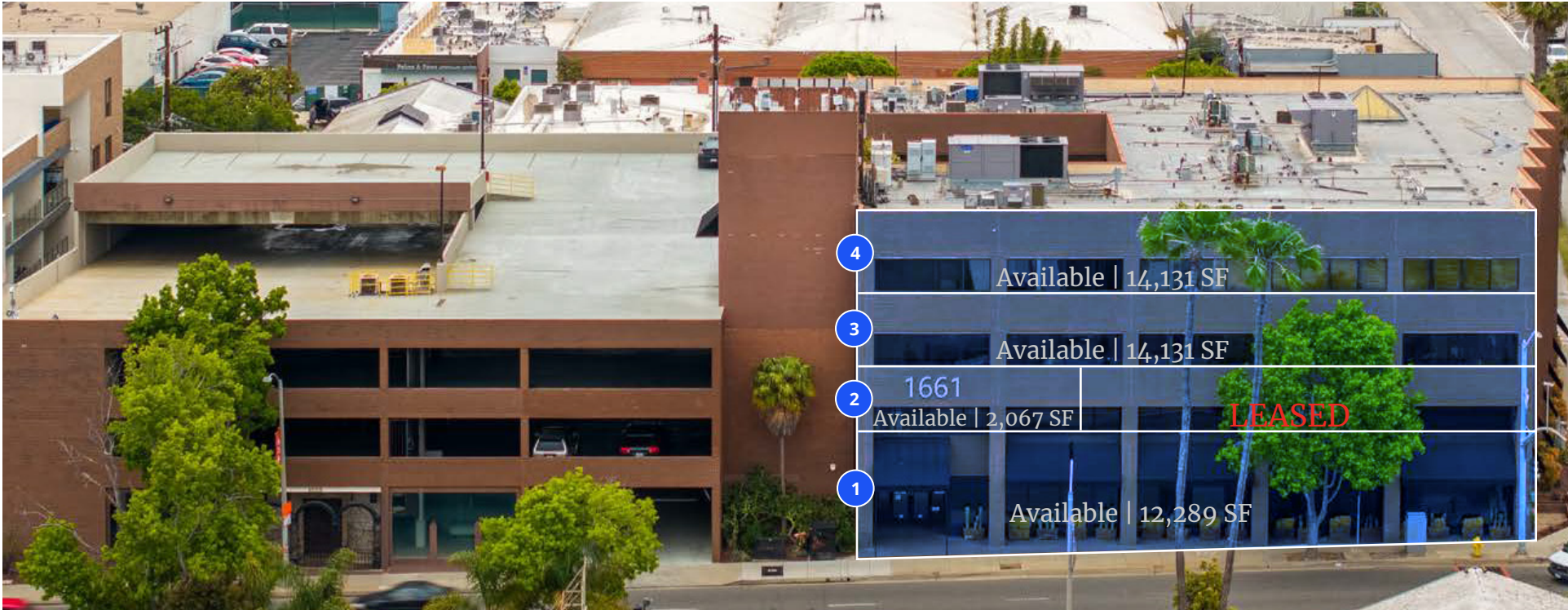
Lease Rate \$3.00 /SF MG

Rentable SF 2,067 - 43,319 SF

Parking Ratio 3 spaces/1,000 SF
Gated Garage

HIGHLIGHTS

- Beautiful creative space with natural light and exposed ceilings
- Parking Access to each floor
- Beautifully landscaped outdoor common courtyard
- Multitude of restaurants and amenities close by
- Exterior signage opportunity
- Walkers Paradise (90)



