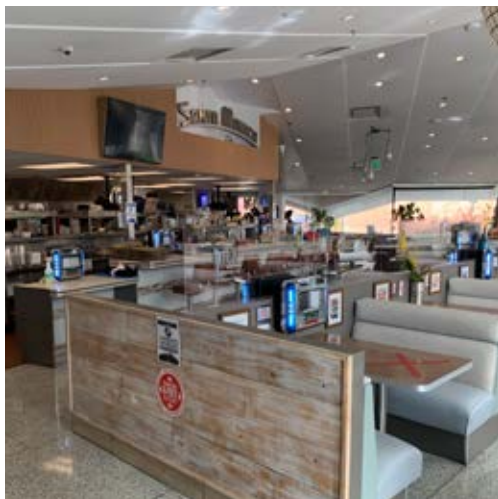




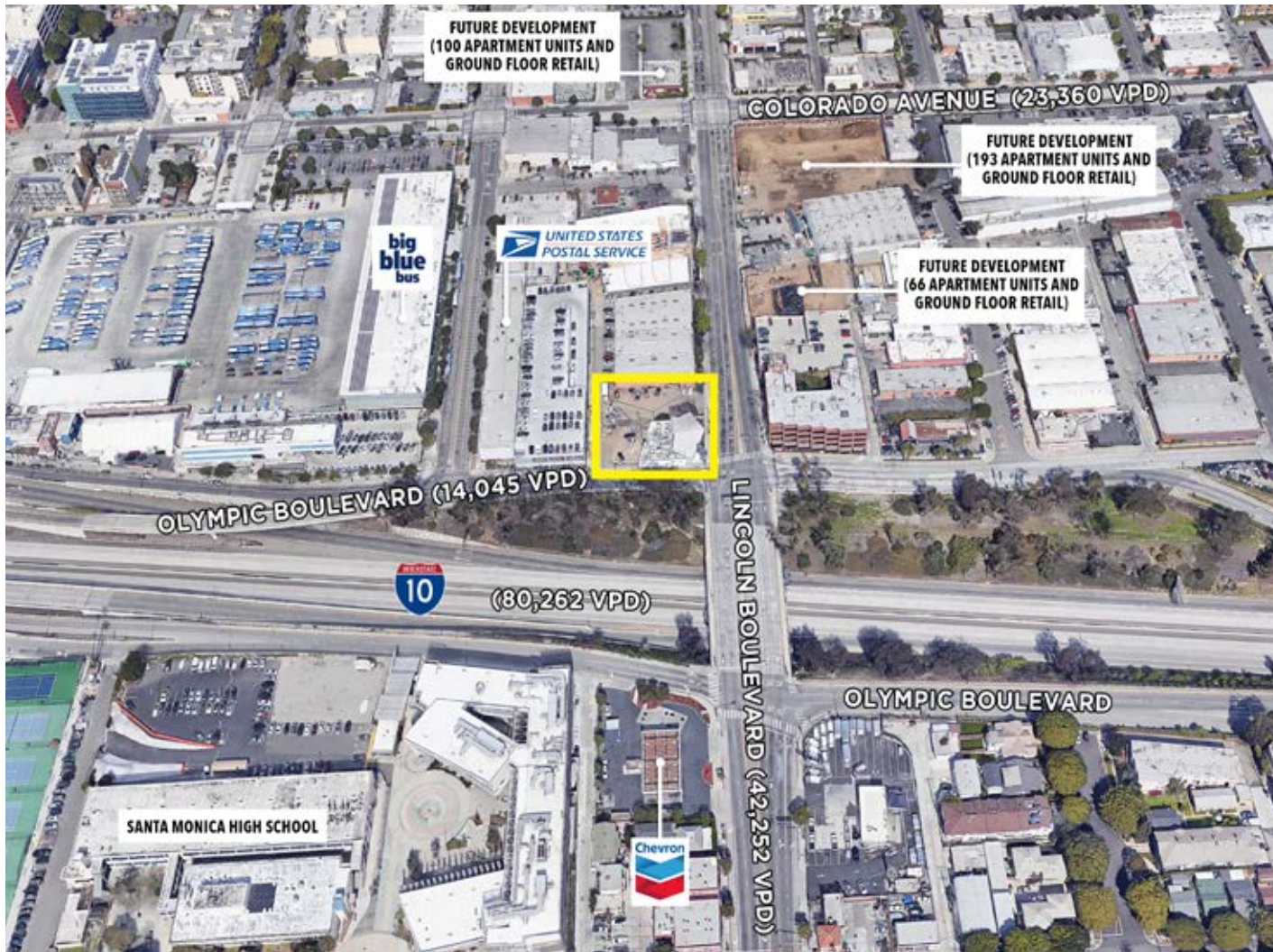
**MEL'S DRIVE-IN  
SANTA MONICA, CA**



  
**VALUEROCK**

# MEL'S DRIVE-IN

1670 Lincoln Blvd, Santa Monica, CA



## KEY HIGHLIGHTS

- Irreplaceable, prime, hard-corner real estate with large monument signage
- Located in the heart of Santa Monica and adjacent to Interstate 10
- Ample parking in a private field
- Fully built-out restaurant
- Several nearby mixed-use developments will bring additional around-the-clock traffic to the site



