

**2630 Pico Boulevard**  
Santa Monica, CA 90405

**FREESTANDING CORNER RETAIL/OFFICE SPACE**

**FOR LEASE**



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# 2630 Pico Boulevard Santa Monica, CA 90405

**SIZE:** Approximately 4,069 square feet

**RATE:** \$3.50 per square foot per month, NNN  
(NNN estimated to be \$0.25 per square foot per month)

**PARKING:** Seven (7) parking spaces included

**TERM:** 5 years

**AVAILABLE:** Immediately

- **Freestanding building on corner lot**
- **Gateway identity to and from Santa Monica**
- **Great lighted pole sign with excellent visibility**
- **On-site parking as well as metered street parking**
- **An approximate traffic count of 30,000 cars per day**



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# PICO BOULEVARD



## CLOVERFIELD BOULEVARD TO 28<sup>TH</sup> STREET



## 29<sup>TH</sup> STREET TO 33<sup>RD</sup> STREET



## 34<sup>TH</sup> STREET TO BUNDY DRIVE



All information furnished is from sources deemed reliable and which we believe to be correct, but no 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 Broker. You are advised to conduct an independent investigation to verify all information.

# PROPERTY AREA DEMOGRAPHICS



Santa Monica is a global icon, mingling Southern California's iconic beach lifestyle with hip urban restaurants and shopping. Affluent residents mingle with global jet-setting tourists daily at the eclectic shops and restaurants that line the streets of Santa Monica. This unique space is an opportunity to join the culture and feel the energy of one of Southern California's most celebrated neighborhoods.

Santa Monica has been the Los Angeles Westside's top performing sub market throughout the last decade and is home to some of the region's most successful retailers and innovative companies in tech, social media and entertainment. Santa Monica is a city rich in tradition and diversity. Its historic roots, central access and beach-side location have established Santa Monica as an economic behemoth, accentuated by its vibrant commercial districts, affluent residential communities, celebrated hospitals, recreational and art venues, high profile corporate headquarters, and booming tech, media and entertainment sectors. Serving as Southern California's tech hub, Santa Monica's "Silicon Beach" has attracted major tech companies and start-ups like Google, Microsoft, Facebook, Snapchat, Hulu and YouTube.

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>			
2022 Projected Population	25,644	333,866	583,807
2017 Estimated Population	24,995	322,313	564,220
2010 Census Population	24,313	296,994	521,917
Growth 2017-2022	2.6%	3.58%	3.47%
Growth 2010-2017	2.81%	8.53%	8.11%
<b>2017 ESTIMATED HOUSEHOLD INCOME</b>			
\$50,000-\$74,999	13.5%	14.6%	14.3%
\$75,000-\$100,000	12.5%	11.8%	11.3%
\$101,000-\$200,000+	35.7%	41.8%	43.9%
<b>TOTAL</b>	61.7%	68.2%	69.5%
2017 Estimated Average HH Income	\$99,792	\$112,562	\$118,516
2017 Estimated Households	11,267	156,416	257,290
2017 Estimated Average Housing Value	\$917,811	\$946,424	\$978,563



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