First Floor Recording Studio

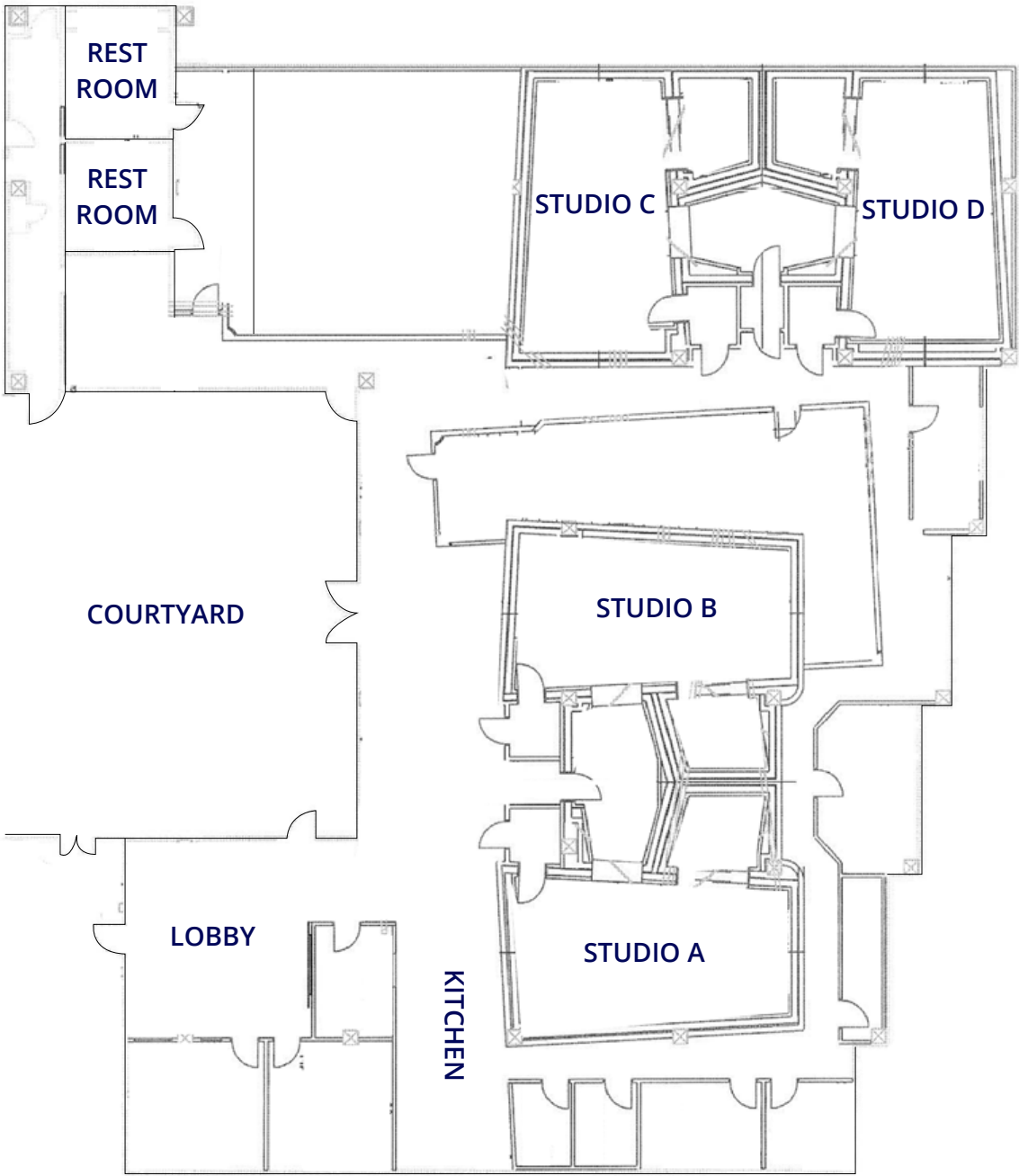
Offering	Suite Available for Lease
Lease Rate	\$3.00 /SF MG
Rentable SF	12,289 SF
Parking Ratio	3 spaces/1,000 SF Surface & Covered

HIGHLIGHTS

- Historic ADR & Voiceover Recording Studio
- Opens to Landscaped Courtyard
- Unique Design Move-in Ready
- Beautiful Kitchen & Lounge
- Signage Opportunity



