

## **FOR LEASE: RETAIL STORE, HIGH VISIBILITY**

**DOWNTOWN SANTA MONICA, CLOSE TO PROMENADE, METRO & SM BEACH**



**~ 1,200 Square Feet**  
**1456 Lincoln, Santa Monica, CA 90401**

**WOW a "94" WalkScore !!!**

**Significant Rent Reduction**

Hi Traffic & Visibility on Signalized N/W corner  
Lincoln & Broadway, Downtown Santa Monica  
close to Santa Monica Promenade

### POTENTIAL USES:

**Retail, Medical/office, Food use, Showroom, virtually all uses allowed.** Great location for Health oriented or personal care uses such as Medical Space, Nutrition, Yoga or Pilate, Laser Hair Removal or specialty foods, Café, Showroom or ... office or ...

### AREA DESCRIPTION:

Other tenants in building are Petite Spa, a health and skin care and spa; Enso Teas & Acai, nail salon, Aqua Hair Salon, Wonders of the World, a fossil museum shop. Across from Starbucks, Chase Vons, furniture showrooms, CVS, Bay Cities Market, Swingers, night club & other high end furniture & home improvement showrooms. See below photos of space and list of neighbors.

### LEASE RATE:

**\$4,200 / Mo. GROSS ; (\$2.25 /SF NNN)** Probably the lowest retail rate in Downtown Santa Monica, Very Motivated landlord, Contact Manager ; Full commission to leasing Agent

### CONTACT:

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**(310) 508-1008**

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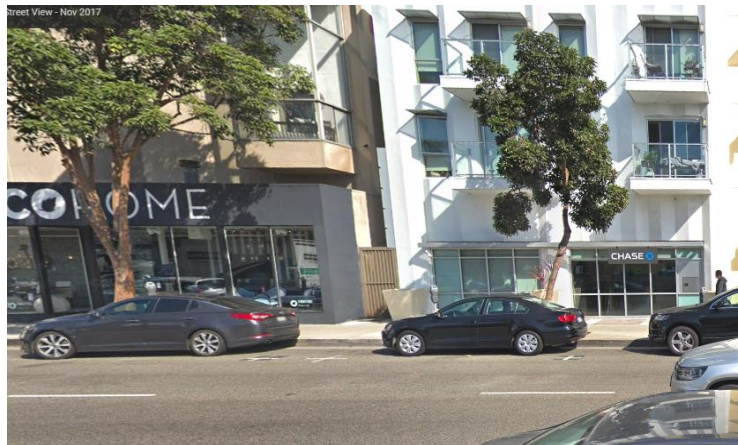
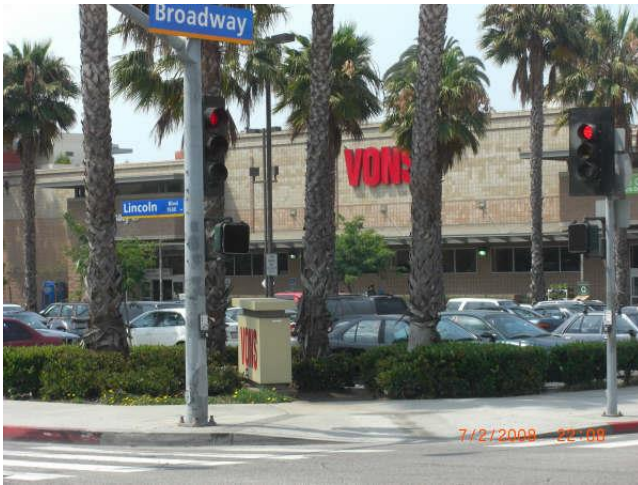
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WILSHIRE MANAGEMENT

