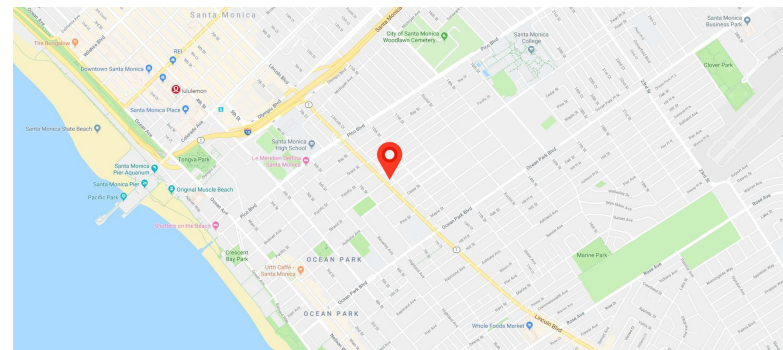


# OFFICE/MEDICAL SPACE(S) AVAILABLE IN SANTA MONICA

2221 Lincoln Boulevard,  
Santa Monica, CA 90405



±700-4,500 SF Available

## DEMOS

	1 mile	3 mile	5 mile
Population	36,595	217,599	483,623
Avg. HH Income	\$123,836	\$134,941	\$137,723
Daytime Pop.	30,694	154,979	379,469
Traffic Count	± 100,000 cars per day		

## FEATURES

- Beautiful office/medical-use building
- Easy access, great visibility, and abundant parking
- Parking lot located in rear of building
- Lincoln Boulevard signage available

## AREA AMENITIES

- Located just off the 10 Freeway in a strong urban area of Santa Monica with major intersection exposure
- High volume of foot traffic, multiple bus stops, convenient freeway accessibility, and very close proximity to Santa Monica Beach

## CONTACT US

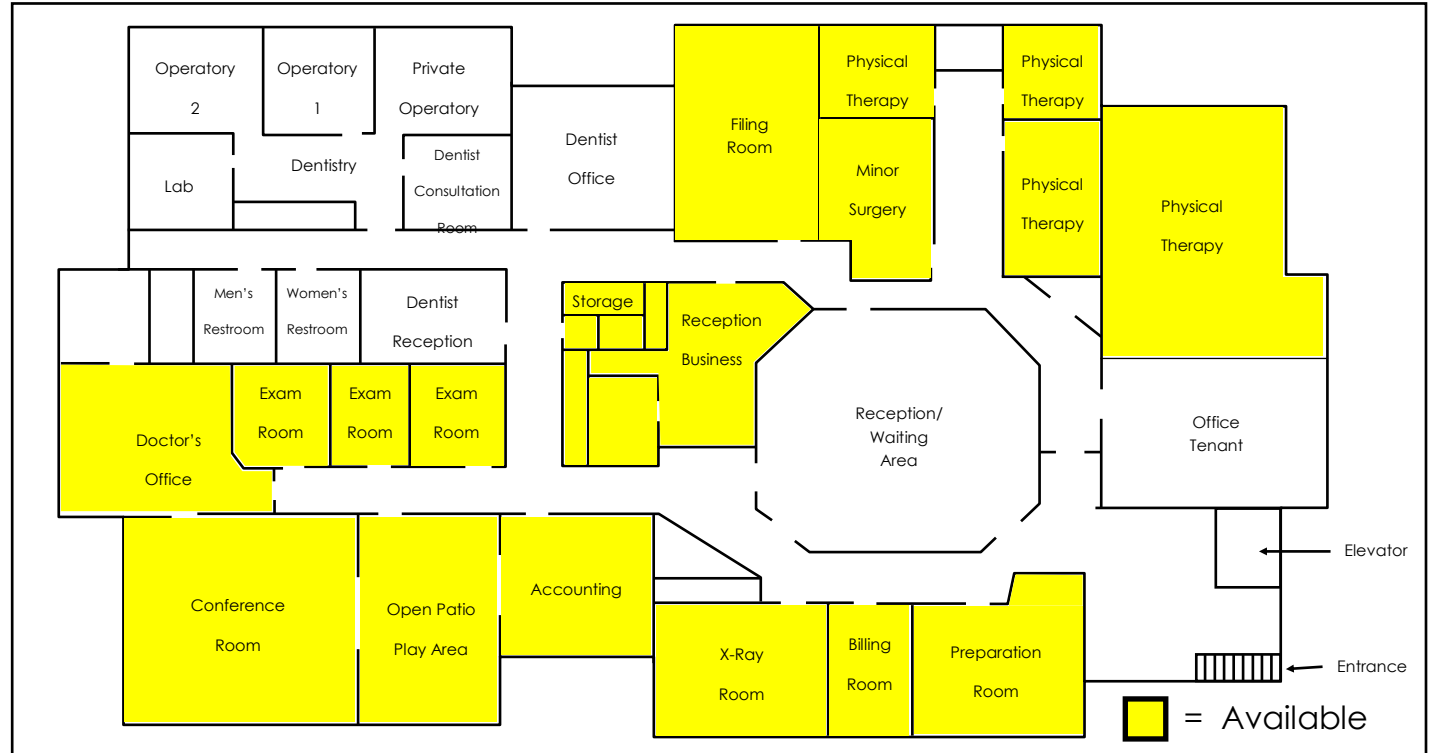
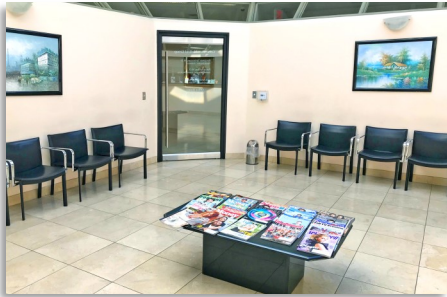
**Manny Ramirez-Napoles** (818) 697-9372, manny@illicre.com, DRE# 01960910

**Austin Harrell** (818) 514-0547, austin@illicre.com, DRE# 02051633



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