

8407
LINCOLN BLVD,
LOS ANGELES, CA 90045

ACROSS THE STREET FROM
BRISTOL FARMS & STARBUCKS

Available



FOR LEASE

A DIVISION OF
LWLA **LEE & ASSOCIATES**

8407 LINCOLN BLVD

PREMISES:

8407: ± 1,200 SF 2nd Fl Retail / Office
Plus Large Outdoor Patio
Street level access from front and rear

RENT: \$3.65/NNN

OCCUPANCY: Immediate

TERM: 3 -5 Years

PARKING: 3 tandem spaces (6 total)

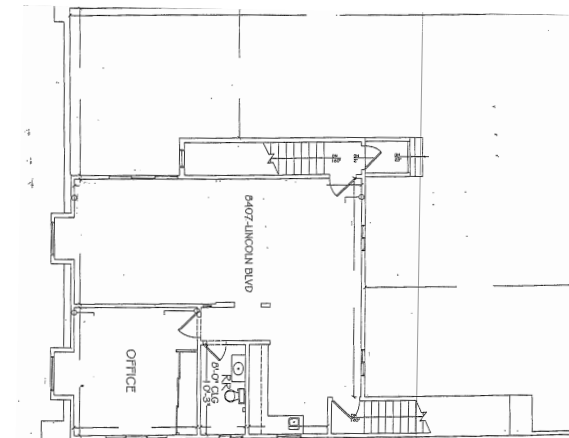
HIGHLIGHTS:

- 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





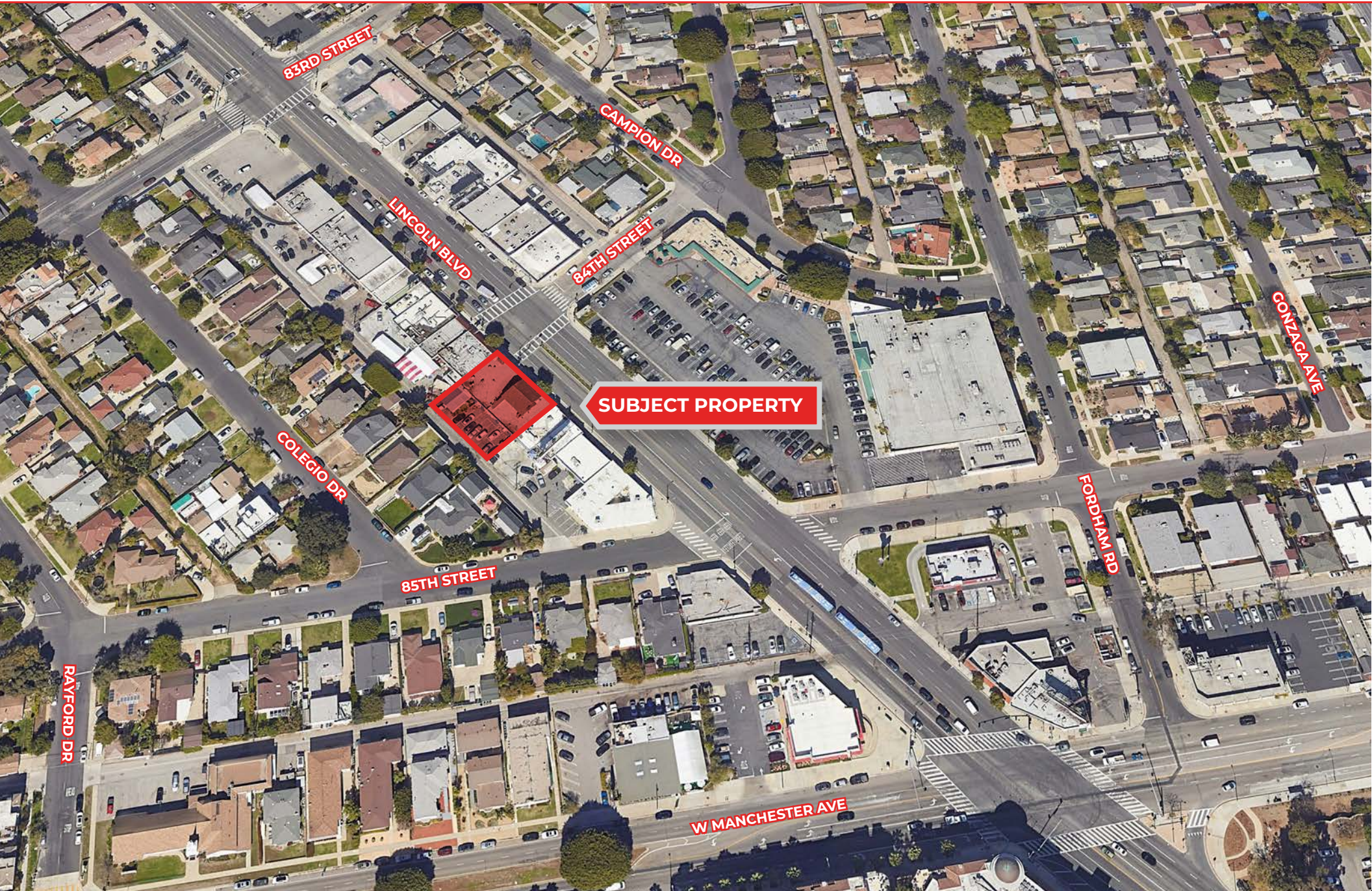
± 1,200 SF
Plus Large
Outdoor Patio



- 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



SUBJECT PROPERTY



NEIGHBORHOODS



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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