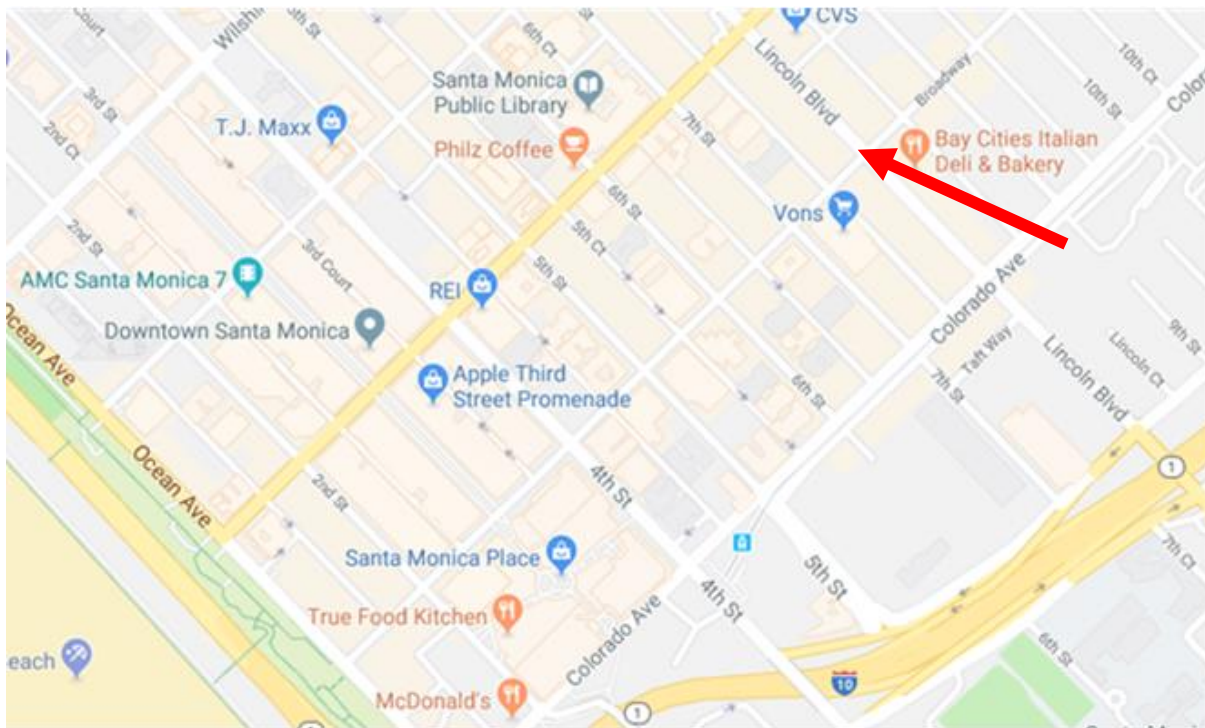
8271 MELROSE AVENUE, SUITE 103, LOS ANGELES, CALIFORNIA 90046 ; TELEPHONE 323-655-1212 FAX 323-655-4555

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**Walk Score** [Get Scores](#) [Find Apartments](#) [My Favorites](#) [Add to Your](#)

Type an address, neighborhood or city

**1456 Lincoln Boulevard** [Add scores to your site](#)

Pico, Santa Monica, 90401

Commute to **Downtown Santa Monica**

🚗 1 min 🚘 8 min 🚲 2 min 🚶 10 min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Apartments](#)

Looking for a home for sale in Santa Monica? <#>

**Walker's Paradise**  
 Walk Score **94**  
 Daily errands do not require a car.

**Excellent Transit**  
 Transit Score **80**  
 Transit is convenient for most trips.

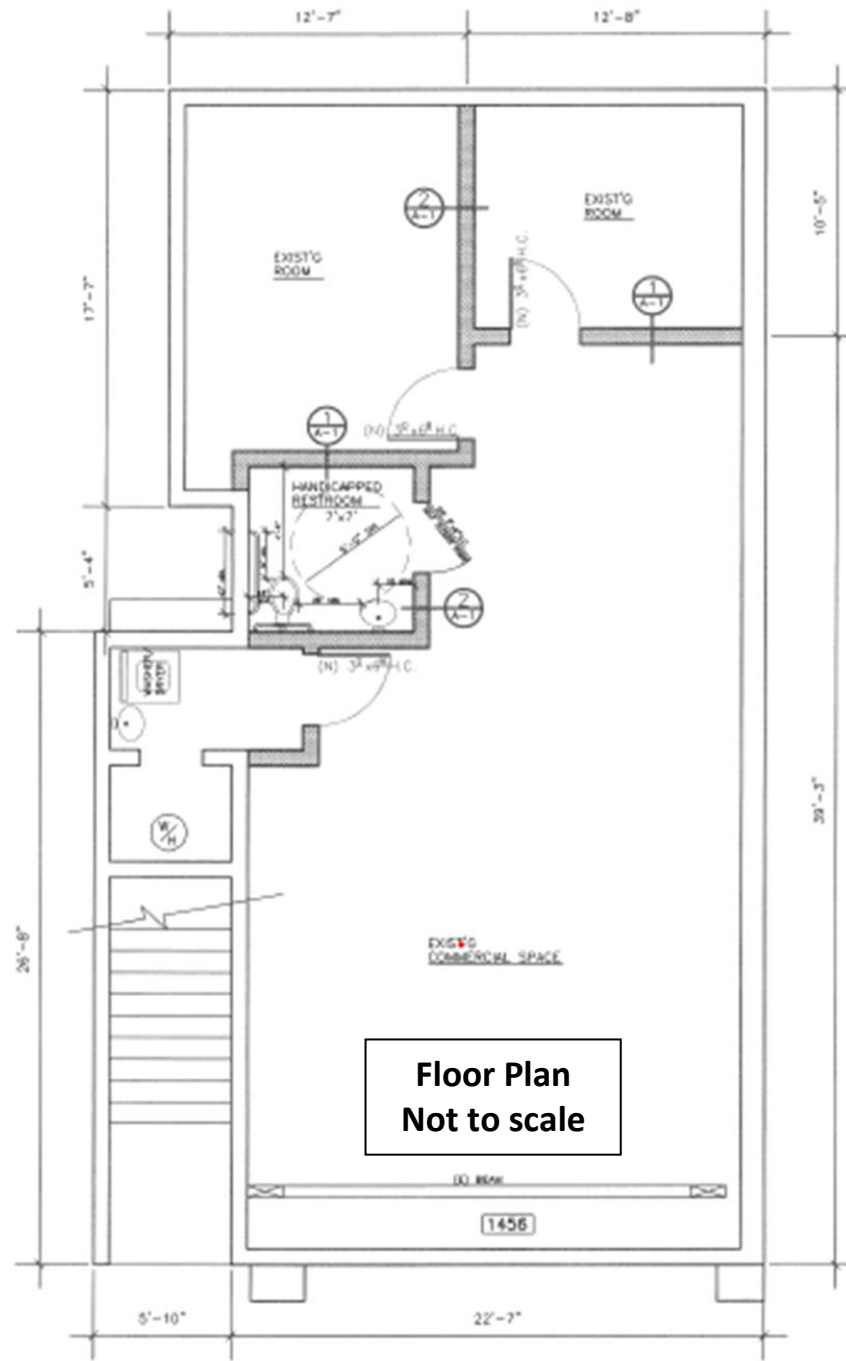
**Very Bikeable**  
 Bike Score **88**  
 Flat as a pancake, excellent bike lanes.

