

1611-1619 LINCOLN BLVD

VENICE, CA

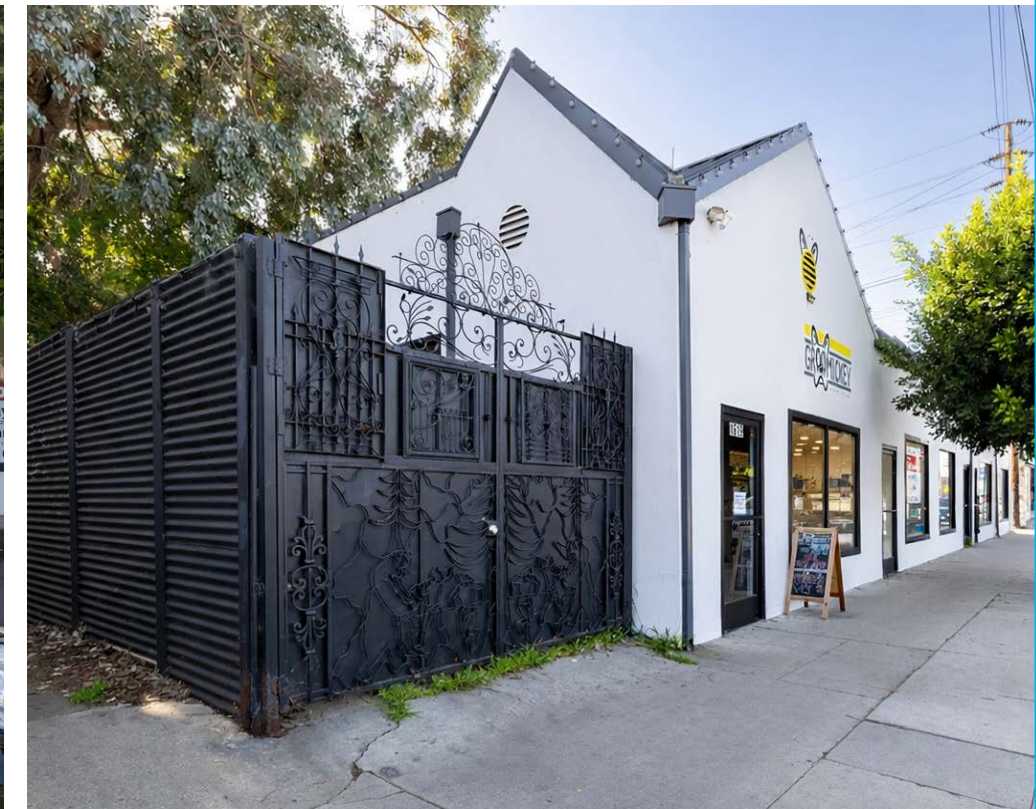


NEWMARK

Andrew Jennison
Vice Chairman
t 310-407-6518
andrew.jennison@nrmk.com
CA RE Lic. #01275687

Daniel Pickart
Senior Managing Director
t 310-407-6515
daniel.pickart@nrmk.com
CA RE Lic. #01914551

Ryan Plummer
Executive Managing Director
t 310-407-6526
ryan.plummer@nrmk.com
CA RE Lic. #01765854



