

New Listing!

High Traffic Corner Retail / Automotive / Commercial Building For Lease
2323 Lincoln Boulevard, Santa Monica, CA 90405



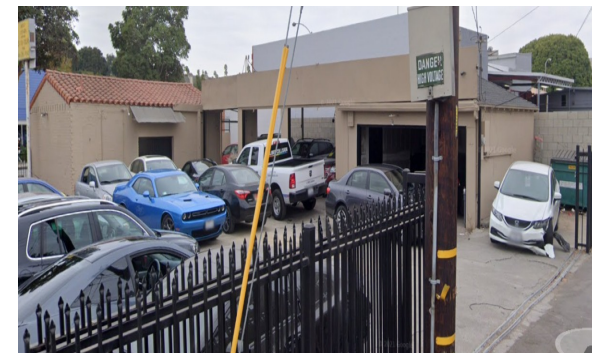
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Small commercial building of approximately 500 SF with large parking area and 4 former auto bays. Great central Santa Monica location with easy access to West Los Angeles, Mar Vista, Culver City, Venice & Marina Del Rey. Retail, and restaurants, fast food, and services are within walking distance.

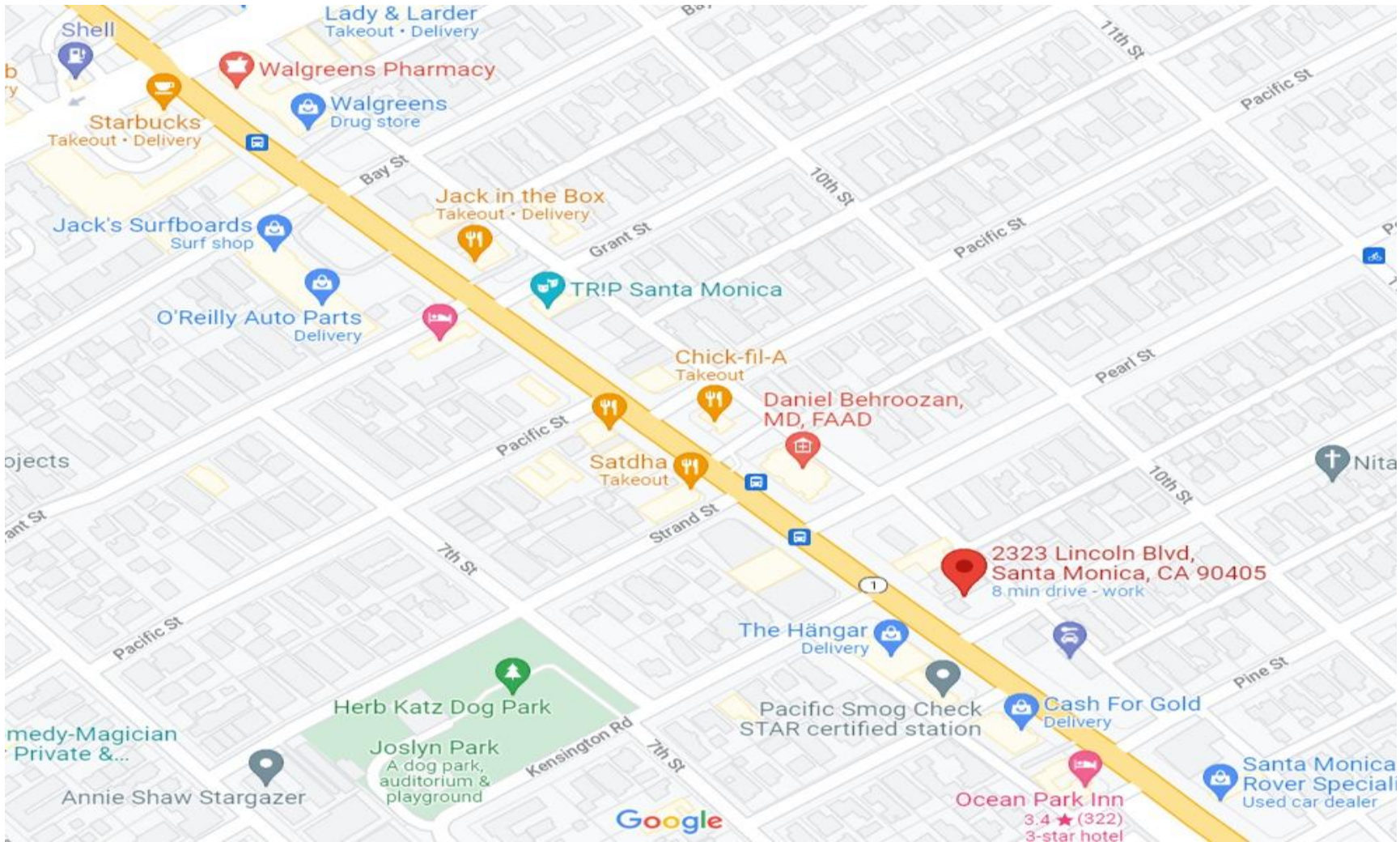
- Rent** \$10,000.00 per month plus NNN's of approximately \$2,000.00 per month
- Property**
- ◆ 700 SF building formerly used as offices. Size is estimated and Lessee is advised to verify.
 - ◆ 1 enclosed former auto bay with a garage door.
 - ◆ 3 former auto bays are covered by a roof but have no rear or side walls or garage doors.
 - ◆ Lessor and Broker make no representation that the four former auto bays can be utilized for auto repair in their current condition.
- Highlights**
- ◆ Great signage and visibility along Lincoln Blvd.
 - ◆ Lessor will build to suit for a qualified Lessee.
 - ◆ 6,522 SF corner lot.
 - ◆ Corner location.
 - ◆ 20-foot alley at the rear.
- Parking** There are an estimated 15 on-site parking spaces but could be more if cars are stacked. ***No Additional Charge for Parking!***
- Bathrooms** Shared Men's and Women's Bathrooms. Bathrooms and all other improvements are most likely not ADA compliant. Lessee is advised to consult with experts to make their own determination.
- Prior Use** Automotive. Formerly used by Caliber Collision for parking and prior to that it was the home of Swedish Automotive Repair.
- Zoning & Uses** Zoned General Commercial (GC).
[Click here to see Zoning Uses.](#)
[Click here to see Auto Related Uses](#)
[Click here to see property on City Zoning Map.](#)
- Public Transportation** Metro Rail Station to the north and Santa Monica Bus.

