



PRIME RETAIL SPACE IN VENICE CALIFORNIA

709 LINCOLN BOULEVARD, VENICE, CA 90291

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BUSY THRU-FAIR LINCOLN BLVD RETAIL AVAILABLE

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Highlights

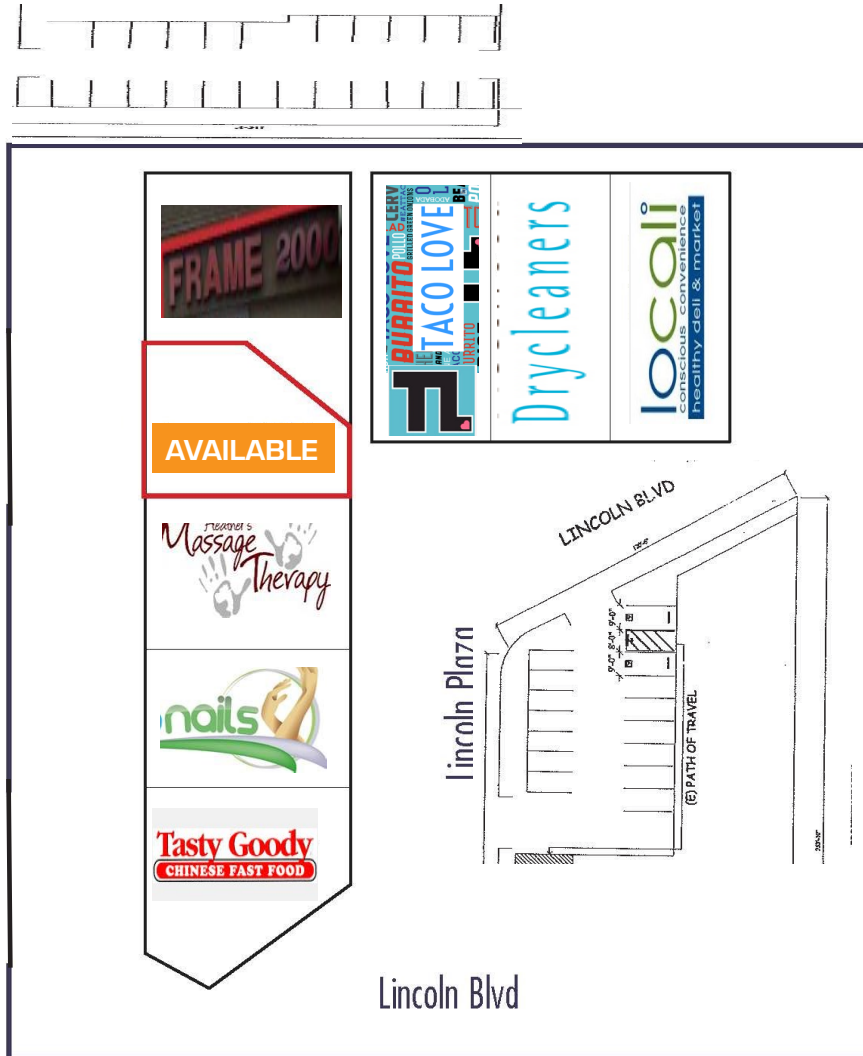
- Approximately 1,496 SQ FT Retail Space on Lincoln Blvd Corridor Available
- Excellent Curb Appeal & Signage
- Additional Parking in Rear
- Ideal for Beauty Supply, Tax or Insurance, Torturing Center, Personal Training, Hair Salon, Cell Phone
- Busy High Traffic Street
- High Profile Lincoln Location
- CPD: 55,000
- Adjacent to Countless Eateries, Cafés and Numerous National Retailers
- Dense Population Demographics, Population: 1 Mile Radius 38,000

Space SF: +/- 1,498 RSF

Rental Rate: \$2.95 NNN

SITE PLAN

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Size: 1,496 SF
Parking: 39 Spaces for Center
Total Bldg Size: 10,880 SF

