



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

**2434**  
**LINCOLN**  
**BOULEVARD**  
*Venice*

INCLUDES BILLBOARD INCOME



**YOUR SIGN**  
**HERE!**

**HIGH-VISIBILITY**  
FREE STANDING BUILDING  
WITH A+ SIGNAGE

**FOR SALE**  
OWNER/USER &  
INVESTMENT OPPORTUNITY

**FOR SALE**

**2434  
LINCOLN  
BOULEVARD**

Iconic Venice property with 3 floors of renovated creative space ready for occupancy. Light and bright loft like interiors with polished concrete floors, walls of glass, wood beam features and operable windows. Excellent gated onsite parking and rooftop deck!

Includes billboard with \$4,000 monthly income.

**YOUR SIGN  
HERE!**



# SALE DETAILS

2434 LINCOLN BOULEVARD  
VENICE, CALIFORNIA 90291

## PRICE

\$5,150,000

## SIZE

7,380 SF

## LOT SIZE

5,655 SF

## PPSF

\$698/SF

## ZONING

LAC2

## APN

4236-001-001

- Each floor features modern interiors, direct elevator access, 2 private restrooms, kitchens, and access to a rooftop deck with panoramic views
- Corner of Lincoln and Venice Blvd, at the crossroads of Venice & Marina Del Rey
- Central accessibility to major freeways and high streets
- Excellent parking. 20 spaces on-site

## LISTING TEAM

### JAKE ZACUTO

Managing Director  
310.469.9012

[jake@zacutogroup.com](mailto:jake@zacutogroup.com)

DRE #01377441

### ANDREW SINASOHN

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DRE #01951740

### SAMMY SANTANA

Senior Director  
314.496.0862

[sammy@zacutogroup.com](mailto:sammy@zacutogroup.com)

DRE #01969450



OPPORTUNITY TO PURCHASE  
ADJACENT PROPERTY

\$1,980,000

**2426  
LINCOLN  
BOULEVARD**

ALSO AVAILABLE

BILLBOARD  
INCOME  
\$4K / MONTH!