1ST FLOOR PLAN



Second Floor

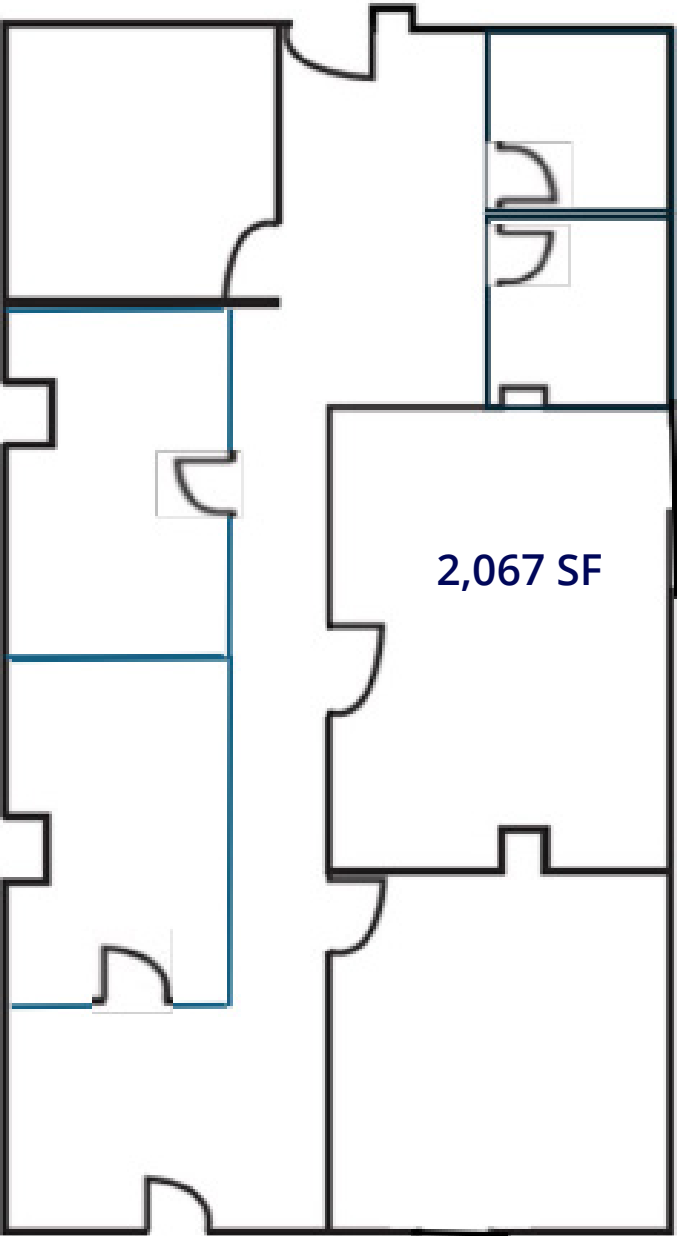
Suite 200

Offering	Suite Available for Lease
Lease Rate	\$3.00 /SF MG
Rentable SF	2,067 SF
Parking Ratio	3 spaces/1,000 SF Surface & Covered

HIGHLIGHTS

- Move-in Ready
- Reception Area
- Exposed Ceilings
- 2 Large Offices/Conf Rooms
- 3 Mid-Size Offices
- 2 Small Offices

