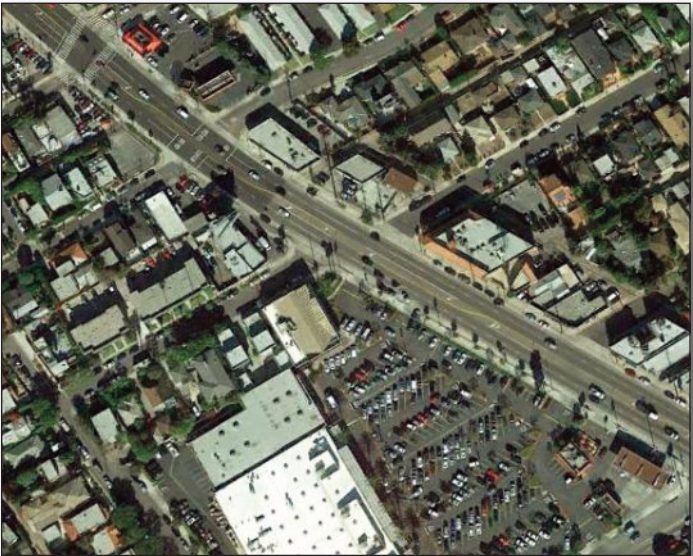


# LINCOLN & ROSE SHOPPING CENTER

Venice, CA 90291



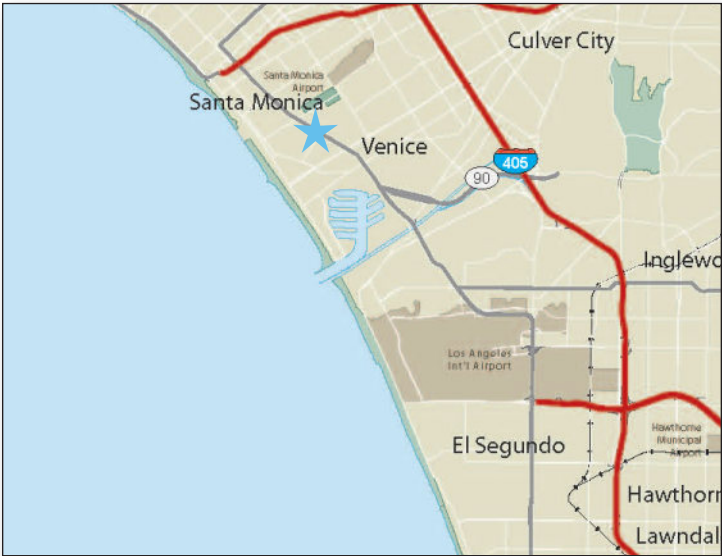
- PROJECT FACTS**
- GLA: 75,500 SF**
- ▶ Anchored by a newly expanded, state-of-the-art Whole Foods
  - ▶ Center boasts 60,000 cars daily on Lincoln Boulevard and Rose Avenue
  - ▶ Award-winning design as recognized by the Int'l Council of Shopping Centers (ICSC) *U.S. Design & Development* award, Grand Prize winner of Retail Traffic magazine's *Superior Achievement in Design and Imaging* award (SADI) and many more
  - ▶ Highly sought after neighborhood within booming tech corridor

**FEATURED TENANTS**  
Whole Foods, CVS/pharmacy

**2022 DEMOGRAPHICS**

	Population	Avg HH Income	Households
1 mile	36,657	\$175,250	18,893
3 mile	226,857	\$144,422	112,616
5 mile	496,525	\$170,997	230,941