\$5,150,000

**2434  
LINCOLN  
BOULEVARD**

SIGNAGE

SMDG CHECK  
&  
TEST ONLY

2426 1/2

2



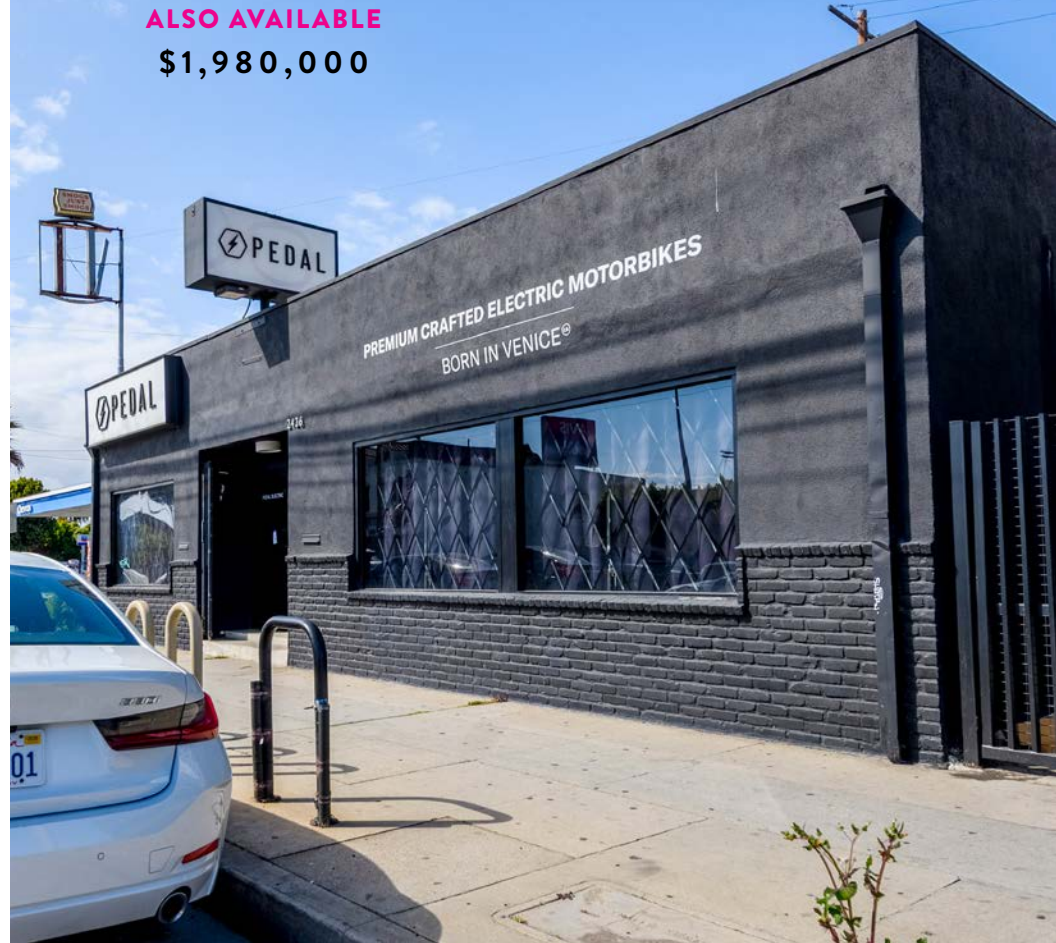
## 2434 LINCOLN BLVD



## 2426 LINCOLN BLVD

ALSO AVAILABLE

\$1,980,000



**AVAILABLE AS A PORTFOLIO \$7,130,000**

<b>TOTAL PPSF (BUILDINGS)</b>	<b>\$731/SF</b>
<b>APN</b>	<b>5166-001-001   5166-005-003</b>
<b>TOTAL BUILDING SF</b>	<b>9,760 SF</b>
<b>LOT SIZE</b>	<b>8,700 SF</b>

### 2434 LINCOLN BLVD

<b>PRICE</b>	<b>\$5,150,000</b>
<b>PPSF</b>	<b>\$698/SF</b>
<b>APN</b>	<b>4236-001-002</b>
<b>BUILDING SIZE</b>	<b>7,380 SF</b>
<b>LOT SIZE</b>	<b>5,655 SF</b>
<b>STORIES</b>	<b>3 + ROOF</b>
<b>ZONING</b>	<b>LAC2</b>
<b>YEAR BUILT</b>	<b>2008</b>

### 2426 LINCOLN BLVD

<b>PRICE</b>	<b>\$1,980,000</b>
<b>PPSF</b>	<b>\$832/SF</b>
<b>APN</b>	<b>5166-005-003</b>
<b>BUILDING SIZE</b>	<b>2,380 SF</b>
<b>LOT SIZE</b>	<b>3,045 SF</b>
<b>STORIES</b>	<b>1</b>
<b>ZONING</b>	<b>C2-1-CDO TOC Tier 4</b>
<b>YEAR BUILT</b>	<b>1953</b>

