



2300 Lincoln Boulevard  
*Santa Monica, CA 90405*

7,032 SF RETAIL OFFERING IN OCEAN PARK NEIGHBORHOOD

# 2300 Lincoln Boulevard Santa Monica, CA 90405

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Conroy Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

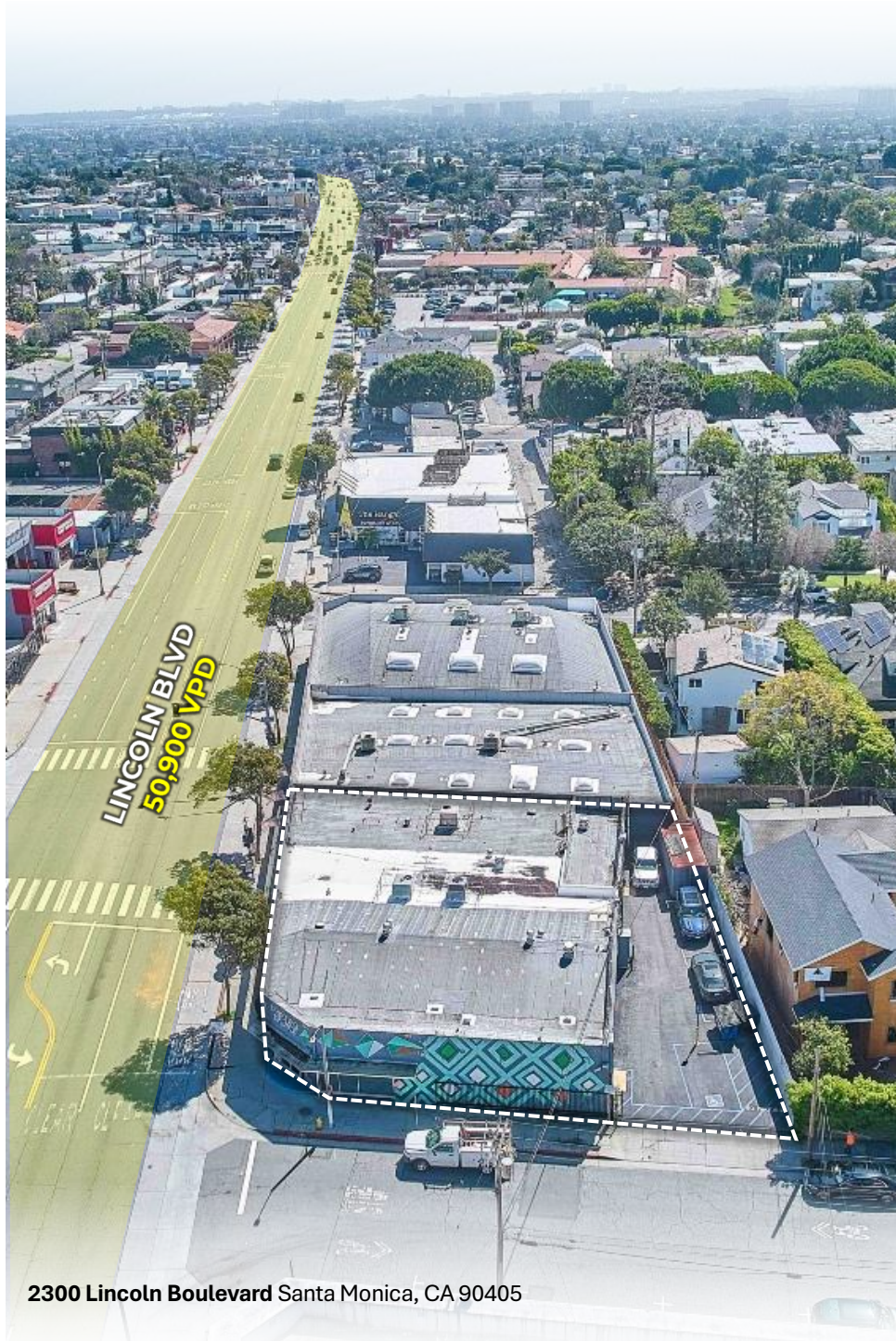


# Executive Summary

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**2300 Lincoln Boulevard**

# Property Summary



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## THE ASSET

PRICE	▪ Unpriced
BUILDING SF	▪ 7,032 SF
UNITS	▪ 2
TYPE	▪ Retail
YEAR BUILT	▪ 1924
LOT SF	▪ 9,362
APN	▪ 4289-001-006
ZONING	▪ SMC4*
PARKING	▪ 3 Open Spaces