2023 ESRI



**LOCATION**  
NW corner of Lincoln Boulevard & Rose Avenue

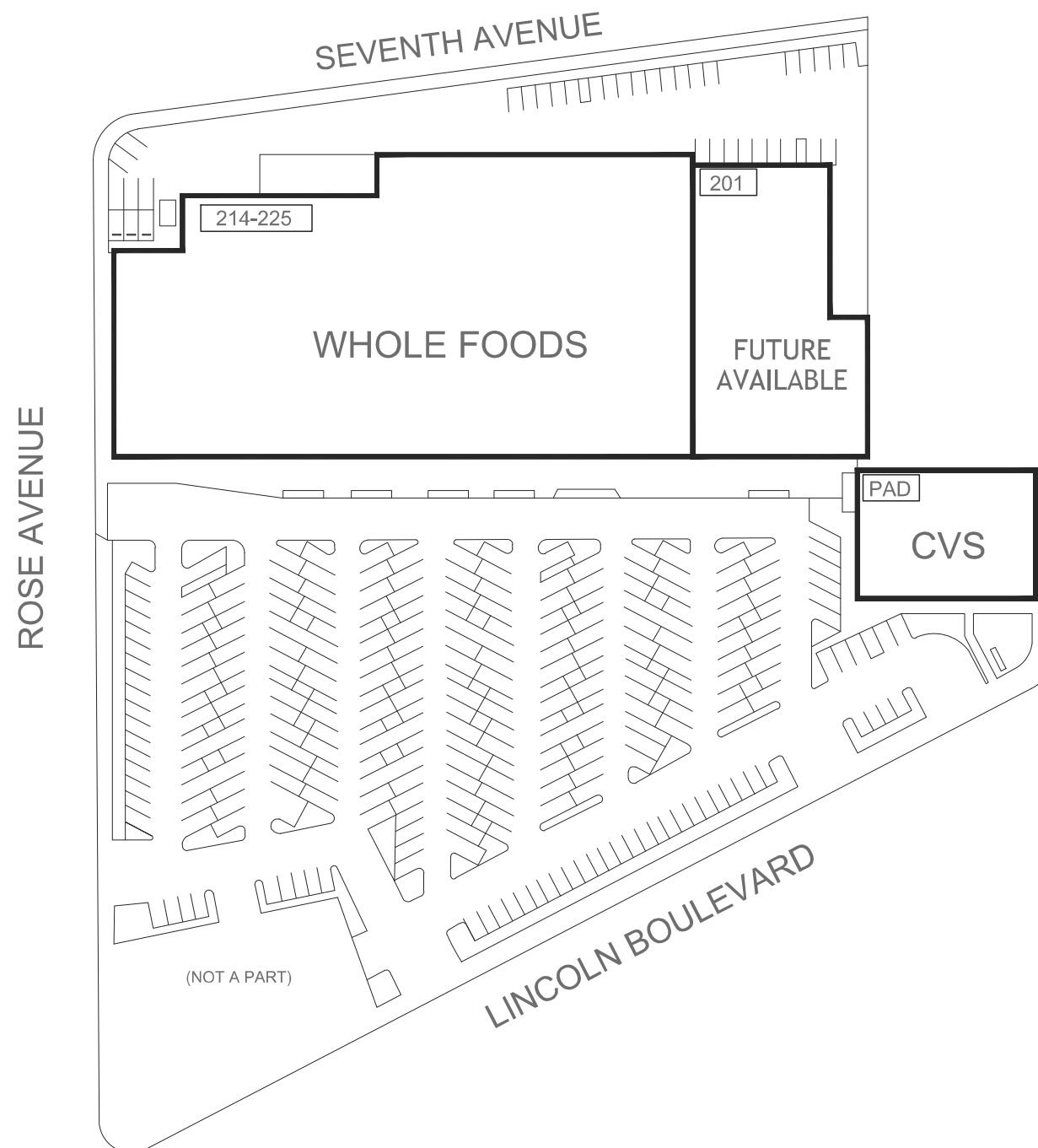
**LEASING CONTACT**  
Nadia Gilmore | 310.205.9616 | NGilmore@combined.biz  
CA DRE ID 00956690





# LINCOLN & ROSE SHOPPING CENTER

NWC LINCOLN BOULEVARD & ROSE AVENUE, VENICE, CALIFORNIA



## LEASING PLAN



## TENANT ROSTER

PAD	CVS	7,004 SF
201	FUTURE AVAILABLE	14,977 SF
214-225	WHOLE FOODS	53,514 SF

PARKING PROVIDED =	
PARKING REQUIRED =	
GLA AS PER RENT ROLL =	75,496 SF
ZONED =	
REV. DATE =	FEB 2023

## LINCOLN & ROSE SHOPPING CENTER

225 LINCOLN BOULEVARD  
VENICE, CALIFORNIA 90291



COMBINED PROPERTIES INCORPORATED

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