**SALE**

2434 LINCOLN BOULEVARD, VENICE, CA 90291



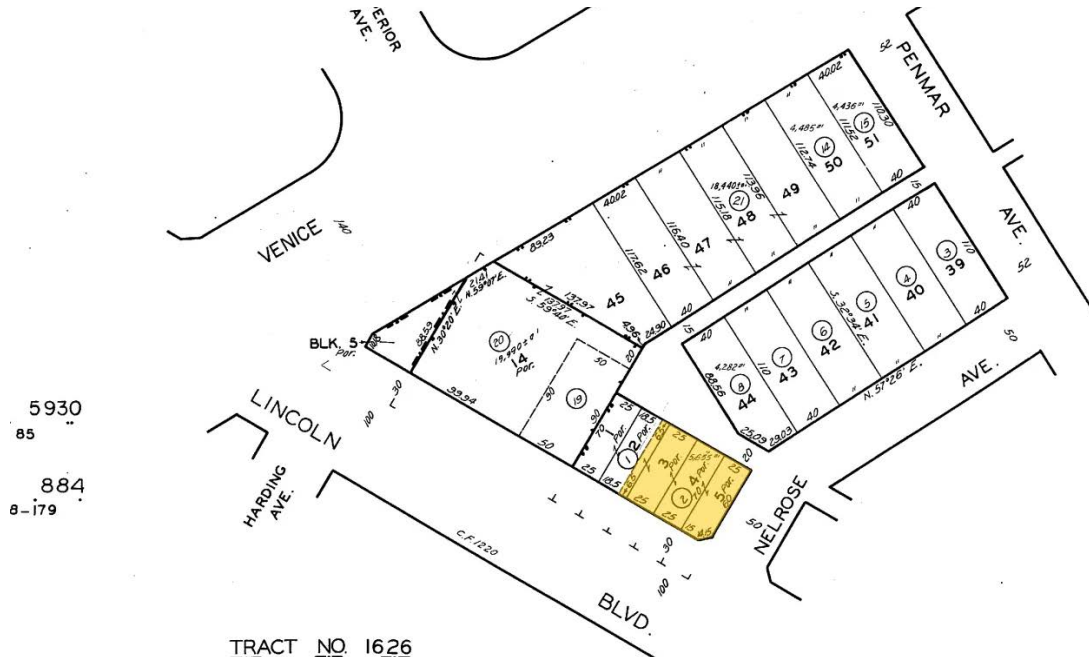
**BILLBOARD GENERATES  
\$4,000 MONTHLY REVENUE!**



