

8351-8409

LINCOLN BLVD, LOS ANGELES, CA 90045

ACROSS THE STREET FROM
BRISTOL FARMS & STARBUCKS



FOR LEASE

A DIVISION OF
LWLA **LEE & ASSOCIATES**

8351-8409 LINCOLN BLVD

PREMISES:

8409: ± 1,200 SF Retail

8407: ± 1,200 SF 2nd Fl Retail / Office

Plus Large Outdoor Patio

8353: ± 750 SF Retail

RENT: \$3.65/NNN

OCCUPANCY: Immediate

TERM: 3 -5 Years

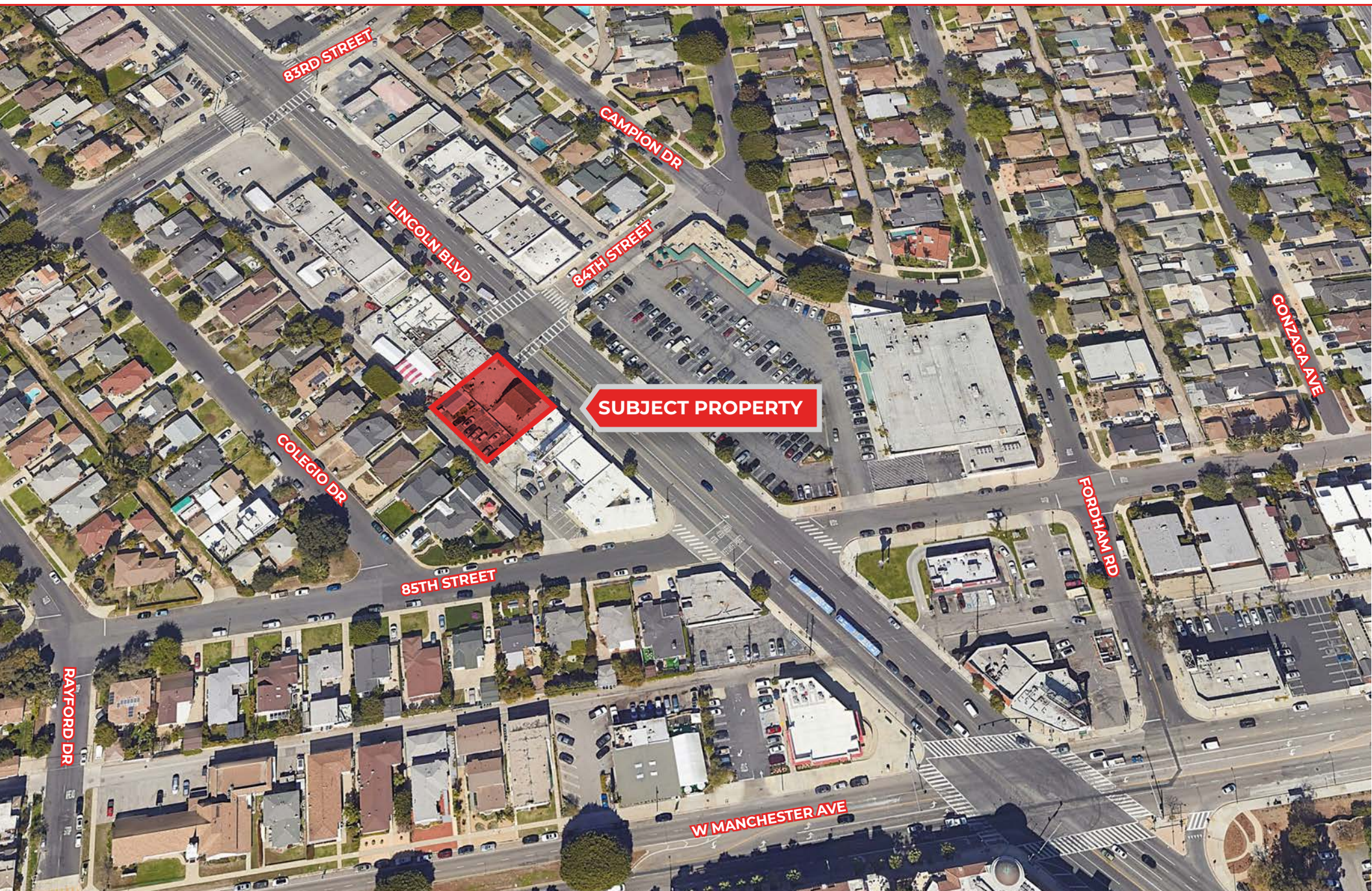
PARKING: 24 Spaces

HIGHLIGHTS:

- Directly Across the Street from Bristol Farms & Starbucks
 - Newly remodeled 7,000 SF Multi-Tenant Commercial Building
 - Central Location to Both Westside & South Bay Communities
 - Minutes to LAX, Marina Del Rey, Loyola Marymount University
 - Great Retail Supported by a Desirable Demographic Base of Young and Educated Populace in Westchester, Playa Del Rey & Playa Vista
 - Walk Score of 85
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SUBJECT PROPERTY