ADDITIONAL PHOTOS

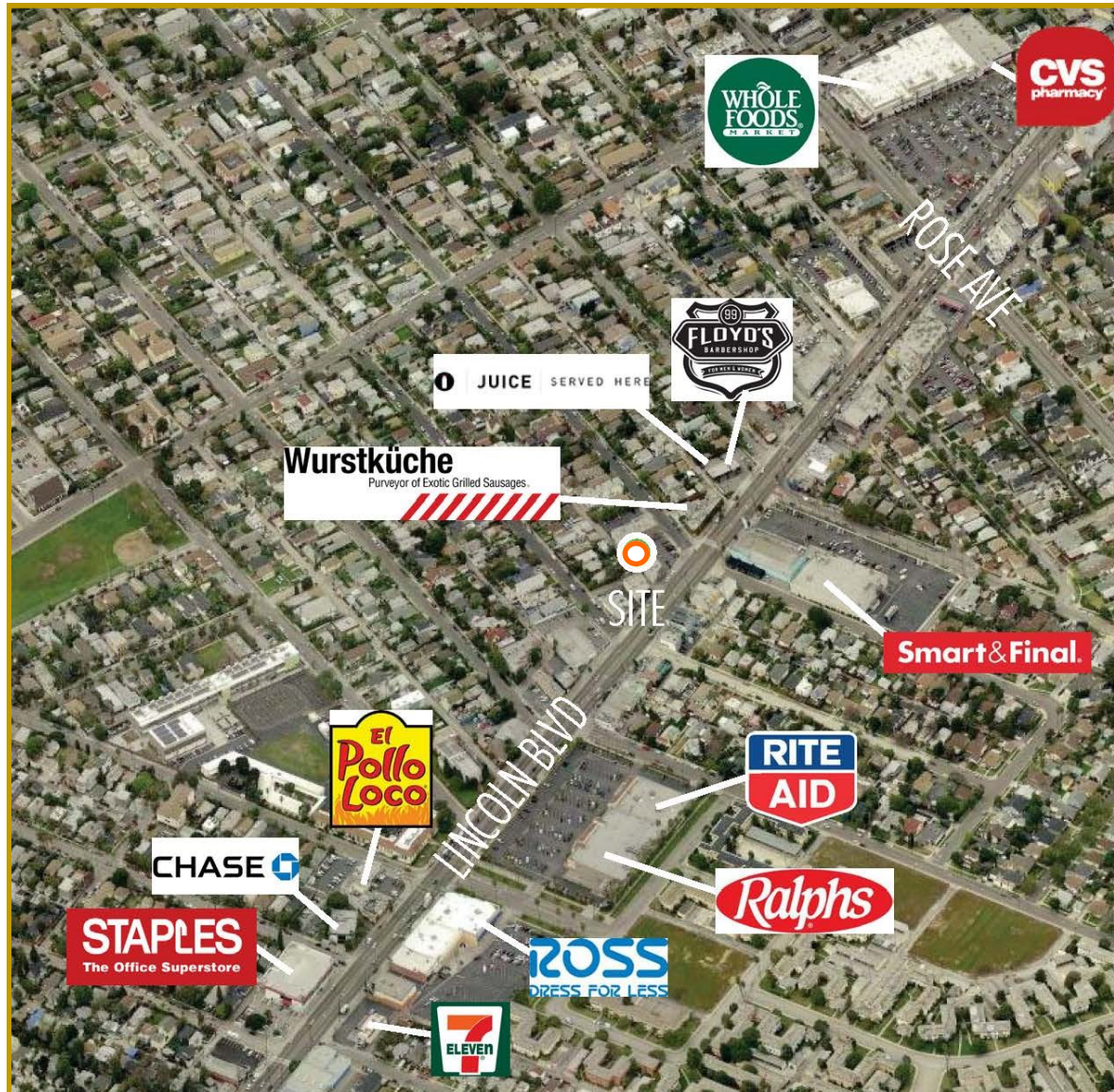
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* ADDITIONAL PARKING IN REAR

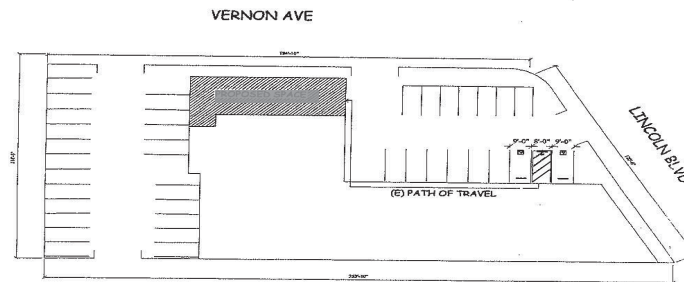
AERIAL

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AERIAL

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SITE PLAN
1/4" = 1'

DEMOGRAPHICS

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Demographic Snapshot Comparison Report for My Site, 709 Lincoln Blvd, Venice, CA, 90291:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015A			
Total Population	38,018	233,875	489,807
Female Population	49.10%	50.31%	51.24%
Male Population	50.90%	49.69%	48.76%
Population Density	12,100	8,270	6,236
Population Median Age	39.2	38.9	38.0
Employed Civilian Population 16+	22,548	130,522	270,512
% White Collar	79.4%	79.5%	81.0%
% Blue Collar	20.6%	20.5%	19.0%
Total Employees	13,352	136,713	344,009
Total Establishments*	2,434	19,274	39,110
Population Growth 2000-2010	-6.00%	4.66%	4.97%
Population Growth 2015A-2020	-0.08%	2.50%	2.29%
Income: 2015A			
Average Household Income	\$110,686	\$106,969	\$116,076
Median Household Income	\$68,633	\$67,245	\$71,300
Per Capita Income	\$56,137	\$54,477	\$56,243
Avg Income Growth 2000-2010	51.27%	45.64%	36.45%
Avg Income Growth 2015A-2020	16.42%	16.35%	15.24%
Households: 2015A			
Households	19,189	118,529	235,622
Average Household Size	1.96	1.95	2.03
Hhld Growth 2000-2010	-5.81%	5.39%	4.65%
Hhld Growth 2015A-2020	0.03%	3.09%	2.78%
Housing Units: 2015A			
Occupied Units	19,189	118,529	235,622
% Occupied Units	94.15%	96.57%	97.05%
% Vacant Housing Units	5.85%	3.43%	2.95%
Owner Occ Housing Growth 2000-2010	0.79%	6.82%	5.47%
Owner Occ Housing Growth 2000-2020	1.38%	10.15%	8.88%
Owner Occ Housing Growth 2015A-2020	-0.65%	2.16%	1.74%
Occ Housing Growth 2000-2010	-5.81%	5.39%	4.65%
Occ Housing Growth 2010-2020	6.01%	9.56%	8.65%
Occ Housing Growth 2015A-2020	0.03%	3.09%	2.78%
Race and Ethnicity: 2015A			
% American Indian or Alaska Native Population	0.62%	0.56%	0.44%
% Asian Population	5.53%	12.49%	14.56%
% Black Population	4.56%	4.30%	4.79%
% Hawaiian or Pacific Islander Population	0.17%	0.18%	0.17%
% Multirace Population	4.87%	5.27%	5.56%
% Other Race Population	7.40%	7.91%	6.77%
% White Population	76.85%	69.29%	67.70%
% Hispanic Population	19.19%	20.30%	17.54%
% Non Hispanic Population	80.81%	79.70%	82.46%



For more information, please call.



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