SALE

2434 LINCOLN BOULEVARD, VENICE, CA 90291

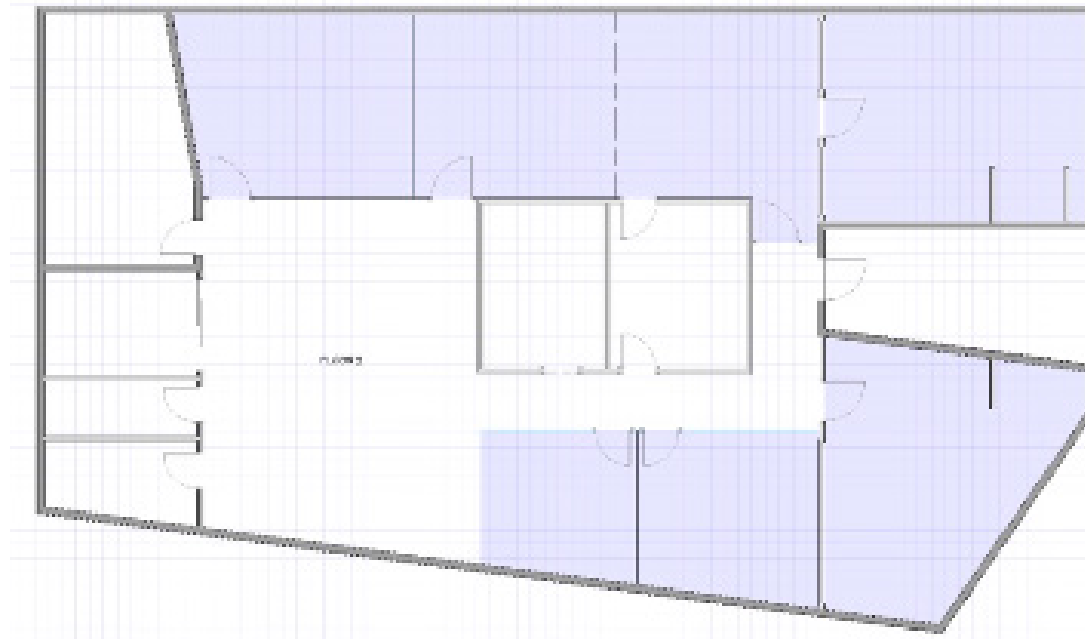
PLAT MAP



5930  
85  
884  
8-179

TRACT NO. 1626

EXAMPLE LAYOUT



SALE

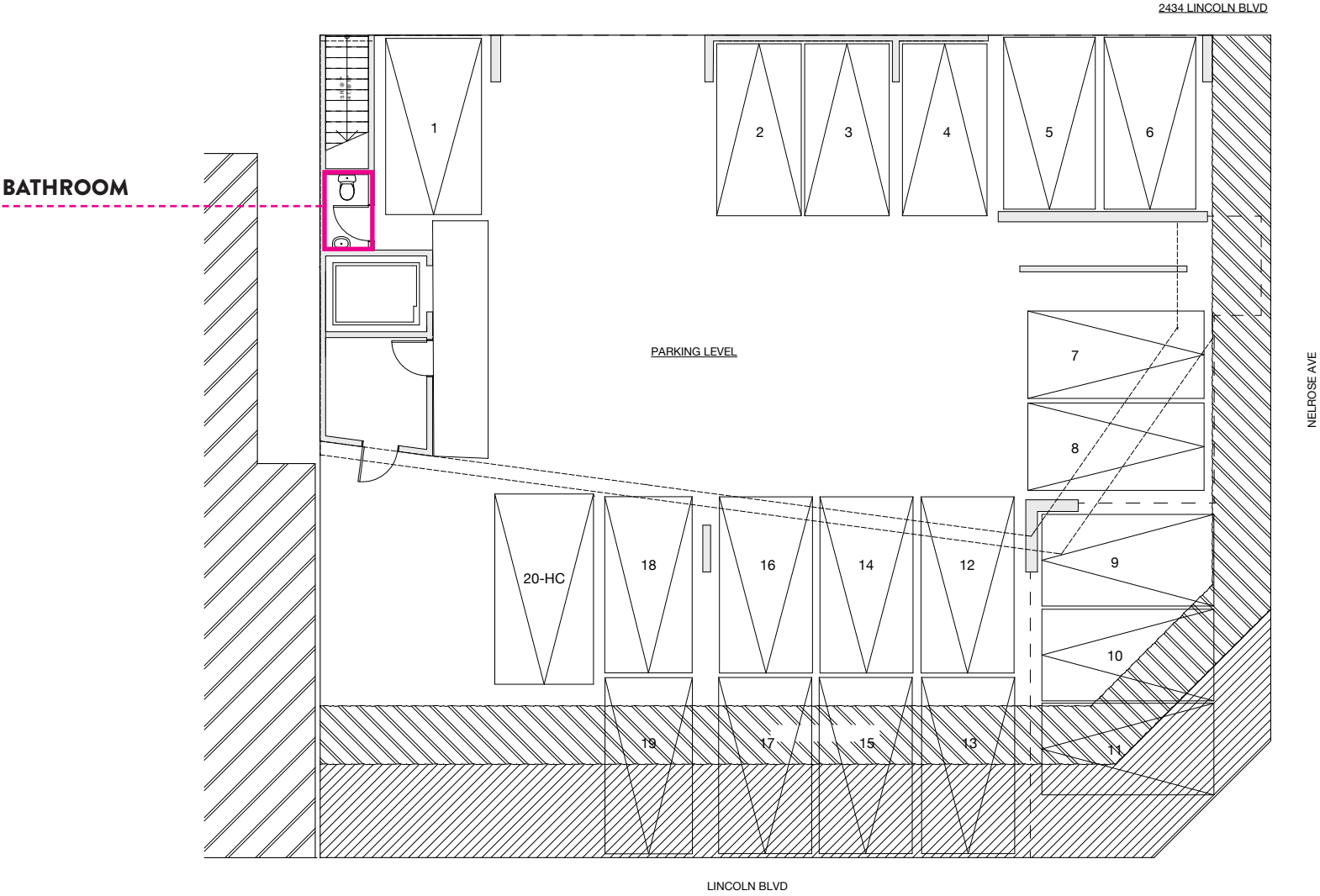
2434 LINCOLN BOULEVARD, VENICE, CA 90291



