

**AVISON
YOUNG**

RETAIL SPACE FOR LEASE



**1537 LINCOLN BLVD
SANTA MONICA, CA**

Avison Young's Automotive Properties Group is pleased to present the opportunity to lease a 3,062 sf retail /residential space on a 7,496 sf lot along Lincoln Boulevard in the heart of Santa Monica. Property is available for all retail uses.

Neighboring businesses include iconic Bay Cities Italian Deli, Bodega Wine Bar, Sweetfin Poke, Brake Masters, Denny's, and a VONS supermarket across the street.



PROPERTY HIGHLIGHTS

Property: 1537 Lincoln Blvd
Santa Monica, CA

Asking Rate: \$5.00/SF NNN

Building: 3,072 SF

Sublease Term: December 31, 2025

Land: 7,496 SF



TRAFFIC COUNT

Lincoln Boulevard: 21,723 Vehicles Per Day

Colorado Avenue: 19,122 Vehicles Per Day

DEMOGRAPHICS

1 MILE

5 MILES

2018 Estimated Population:

41,412

453,420

Average Household Income:

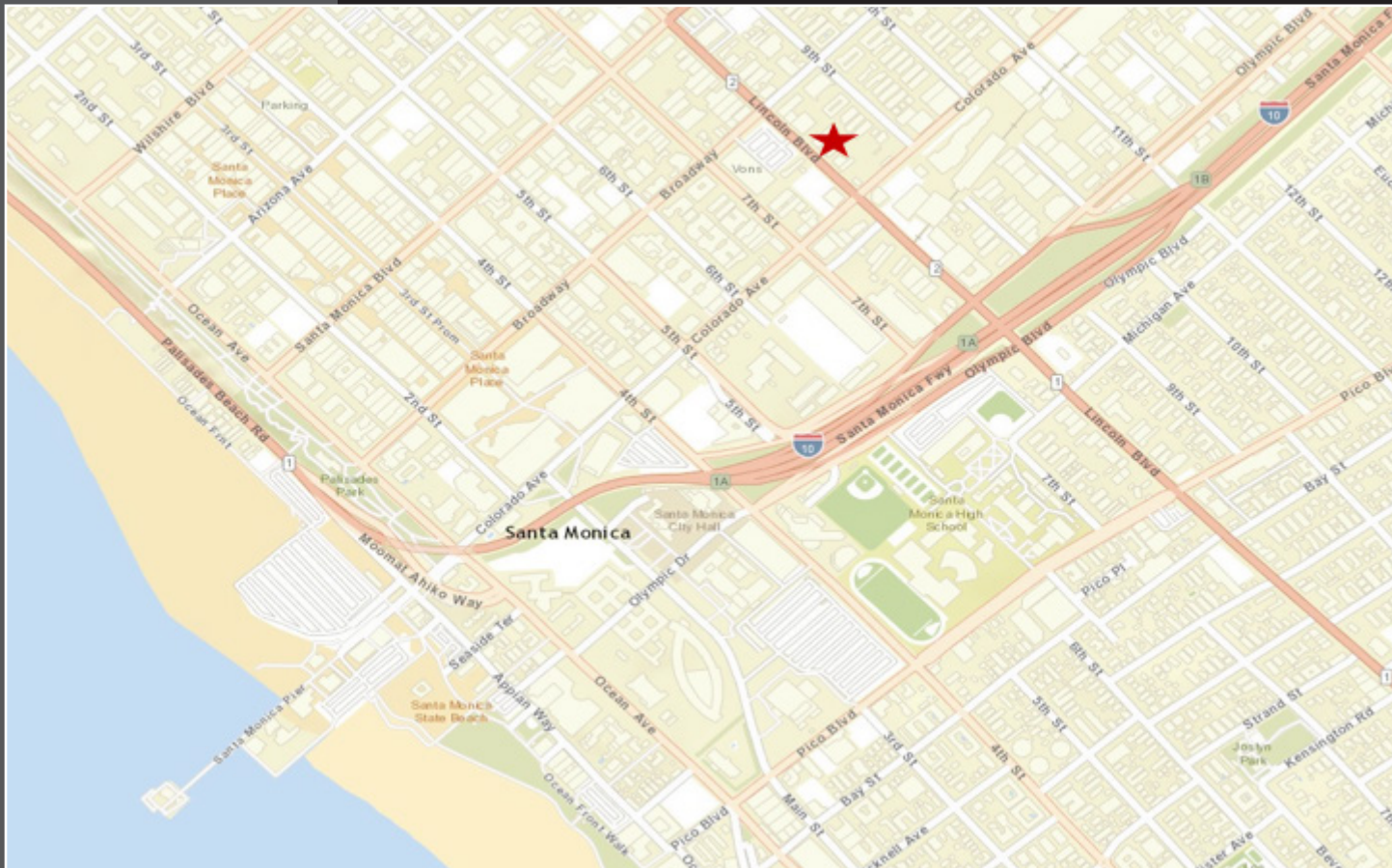
\$79,887

\$89,445



Additional 11,900 sf can be leased in the adjacent retail building located at 1527-1535 Lincoln Blvd

Asking Rent: \$4.20 psf / mo NNN



Avison Young's Automotive Properties Group (APG) is a fully dedicated service line within Avison Young, Inc. that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

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