SUITE 200 FLOOR PLAN



Second Floor

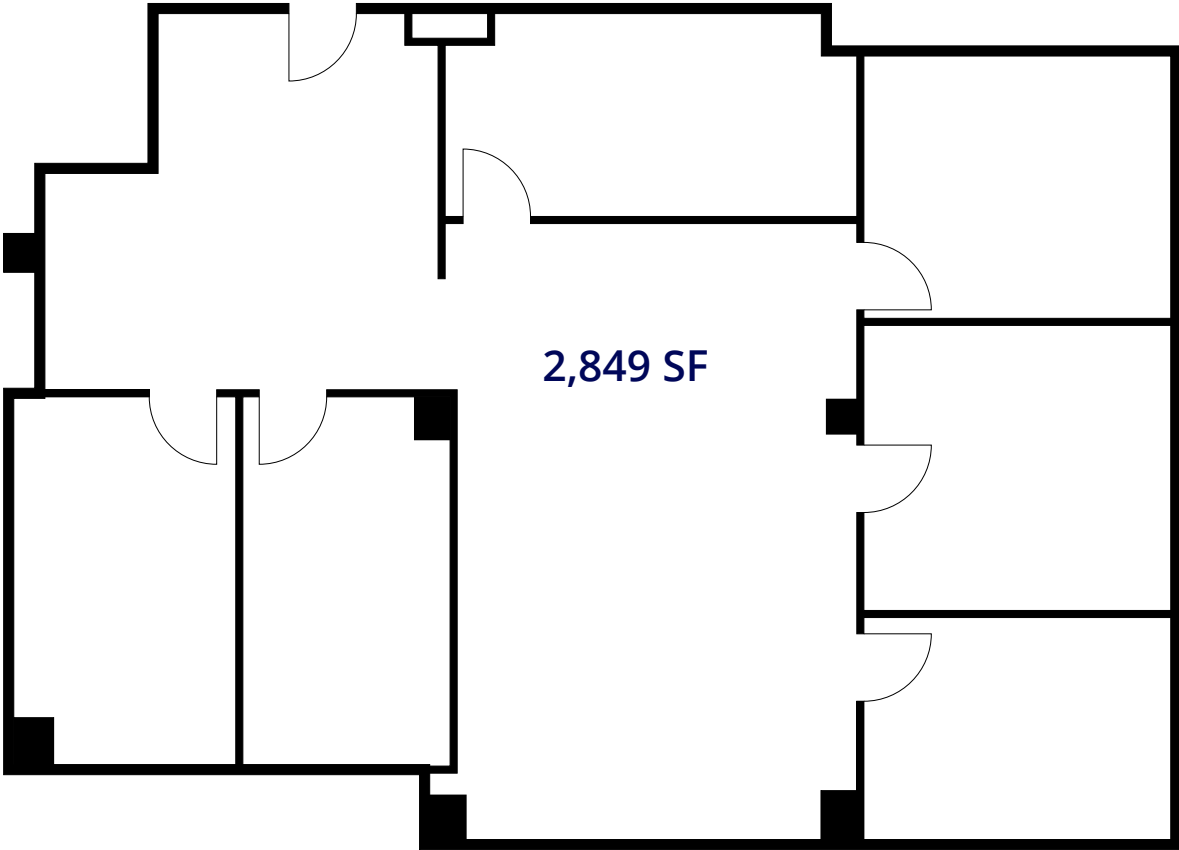
Suite 225

Offering	Suite Available for Lease
Lease Rate	\$3.00 /SF MG
Rentable SF	2,849 SF
Parking Ratio	3 spaces/1,000 SF Surface & Covered

HIGHLIGHTS

- Available April 2026
- 6 Private window-lined offices
- Polished concrete floors throughout