# GROUND LEVEL PARKING

2434 LINCOLN BOULEVARD, VENICE, CA 90291

- 20 PARKING SPACES
- ADDITIONAL BATHROOM IN PARKING AREA



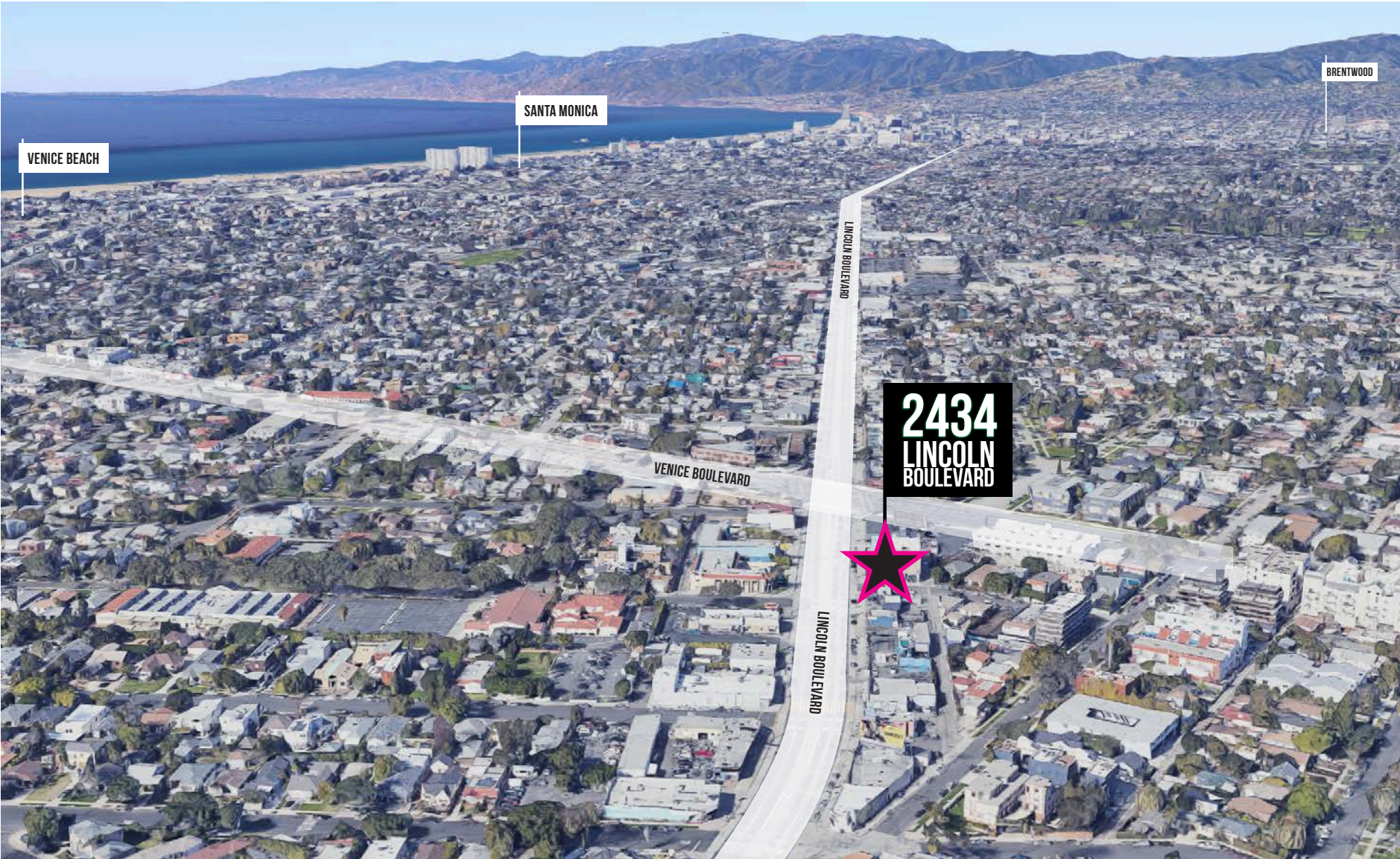
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