[About your score](#)

## Demographics: (2017 Est.)

		1 Mile	2 Miles	3 Miles	5 Miles
Population	👤	42,146	103,791	194,928	439,645
Average HH Income	💰	\$103,863	\$157,846	\$171,562	\$167,869
Daytime Population	👤	51,086	91,031	146,251	346,274

Demographic Source: Applied Geographic Solutions 4/2017, TIGER Geography



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"

## NEARBY BUSINESSES

### IN THE SAME BUILDING:

- At 723 Broadway, **PETITE SPA**, **exquisite skin care treatments**, [www.petitespa.net](http://www.petitespa.net)
- At 725 Broadway, **ENSO TEA BAR**, **Tea and Acai**, [www.ensoteabar.com](http://www.ensoteabar.com)
- At 727 Broadway, **LILY NAILS**, **ladies nail salon**
- At 729 Broadway, **AQUA HAIR SALON**, **Hair Salon**
- At 1456 Lincoln, **Space For Lease**
- At 1460 Lincoln, corner store next to the store for lease is **WONDERS OF THE WORLD**, which has the world's best selection of quality **fossils and crystals** [www.worldsbestnaturestore.com](http://www.worldsbestnaturestore.com)

### IN THE IMMEDIATE AREA OF THE STORE:

- **Starbuck Coffee**, **coffee house**, directly across street, [www.starbucks.com](http://www.starbucks.com)
- **Chase Bank**, **Bank**, Directly across the street, [www.chase.com](http://www.chase.com)
- **Mandala**, **Yoga Studio**, on Broadway next door, [www.mandalacenter.us](http://www.mandalacenter.us)
- **Centinela Feed & Pet Supplies**, 2 doors north on Lincoln, [www.centinelafeed.com](http://www.centinelafeed.com)
- **Jersey Mike's Sub**, **Fast food**, on Broadway in building across street, [www.jerseymiles.com](http://www.jerseymiles.com)
- **Fresh Brothers**, **Fast Food** on Broadway in building across street, [www.freshbrothers.com](http://www.freshbrothers.com)
- **Sweetfin**, **Fast food**, on Broadway in building across the street, [www.sweetfinpoke.com](http://www.sweetfinpoke.com)
- **Pono Burger**, **Restaurant**, on Broadway in building across the street, [www.ponoburger.com](http://www.ponoburger.com)
- **Functions**, reported as among top 20 **furniture stores** in the country !!!! [www.functions.com](http://www.functions.com)
- **CISCO HOME**, across the street, 15,000 SF 3 story modern **furniture store**: [www.ciscohome.net](http://www.ciscohome.net)
- **BAY CITIES ITALIAN**, half a block south is the world famous **market and Deli**: [www.baycitiesitaliandeli.com](http://www.baycitiesitaliandeli.com)
- **VONS**, across the street, **Super Market**, [www.vons.com](http://www.vons.com)
- **SWINGERS**, **Coffee Shop**, across the street on corner, [www.bodegawinebar.com](http://www.bodegawinebar.com)
- **BODEGA WINE Bar**, on Broadway ½ block east, [www.bodegawinebar.com](http://www.bodegawinebar.com)
- **LABEAUTE SPA**, ½ block south, **ladies beauty and skincare**, [www.labeauteskin.com](http://www.labeauteskin.com)
- **BRENTWOOD SKINCARE**, ½ block west 713 Broadway, **ladies beauty and skincare**, [www.brentwoodskin.com](http://www.brentwoodskin.com)