

for sale



1804 Lincoln Boulevard
Owner-User Opportunity in Santa Monica

*for more
information:*

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executive summary

WESTMAC Commercial Brokerage Company is presenting the opportunity to acquire 1804 Lincoln Boulevard. The vacant property is $\pm 5,012$ square feet of building on $\pm 6,982$ square feet of land. The single-story building is in shell condition—perfect for an owner-user to design it to their liking. There is a gated parking lot in the rear of the building with space for approximately eight vehicles. There is also ample metered street parking.

The building is located on the signalized corner of Lincoln Boulevard and Michigan Avenue, one block north of Pico. Situated just one block from the 10 freeway, the property has excellent accessibility. Additionally, the E Line Station in Downtown Santa Monica is about a half mile from the property. The area has a Walk Score of 94 (Walker's Paradise) and a Bike Score of 92 (Biker's Paradise).

1804 Lincoln Boulevard is less than a five-minute drive from both the beach and Santa Monica College. This corner property location is in the heart of Santa Monica, with Downtown just north and Ocean Park just south. Another wildly popular destination for both tourists and locals, Venice, is just about 10 minutes south of the property. The Los Angeles International Airport is less than 30 minutes away.



property profile

sale price
\$3,125,000

Address

1804 Lincoln Boulevard
Santa Monica, CA 90404

APN

4290-004-027

Building Size

±5,012 SF

Lot Area

±6,982 SF

Built

1945

Zoning

SMC4*

Tenancy

Single

Occupancy

Vacant

Frontage

50' on Lincoln
140' on Michigan

Parking

Approximately eight (8) spaces

Walk Score

94 (Walker's Paradise)