92

WALKSCORE

68

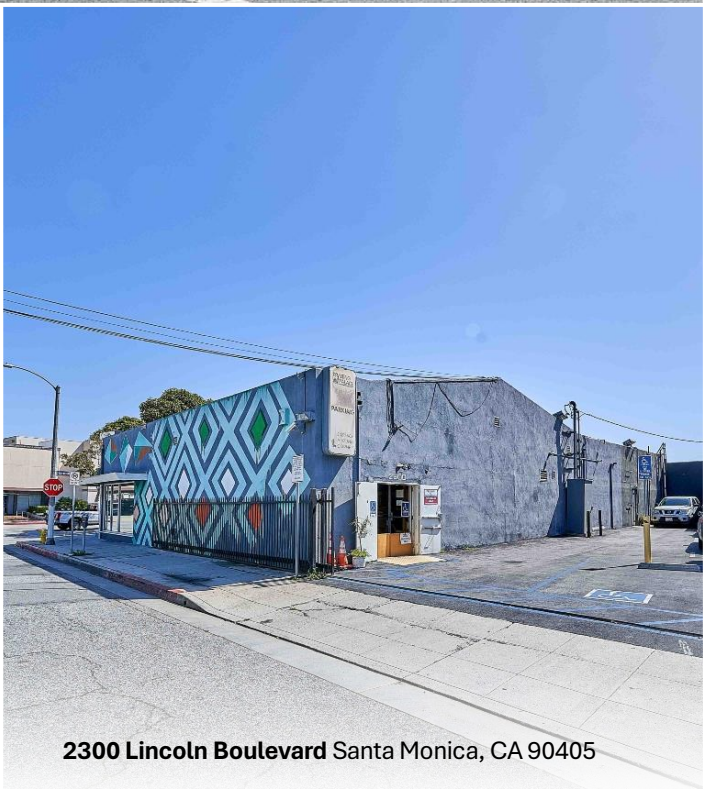
TRANSIT SCORE

92

BIKE SCORE



2300 Lincoln Boulevard



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# Property Overview

The retail building is in the Ocean Park neighborhood of Santa Monica on Lincoln Blvd, the main north-south artery, just five blocks south of Interstate 10. The building offers excellent access and exposure to Lincoln Blvd with prominently visible signage. The area has tremendous demographics and an average daily traffic volume of approx. 50,900 cars. The building is currently demised into two spaces of roughly 5,030 square feet incorporating the corner and 2,000 square feet. The larger tenant, the Printing Palace is on a month-to-month lease and Jared's Mattress is on a short-term lease.

## The Property

7,032 SF  
2-Unit Retail

## Exposure

Visible Signage coupled  
with a 91 Walkscore

## Traffic Count

50,900 Vehicles Per Day  
Along Lincoln Blvd.

## Parking

3 Open Parking Spaces  
Gated Access

## Location

Prime Ocean Park Location  
in Santa Monica.



