



- Address:** 2318 Lincoln Boulevard, Venice, CA 90291
- Proposed Space:** 2,600 square feet on approximately 12,240 square feet of land.
- Parking:** 20 spaces
- Asking Rent:** \$13,000 NNN per month. Property taxes are currently \$1,953 per month.
- Comments:**
- ▶ Prime corner location on busy signalized intersection;
 - ▶ More than 71,400 cars pass through the intersection per day;
 - ▶ Currently occupied by Conroy's Flowers, please do not disturb occupant;
 - ▶ Neighbors include Whole Foods Market, Ralphs Market, Ross Dress for Less, Staples, and many other established retailers and restaurants.

For further information
or tour, please
contact exclusive agents:

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