- Kitchenette inside the suite
- Conference or bullpen area in center of suite

SUITE 225 FLOOR PLAN



Third Floor Available Space

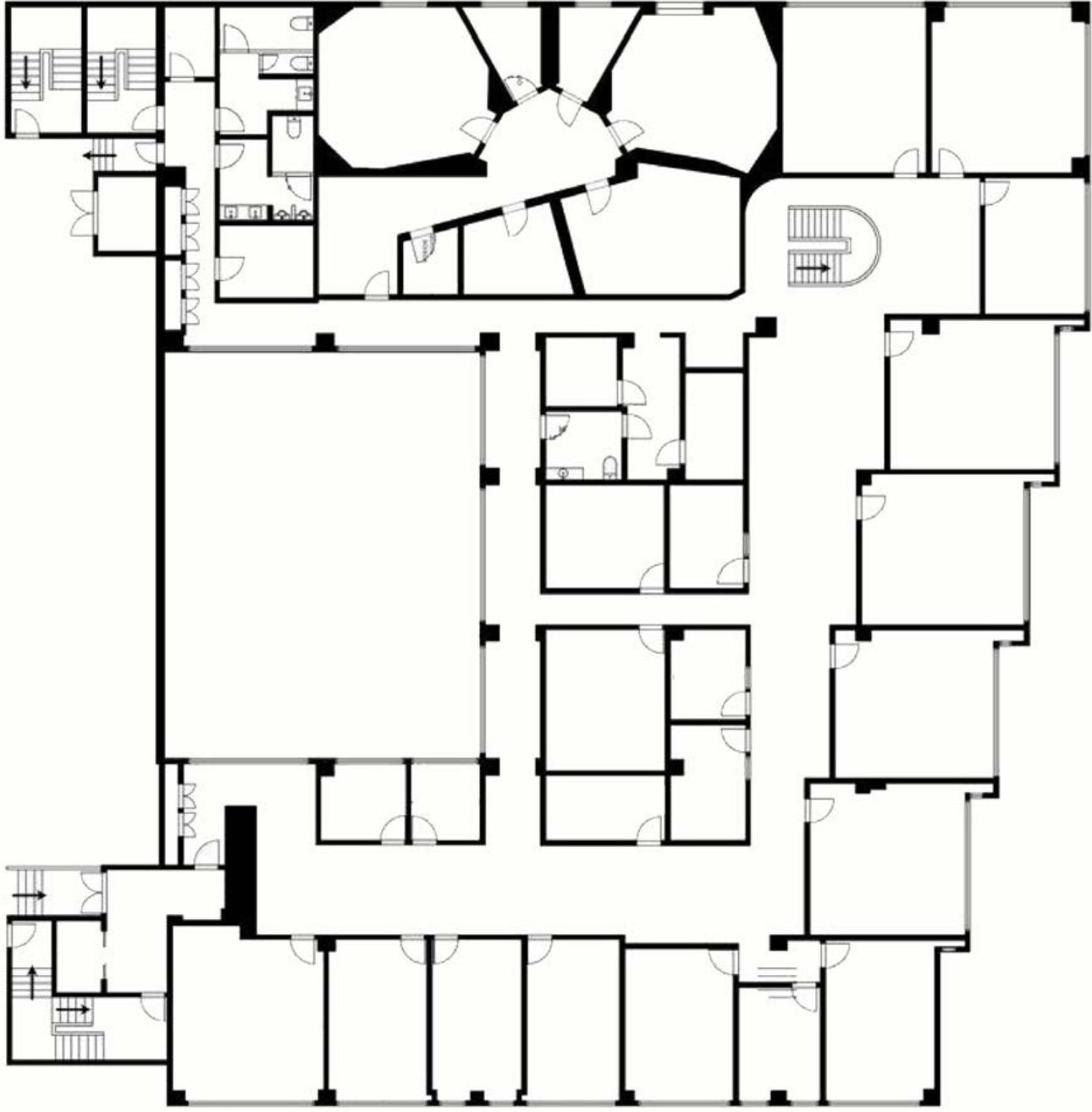
Offering	Suite Available for Lease
Lease Rate	\$3.00 /SF MG
Rentable SF	5,000 - 14,131 SF
Parking Ratio	3 spaces/1,000 SF Surface & Covered