Michigan

1804

WAY



property photos



aerial photos

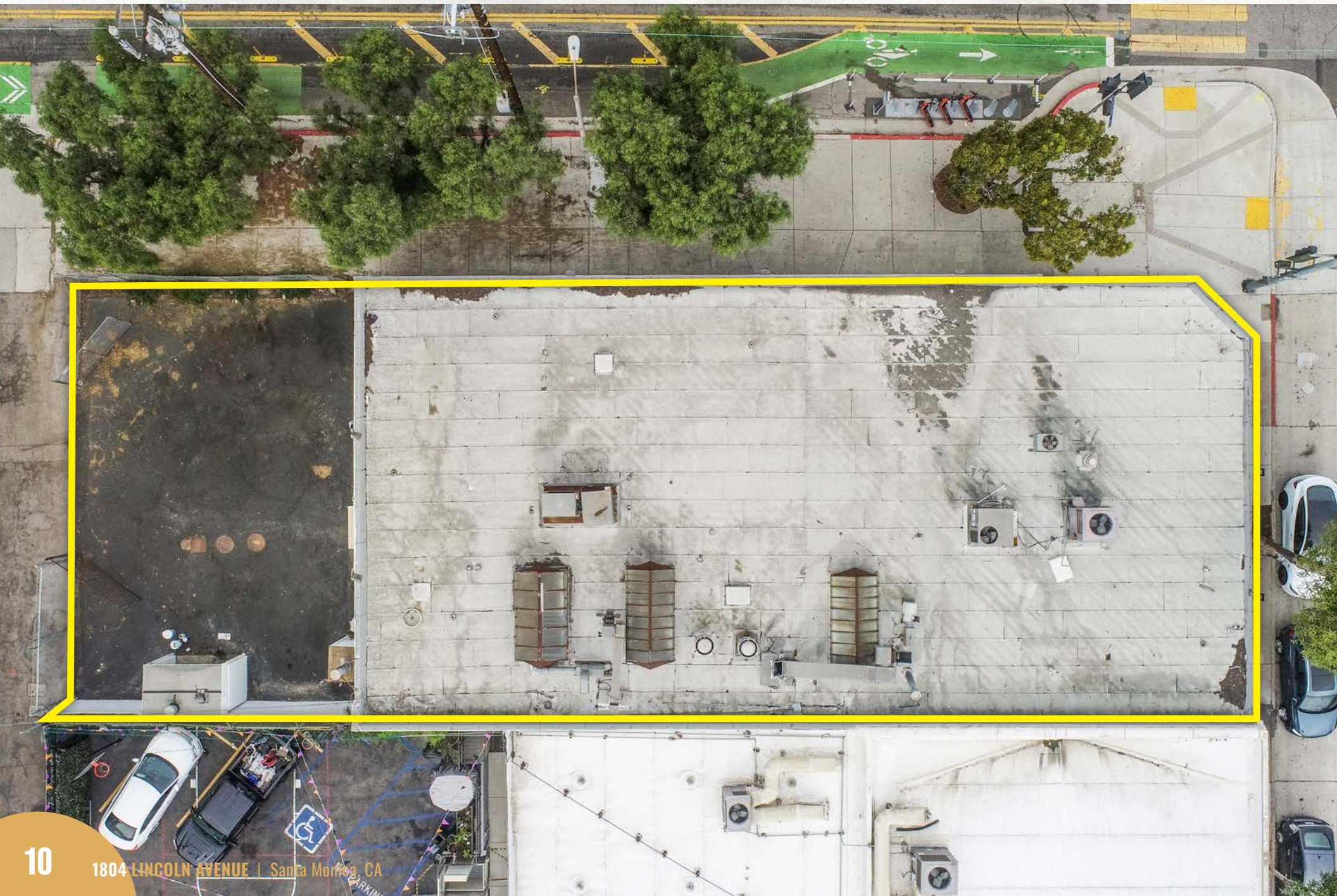




click or scan for aerial video



aerial view



parcel map





An aerial photograph of Santa Monica, California, showing the city, beach, and pier. The city is densely packed with buildings and streets, extending inland from the beach. The beach is wide and sandy, with waves breaking on the shore. The pier extends into the ocean, featuring a Ferris wheel and other amusement rides. The sky is clear and blue, and the water is a deep blue-green color.