Property Overview



\$3,150,000
PURCHASE PRICE

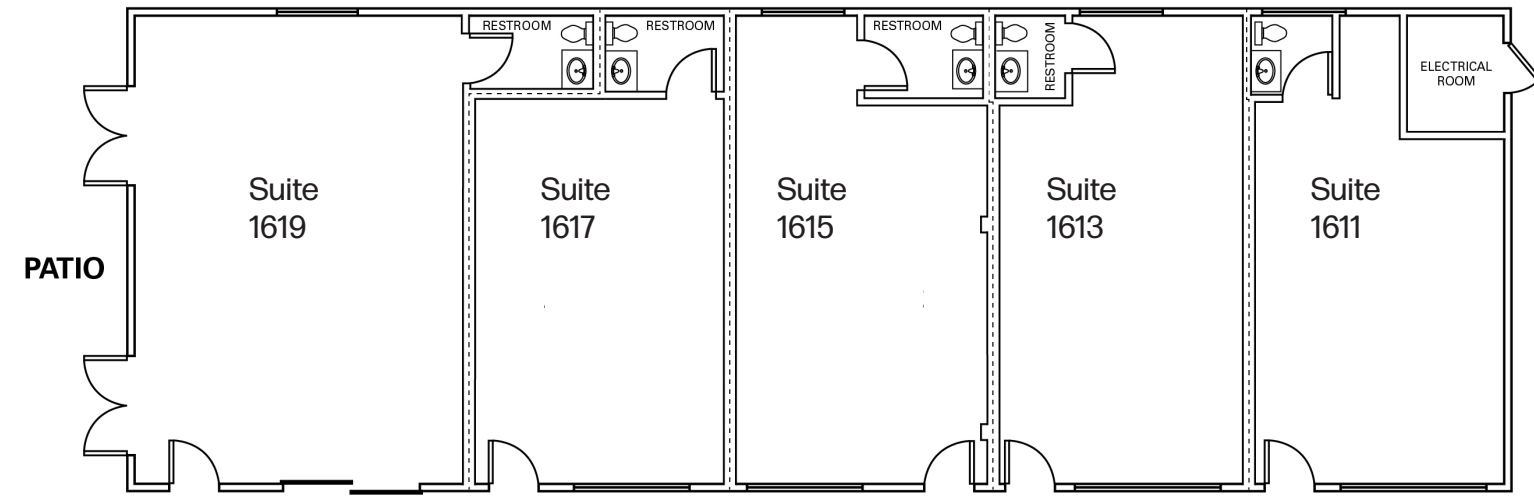
Address	1611-1619 Lincoln Blvd, Venice, CA 90291
APN	4241-017-001
Building Size:	2,550 SF
Occupancy (Current)	0%
Site Area	0.06 Acres (2,614 SF)
Building FAR	0.98
Year Built / Renovated	1924 / 2022
Floors	1
Frontage	86' on Lincoln Boulevard
Parking	Street
Zoning	LAC2
Special Assessment	The property designated as an AB2097 property



High-exposure boulevard retail delivered vacant. 1611-1619 Lincoln Boulevard totals ±2,550 SF on a ±2,614 SF commercial lot with prominent signage opportunities and abundant street parking. Ideal for an owner-user flagship or investor lease-up. Optional assemblage with an adjacent California bungalow offers added scale and potential mixed-use upside, subject to approvals. Contact us for zoning confirmation, concept test fits, and a tailored lease-up or development plan.

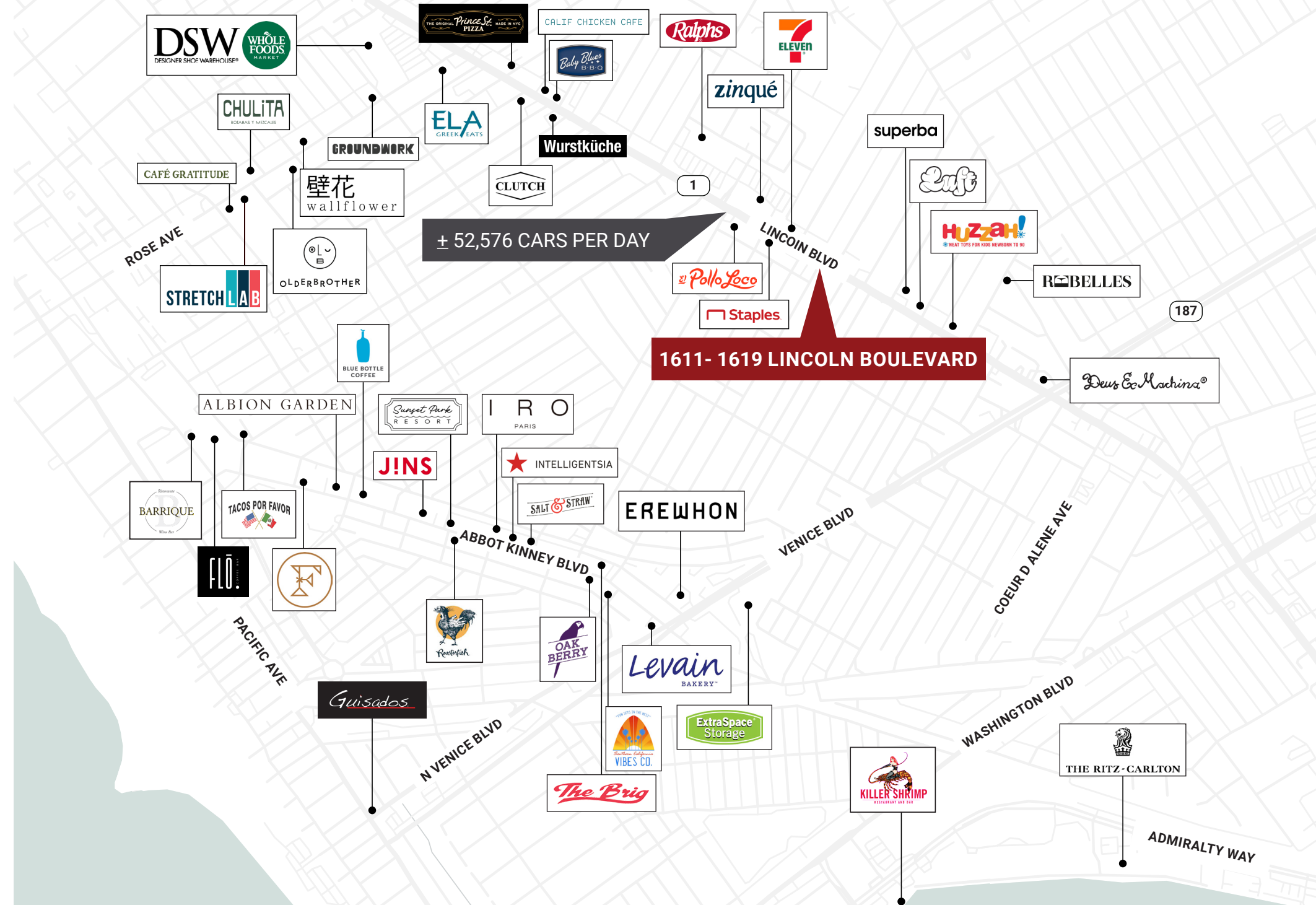
- Owner User or Investment opportunity
- **949 Nowita Place:** adjacent California modern minimalist craftsman home and detached bungalow on a double lot available for sale by same owner. This is a one-of-a-kind opportunity to assemble a creative live-work compound at Nowita Pl and Lincoln Blvd, which provides a gorgeous tree-lined walk street to Abbot Kinney Blvd.
- Average retail rents for subject property historically \$7-\$8/SF NNN with annual rent increases given the size of the individual suites.
- Renovation Completed Early 2022, totaling approximately \$300,000.
- New HVAC (like-for-like replacement of central HVAC for each of the 5 units).
- Upgraded electrical and separately metered electrical for all units.
- New Roof / new architectural metal roof
- Smooth stucco and new window trim
- New security cameras