92

WALKSCORE



68

TRANSIT SCORE



92

BIKE SCORE

SANTA MONICA  
PIER

VICEROY  
SANTA MONICA

Le MERIDIEN

SANTA MONICA  
place



THIRD  
STREET  
PROMENADE

Santa Monica  
High School

SANTA MONICA HOTEL

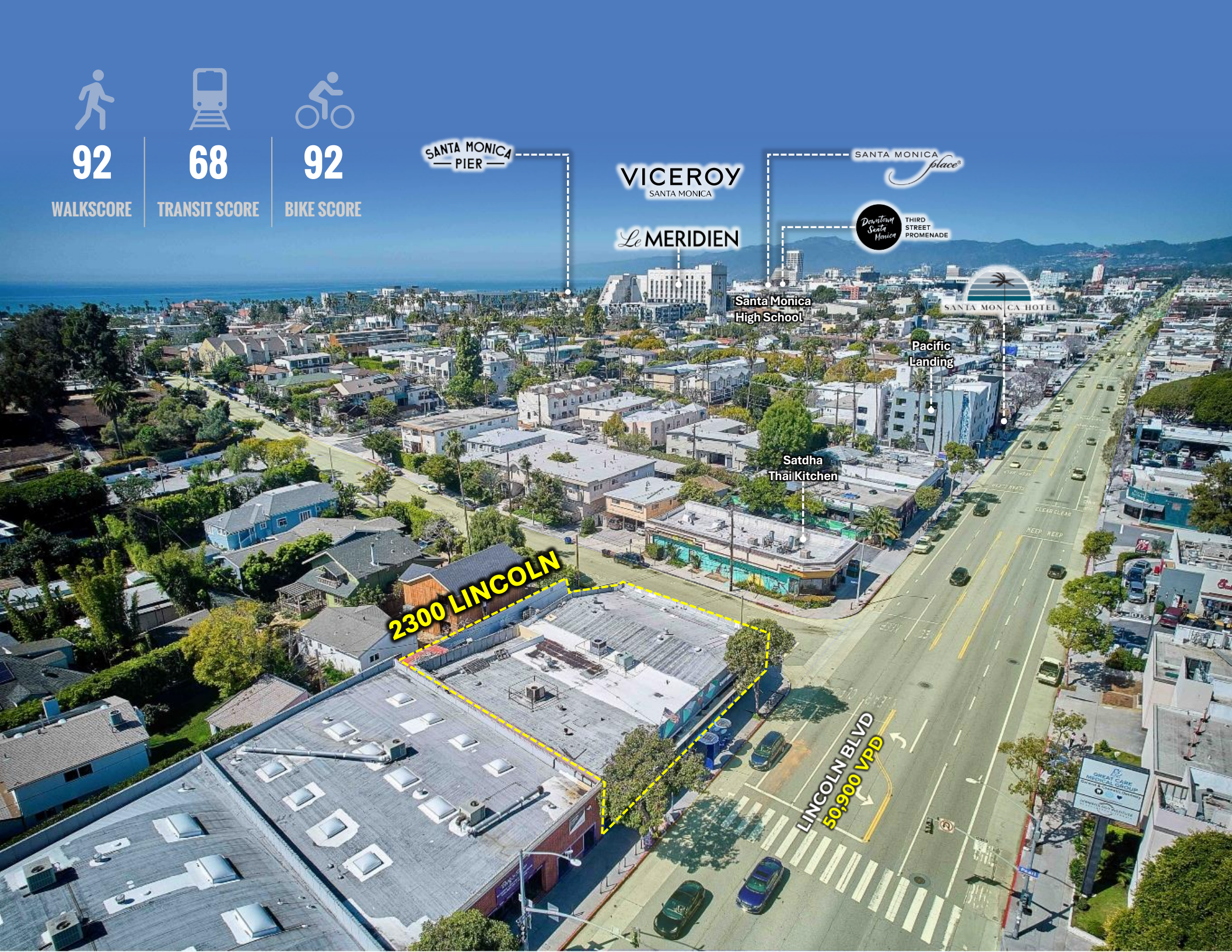
Pacific  
Landing

Satdha  
Thai Kitchen

2300 LINCOLN

LINCOLN BLVD  
50,900 VPD

GREAT CARE  
MEDICAL GROUP



An aerial night photograph of a coastal city, likely San Francisco, showing a wide beach, a pier extending into the ocean, and a dense urban area with many lights. The sky is dark blue, and the city lights are bright yellow and white. The text is overlaid on the image.

# Location Overview

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**2300 Lincoln Boulevard**

# Santa Monica

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts, and recreational venues. Recently named by National Geographic as one of the Top "10 Beach Cities in the World" and by TIME as one of the "Best Places to Live", Santa Monica features three miles of Pacific beaches and the Santa Monica Pier. Santa Monica's residential population is approximately 93,000, increasing to an estimated 250,000 during the day with tourists, shoppers, and employees. Tourism attracts over 8 million visitors annually.



**92,828**  
POPULATION



**\$1.48M**  
MEDIAN HOME PRICE



**\$106,123**  
AVG HH INCOME

- ▶ 3.5-miles stretch of coastline
- ▶ laid-back beach town atmosphere with big city sophistication
- ▶ diverse mix of shopping, dining, entertainment, outdoor recreation
- ▶ only eight miles (13 km) north of Los Angeles International Airport (LAX)
- ▶ close to other popular SoCal cities such as Beverly Hills and Hollywood

# Location



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# Ocean Park

Running southeast from the Santa Monica Pier is Ocean Park. That local, artsy aesthetic of Main Street extends here, comprising independent coffee shops, boutique stores, and art galleries. Located just east of Ocean Park is the Santa Monica Airport. The Ocean Park neighborhood is in the southwest corner of Santa Monica. The area is bordered by the beach to Lincoln Boulevard and between Pico Boulevard and Venice on the south. The Ocean Park beach is popular with sunbathers, surfers, and volleyball players. Joggers and bikers use a beachside path, while parks offer playgrounds and picnicking, and restaurants are on Main Street.

## MAJOR INDUSTRIES

LUXURY  
RETAIL



FINANCIAL  
SERVICES



HEALTHCARE



HOSPITALITY &  
TOURISM



INTERNATIONAL  
TRADE



ENTERTAINMENT  
MEDIA



REAL ESTATE



TECHNOLOGY





## Santa Monica Based-Silicon Beach

### Snap Inc.

Snap Inc., the company responsible for Snapchat, is straddling multiple California locations at the moment.

The social media company once boasted a spread of offices throughout Venice but has since made moves to a space near the Santa Monica airport.

### hulu

Hulu's streaming platform features a wide array of popular television shows just hours after they air live.

The company occupies a 90,000-square-foot, fully customized space in the mid-city neighborhood of Santa Monica.

### ACTIVISION BLIZZARD

Activision Blizzard is a major video game publisher and developer known for popular franchises such as Call of Duty, World of Warcraft, Overwatch, and more.

The company has multiple offices and development studios, and its Santa Monica location was one of its key offices.

# Local Economy

Job Creation: Silicon Beach has become a major source of job creation in the Los Angeles area. Tech companies, startups, and digital media firms in the region employ thousands of people across various roles, including software development, marketing, design, and business operations.

Innovation and Entrepreneurship: The ecosystem fosters innovation and entrepreneurship, leading to the development of new technologies, products, and services. Entrepreneurs and innovators in Silicon Beach work on cutting-edge projects, contributing to the overall technological advancement.

Real Estate Development: The growth of Silicon Beach has driven significant real estate development, including the construction of modern office spaces, co-working facilities, and residential complexes. This development stimulates the construction industry and creates jobs in the construction sector.



Microsoft



IMAX



ChowNow

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