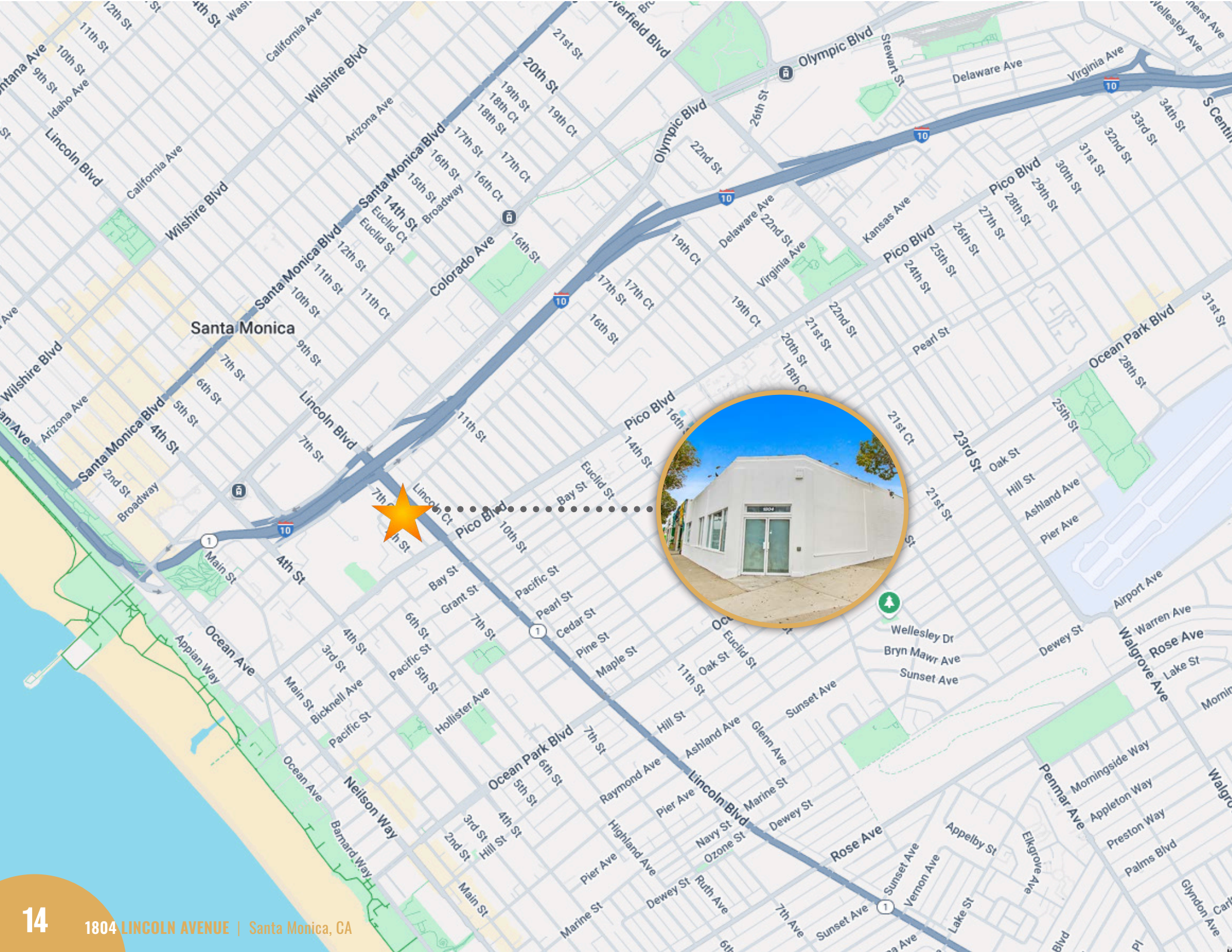
area summary

A blend of urban sophistication and beach town charm, Santa Monica is a popular destination for both locals and tourists. Santa Monica has a Walk Score of 95 and a Bike Score of 85, making it a breeze to explore the shopping, dining, and entertainment on offer.

Downtown Santa Monica draws thousands of visitors and residents to its streets and coastline. Located alongside the famous Pacific Coast Highway, Downtown Santa Monica is home to the Santa Monica Pier, Third Street Promenade, Santa Monica Place Shopping Center, Palisades Park, and Santa Monica State Beach.

Santa Monica is also a busy commercial district. Companies such as Hulu, Lionsgate Films, Oracle, Snapchat, Bad Robot Productions, Universal Music Group, and GoodRx have corporate offices in Santa Monica. Employees of these companies contribute to a total consumer spending of \$3.8B within three miles of the subject property.

Santa Monica is also home to luxury residential buildings and single family homes. The average household income within a three mile radius of the subject property is \$141,877, with a median home value of \$1.1 million in the same radius.





demographics

1-3-5 Mile Radius From Subject Property

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	35,457	208,782	456,330
2024 Population	37,821	213,405	469,695

HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 Households	19,282	104,470	214,925
2024 Households	20,561	106,223	220,448

INCOME	1-MILE	3-MILE	5-MILE
Avg. H.H. Income	\$123,071	\$141,877	\$139,868
Median H.H. Income	\$89,975	\$110,310	\$108,426
Median Home Value	\$1,099,581	\$1,113,787	\$1,105,996

BUSINESS	1-MILE	3-MILE	5-MILE
Number of Business	6,337	22,658	45,228
Number of Employees	49,312	160,762	367,259
Total Spending	\$648.9M	\$3.8B	\$8.0B



SANTA MONICA HIGH SCHOOL

SHUTTERS ON THE BEACH

SANTA MONICA PIER

CRESCENT BAY PARK

SUBJECT
PROPERTY

MICHIGAN AVENUE

LINCOLN BOULEVARD

amenities map



BIG BLUE BUS HEADQUARTERS

Mel's
DRIVE-IN



★ Firestone

SANTA MONICA HIGH SCHOOL



Walgreens

Hilton



el Pollo Loco

HYATT CENTRIC™



PICCOLO RISTORANTE





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