



- Address:** 2318 Lincoln Boulevard, Venice, CA 90291
- Proposed Space:** 2,000 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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property can be found online at  
[www.WestsideRetail.com](http://www.WestsideRetail.com)



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