

# Press Release

## MADISON PARTNERS SELLS 1637 LINCOLN BOULEVARD

Santa Monica, California – November 1, 2012:

Madison Partners is pleased to announce the sale of 1637 Lincoln Boulevard, located between Broadway Avenue and Olympic Boulevard in one of the most sought after areas in Southern California. Century West Partners purchased approximately 22,000 square feet of building on approximately 36,500 square feet of land and paid \$13,000,000 for the Property. The Property is currently occupied by Joann's Fabric and Craft Store. The Buyers intends to develop the Property into a mixed use project upon expiration of the tenant lease. Mitchell Stokes of Madison Partners, represented the Buyer, Century West Partners. The Principal of the Seller, Pyramid Ventures, LLC, is Marc Luzzatto of The Luzzatto Company.



1637 Lincoln Boulevard, Santa Monica