HIGHLIGHTS

- Internal Staircase to 4rd Floor
- Polished Concrete Floors
- IT Room
- Internal Restroom
- Mix of Large and Small Offices



3RD FLOOR PLAN



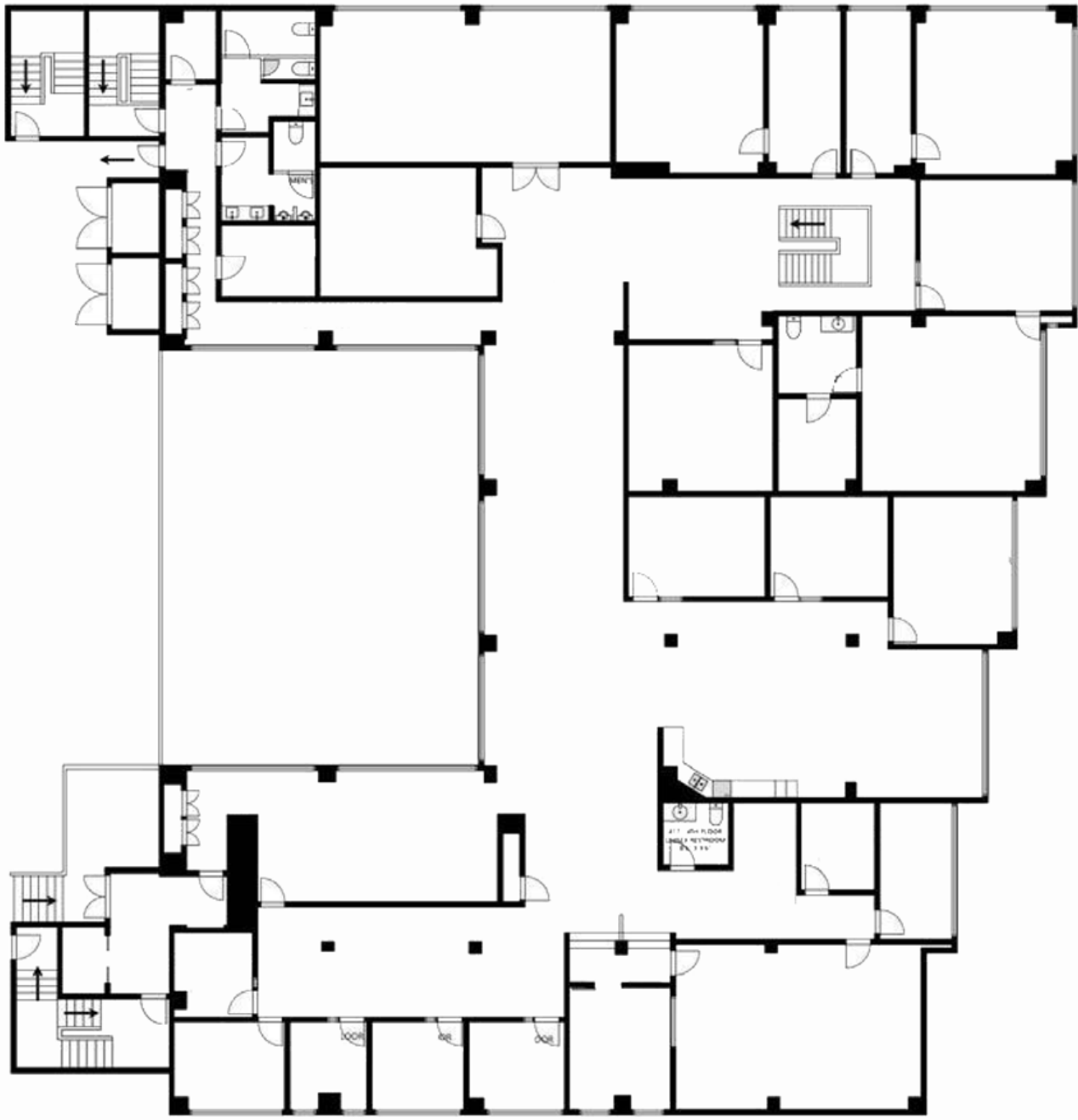
Fourth Floor Available Space

Offering	Suite Available for Lease
Lease Rate	\$3.00 /SF MG
Rentable SF	5,000 - 14,131 SF
Parking Ratio	3 spaces/1,000 SF Surface & Covered

HIGHLIGHTS

- Dramatic Skylights
- Internal Staircase to 3rd Floor
- Polished Concrete Floors
- Dramatic Open Kitchen
- Telecom Room
- Internal Restroom