Contact: **Ralph Ongkeko** | (855) 367-8877 | [rongkeko@valuerockrealty.com](mailto:rongkeko@valuerockrealty.com) | [valuerockrealty.com](http://valuerockrealty.com)

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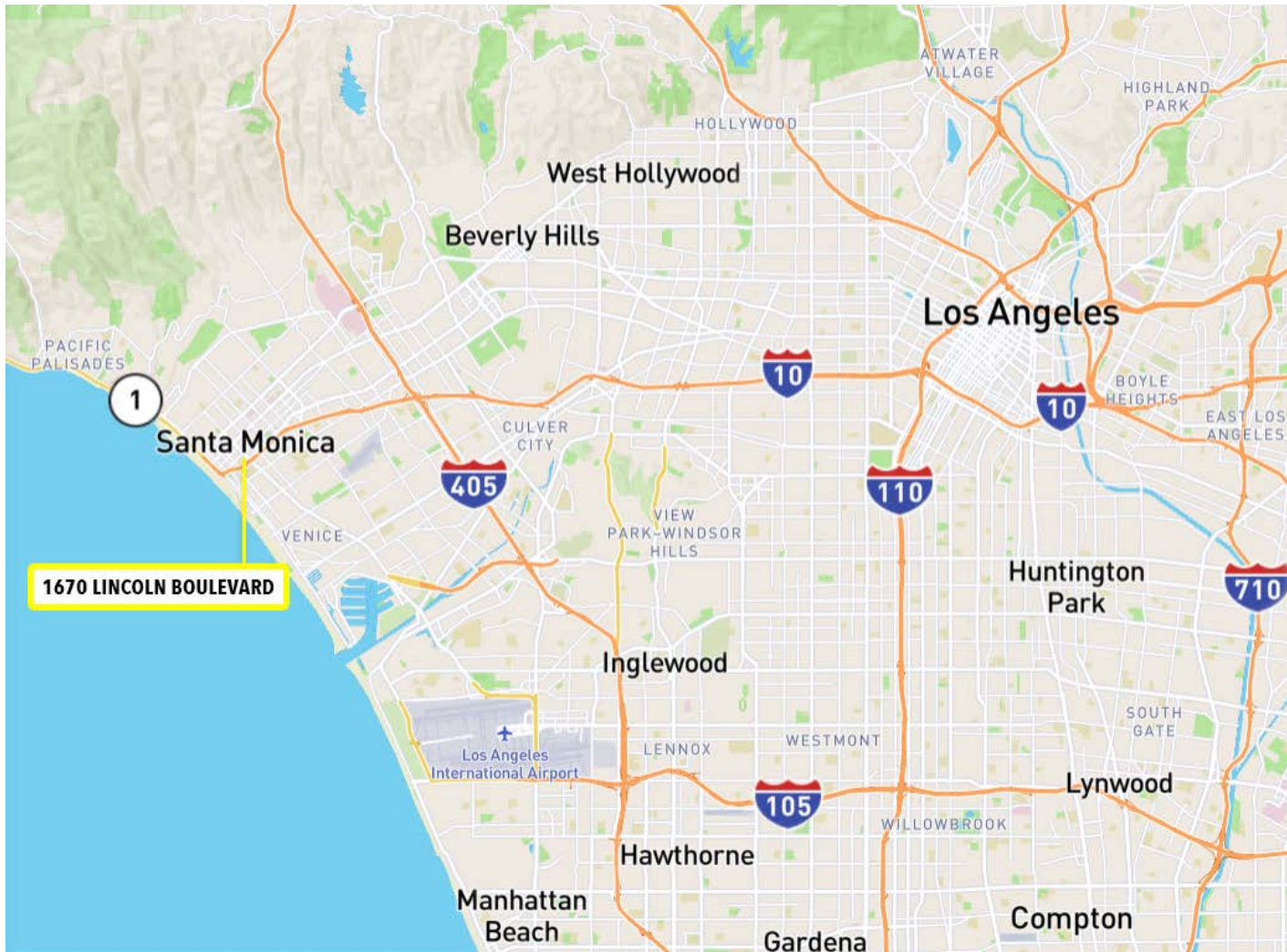
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## SURROUNDING DEMOGRAPHICS

|                | 1 mile    | 3 mile    | 5 mile    |
|----------------|-----------|-----------|-----------|
| Population     | 36,695    | 201,621   | 459,668   |
| Average Income | \$124,072 | \$154,573 | \$150,848 |