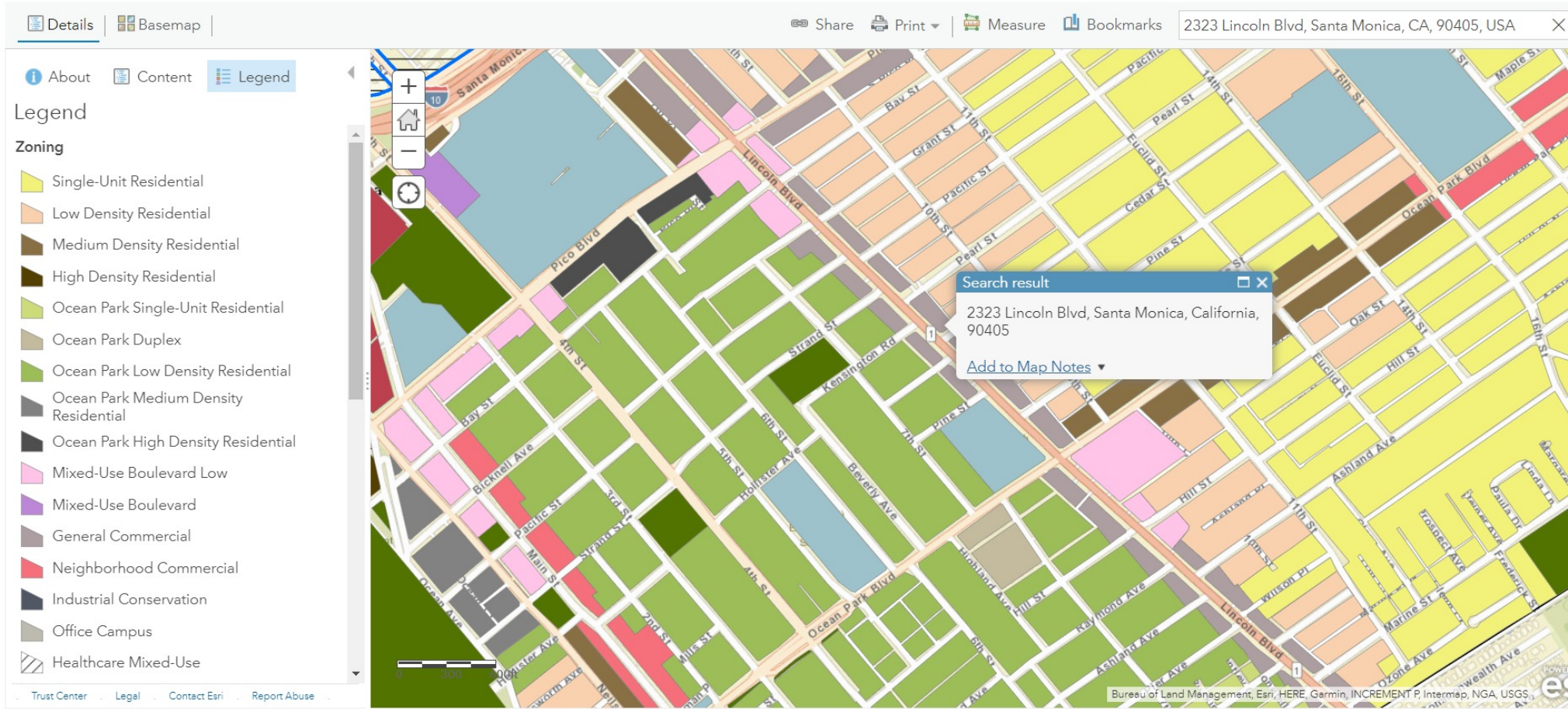


Alley Rear View Showing Former Auto Bays



Property Location Map View





Zoned General Commercial (GC).
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All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.