4TH FLOOR PLAN



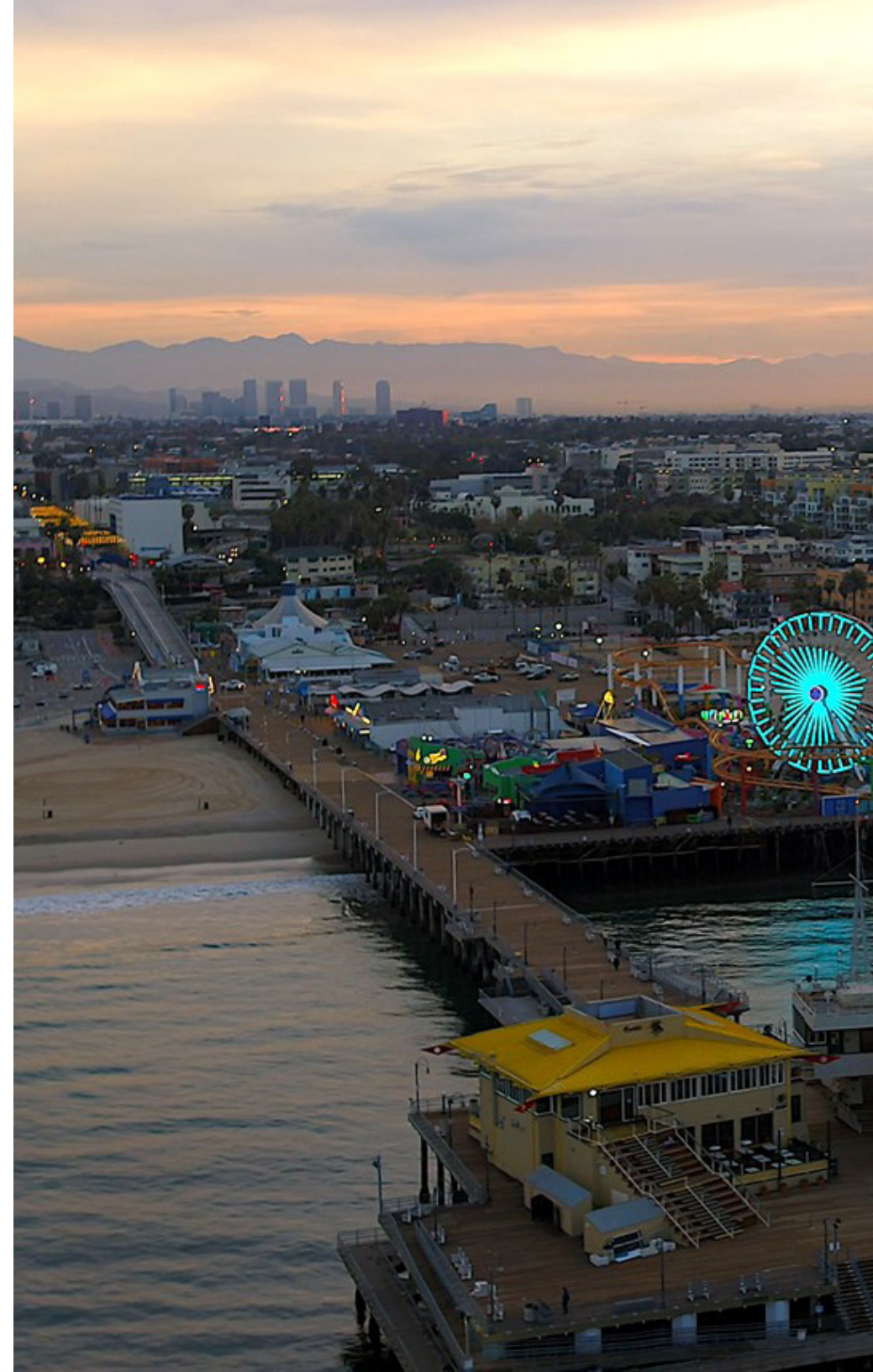
Santa Monica Momentum

What's New & What's Next

Santa Monica is rolling out a series of upgrades, entertainment additions, and public-realm improvements designed to re-energize the district. The result is a more vibrant, walkable, and experience-driven environment surrounding 1661 Lincoln.

- City-approved outdoor drinking & entertainment zones revitalizing nightlife, boosting foot traffic, and supporting local businesses.
- Two Bit Circus + new mini-golf and experiential venues adding fresh entertainment anchors to the area.
- Major downtown safety improvements with upgraded lighting, increased patrol presence, and targeted cleanliness programs.
- Capital reinvestment along the Lincoln corridor including new streetscape upgrades, sidewalk improvements, and beautification efforts.
- Strong retail and wellness openings across Lincoln and Broadway, adding new cafés, fitness studios, and neighborhood services.
- Sublease inventory continuing to decline as tenants absorb space and the market begins showing signs of stabilization.
- Notable recent lease transactions and expansions across creative, medical, and tech categories, reinforcing tenant confidence.
- New EV charging installations, upgraded public lighting, and enhanced community safety initiatives modernizing the district.
- Regular events + ongoing beach proximity supporting consistent daytime activity and employee lifestyle value.

Santa Monica Office Market | Numbers At A Glance





Dense Immediate Submarket

with Strong Underlying Demographics

- Over 37,000 people within one mile of the subject properties and over 191,000 people located within three miles.
- Strong average household income of \$165,554 within one mile and \$194,061 within three miles.
- Over 21,000 households within one mile and over 99,000 households within three miles.
- Vibrant residential market, with a median single-family home value of \$1.48 million in the immediate area.
