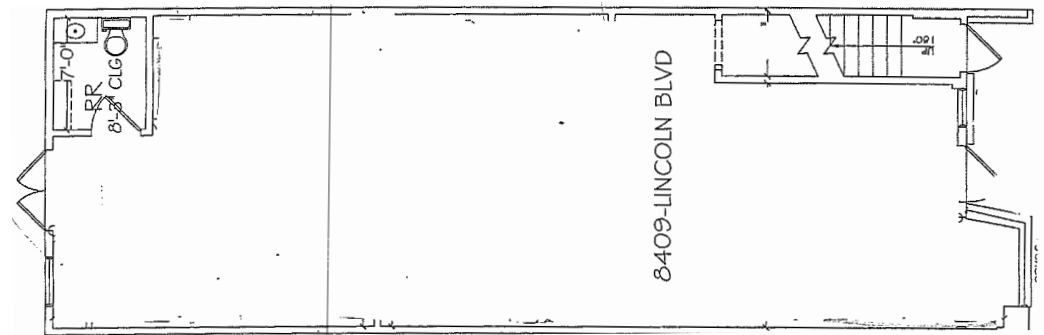


NEIGHBORHOODS





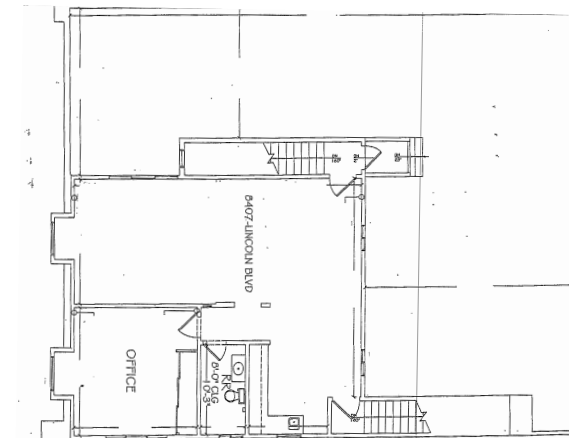
± 1,200 SF



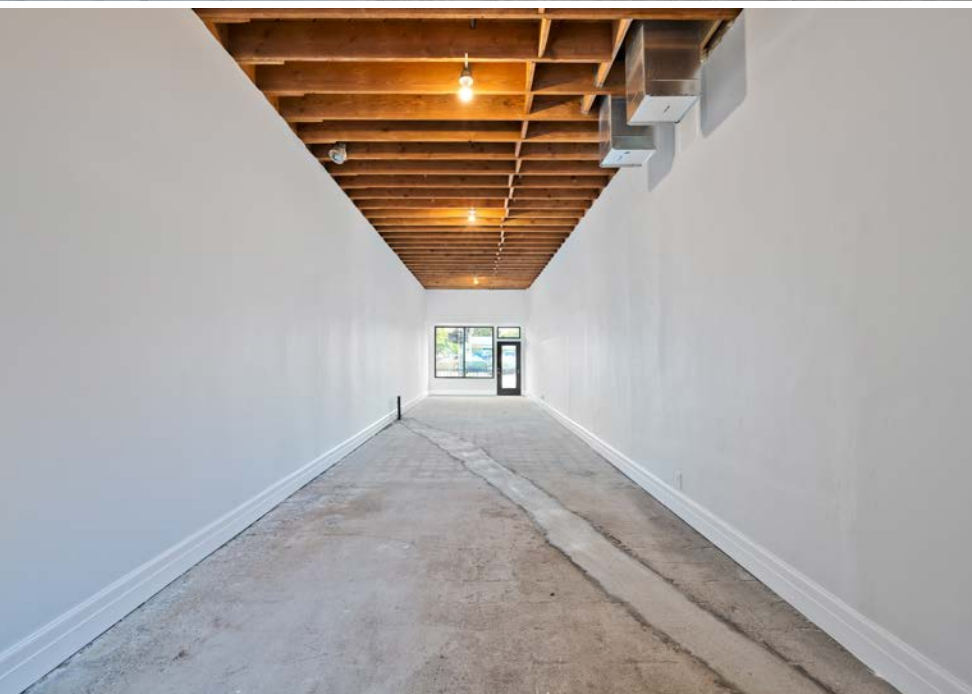
- ELECTRICAL SERVICE: Existing 100 Amp three phase and 4 wire panel, Meter number 3F-FPMS209-67598
- Air conditioning and heat: Landlord shall provide three phase new roof mount package heat pump air conditioning and heating (HVAC) via one, four-ton unit on the roof.
- Ceiling height approximately 12ft
- Concrete Floor



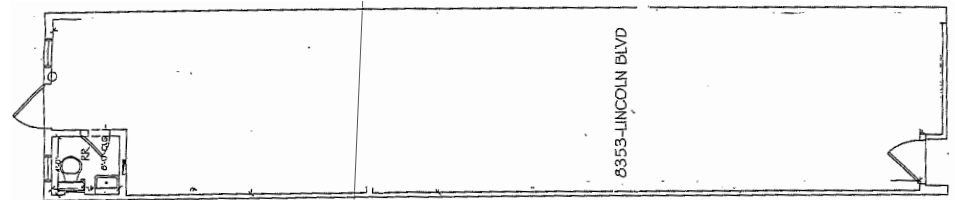
± 1,200 SF
Plus Large
Outdoor Patio



- ELECTRICAL SERVICE: Existing 70 Amp single phase panel, Meter number FM9-1146133
- Air conditioning and heat: Landlord shall provide single phase 2017 roof mount package heat pump air conditioning and heating (HVAC) via one, four-ton unit on the roof.
- Ceiling height approximately 16ft
- Spacious and ample natural light



± 750 SF



- ELECTRICAL SERVICE: Existing 100 Amp single phase panel, Meter number FM9-1148315 100 amps+ A/C FM9-1146134
- Air conditioning and heat: Landlord shall provide single phase new roof mount package heat pump air conditioning and heating (HVAC) via one, four-ton unit on the roof.
- Exposed wood ceiling with sand blasted finish
- Ceiling height approximately 12 ft
- Concrete Floor



RETAILERS & AMENITIES



LAX

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	24,091	168,424	481,717
2027 Population Projection	24,292	168,443	476,364

	1 Mile	3 Miles	5 Miles
2022 Households	9,809	75,128	200,056
2027 Households Projection	9,921	75,013	197,682

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$152,150	\$138,886	\$121,536

	1 Mile	3 Miles	5 Miles
Median Home Value	\$1,031,280	\$1,031,763	\$1,007,377

2022 Housing Value	1 Mile	3 Miles	5 Miles
<\$500,000	4.07%	5.34%	10.29%
\$500,000-\$1,000,000	40.11%	38.74%	38.45%
\$1,000,000+	55.82%	55.92%	51.26%

CONTACTS



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