Floor Plan + Proforma Rents: ± 2,550 RSF + 318 SF Patio



(Not to scale, for reference only)

Suite	1619	1617	1615	1613	1611	Totals
Tenant	Groomickey Salon and Store LCD 12/1/2023 LXD 11/30/2026	Vacant	Vacant	Vacant	Vacant	27% leased
Size (RSF)	± 688	± 448	± 495	± 488	± 431	± 2,550
Current Rate	\$8.33	\$0	\$0	\$0	\$0	
Proforma Rate (PSF)	\$8.33	\$8.00	\$8.00	\$8.00	\$8.00	
Proforma Base Rate (mo)	\$5,728.00	\$3,584.00	\$3,960.00	\$3,904.00	\$3,448.00	\$19,712.00
Current Nets (mo)	\$1,567.83	\$716.80	\$792.00	\$780.80	\$689.60	\$4,080.00
Totals (per month)	\$7,295.84	\$4,300.80	\$4,752.00	\$4,684.80	\$4,137.60	\$25,171.03



Venice, CA Overview

Venice is a coastal neighborhood in the City of Los Angeles known for its iconic beach, Boardwalk, Venice Canals, and Abbot Kinney Boulevard. It blends classic beach cottages, eclectic architecture, luxury new construction, and a strong creative/tech presence. Proximity to Santa Monica, Marina del Rey, Playa Vista, and LAX makes Venice a high-demand, low-supply market with distinct micro-neighborhoods and block-by-block variation. The general area vibe is artistic, walkable, beach-centric, with upscale dining/retail along Abbot Kinney and Rose Avenue. Creative professionals, tech/media workers, long-time residents, second-home owners, and investors are a general mix of who lives here.



Trade Area

POPULATION



32,200
1-Mile

241,797
3-Miles

EMPLOYEES



14,424
1-Mile

184,075
3-Miles

HH INCOME



\$120,217
1-Mile

\$106,123
3-Miles

MEDIAN AGE



40.70
1-Mile

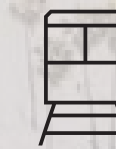
40.10
3-Miles

Traffic Counts

52,576 Cars Per Day
Lincoln Boulevard / California Ave

13 min drive
LAX

7 min drive
to the beach



52
Transit



93
Walk Score

Commute: ~15-25 minutes to LAX off-peak;
~10-15 minutes to Santa Monica; ~35-75 minutes to Downtown LA depending on traffic.



SALT

RETAIL / CAFE / FITNESS

161356

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