



Address: 1908 Lincoln Boulevard, Unit C, Santa Monica, CA 90405
(Southwest corner of Lincoln and Pico Boulevards)

Available Space: Approximately 6,126 square feet.

Parking: Excellent shared parking on surface lot.

Rental Rate: \$1.75 Modified Gross per square foot per month.

- Comments:**
- ▶ Signalized intersection;
 - ▶ Approximately 75,928 vehicles pass this location per day (according to 2008 survey);
 - ▶ Adjacent to the Santa Monica (10) Freeway;
 - ▶ Excellent signage;
 - ▶ Neighbors include Payless ShoeSource, Kragen Auto Parts, Mittel's Art Center, CVS, Anna's Linens and other well-established retailers, showrooms and restaurants.

For further information
or tour, please
contact exclusive agents:

Marc Pollock

Marc@WestsideRetail.com

Megan Peel

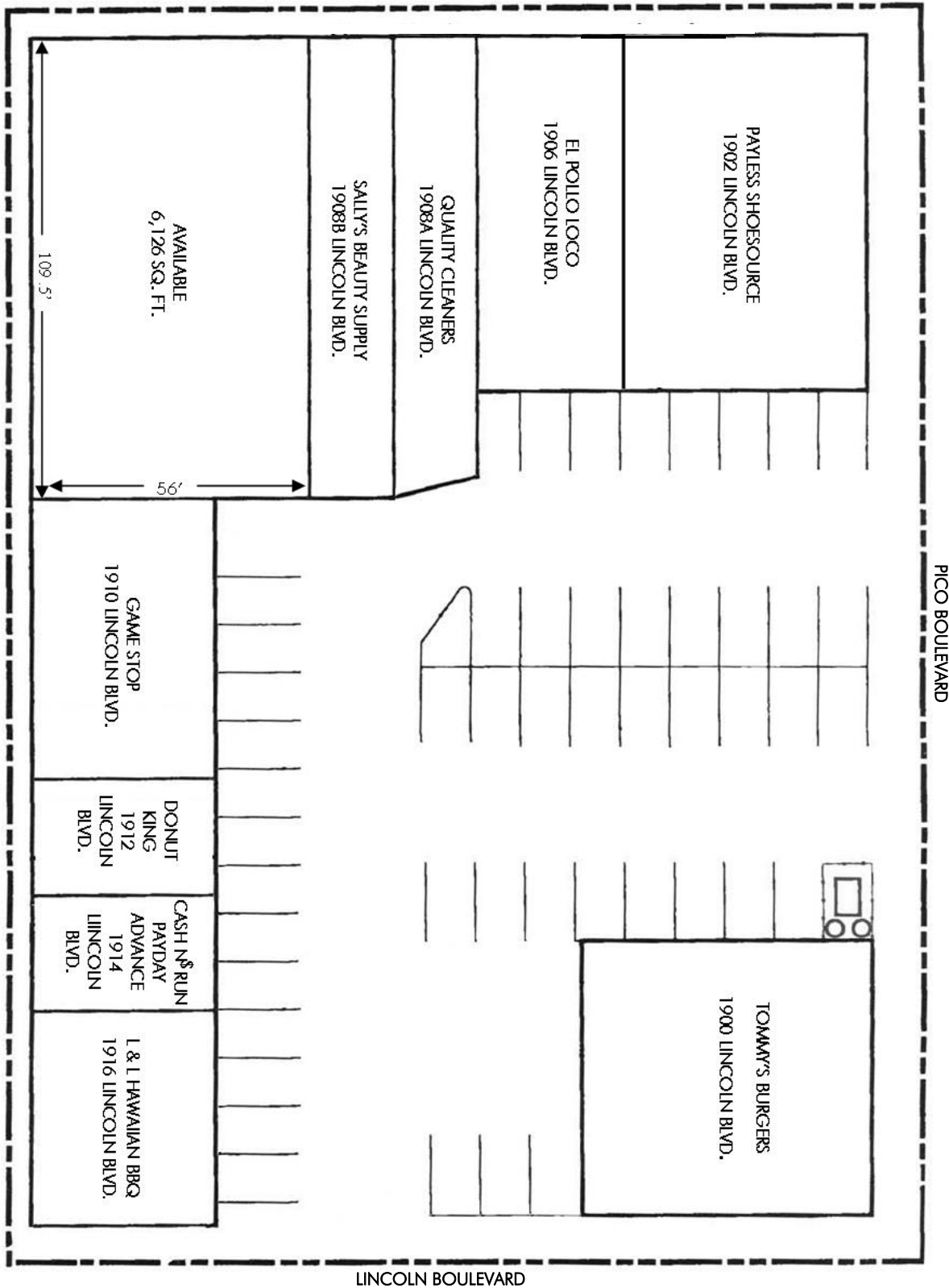
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Additional information on this
property can be found online at
www.WestsideRetail.com



1908 LINCOLN BOULEVARD SANTA MONICA, CA 90405



The information contained on this site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size, nature of improvements, identity or location of any existing or proposed tenant. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Westside Retail, Inc. 2008