Population Summary	1 mile radius	2 mile radius	3 mile radius
2025 Estimated Population	37,467	103,590	191,371
2030 Projected Population	38,000	102,718	190,539
2010 Census Population	35,884	102,075	189,303
2000 Census Population	32,716	98,734	185,077
2025-2030 Annual Pop Change (CAGR)	1.4%	-0.8%	-0.4%
2000-2025 Annual Pop Change (CAGR)	14.5%	4.9%	3.4%
2024 Total Daytime Population	67,638	150,950	257,149
Workers	41,733	84,853	139,971
Residents	37,467	103,590	191,371

2025 Households by Income	1 mile radius	2 mile radius	3 mile radius
Total Households	21,010	54,539	99,215
<\$15,000	12.8%	10.7%	8.9%
\$15,000 - \$24,999	4.6%	4.8%	4.6%
\$25,000 - \$34,999	4.5%	4.0%	4.0%
\$35,000 - \$49,999	6.3%	5.6%	5.2%
\$50,000 - \$74,999	9.4%	9.9%	10.2%
\$75,000 - \$99,999	8.4%	8.0%	8.7%
\$100,000 - \$149,999	15.2%	14.2%	14.5%
\$150,000 - \$199,999	12.4%	12.1%	11.8%
\$200,000+	26.5%	30.8%	32.2%
Average Household Income	\$165,554	\$187,170	\$194,061
Median Household Income	\$110,045	\$120,959	\$126,128

Top Area Employers by SF

The area surrounding 1661 Lincoln Blvd is home to a diverse mix of influential companies spanning tech, media, entertainment, healthcare and research. Key employers such as Snap Inc., Hulu, Activision Blizzard, and RAND Corporation occupy significant square footage in the neighborhood, contributing to a vibrant commercial ecosystem. These tenants not only drive demand for creative office space but also shape the economic and cultural landscape of Santa Monica.

TOP AREA EMPLOYERS BY SF

 1,000,000+	 720,000	 475,000	 351,000	 326,170
 278,680	 270,000	 225,773	 207,000	 160,000
 105,000	 94,000	 90,000	 83,695	 22,224

Transportation

Local transit links riders with many connections to the greater Los Angeles area via the Big Blue Bus and METRO Purple and Expo lines. Downtown Santa Monica station offers near-continuous service seven days a week from downtown Los Angeles to Santa Monica, within a 8-minute walk.



Walk Score
90/100
Walker's Paradise



Transit Score
76/100
Excellent Transit

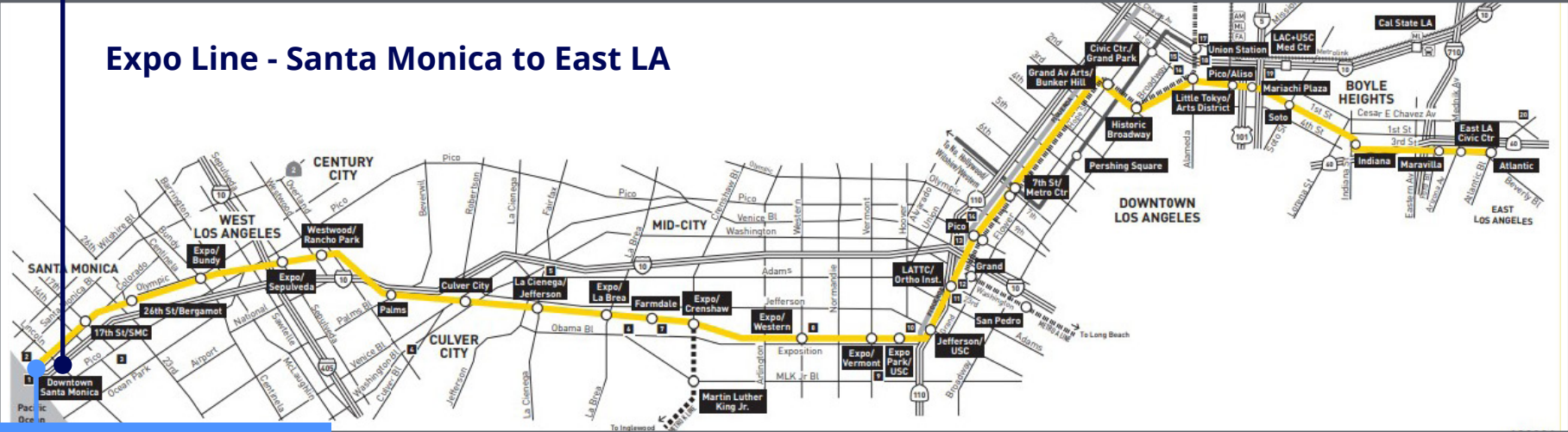


Bike Score
93/100
Biker's Paradise



LA Metro Rail & Busway

1661
Lincoln Blvd



DOWNTOWN SANTA MONICA



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