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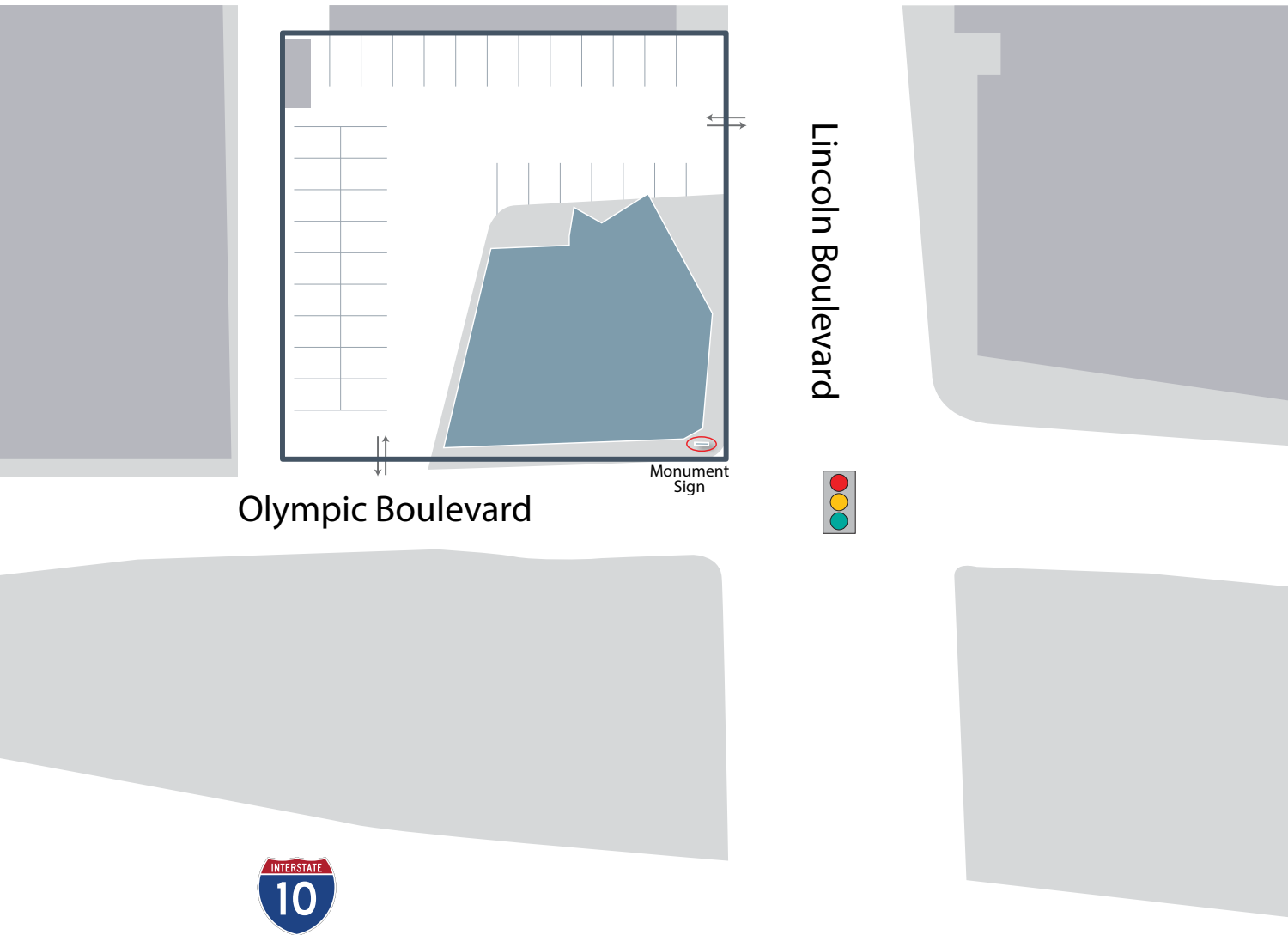
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## PROPERTY DETAILS

**Land Area:** 22,344 SF

**GLA:** 4,717 SF

**Parking:** 40 stalls +/- (some tandem)



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