

**524 SANTA MONICA BOULEVARD**  
**Santa Monica, CA 90401**



**FLAGSHIP CORNER RETAIL SPACE**  
**FOR LEASE**



**GREG ECKHARDT**  
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LIC#01255469



## 524 Santa Monica Boulevard Santa Monica, CA 90401

**SIZE:** Approximately 14,000 total square feet  
 Ground floor - Approximately 10,000 square feet\*  
 Mezzanine - Approximately 4,000 square feet\*  
*\*Must be leased together*

**LEASE RATE:** \$3.75 per square foot per month, NNN  
 (NNN estimated to be approximately \$0.50 per square foot per month)

**TERM:** 3 - 10 years

**PARKING:** Ample parking available in nearby city parking structures

**AVAILABLE:** November 1, 2018

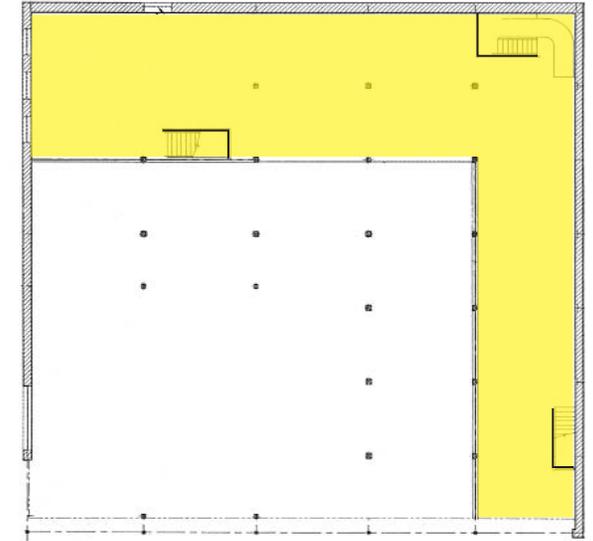
- Large corner retail space located in the epicenter of world class shopping, dining and entertainment of Santa Monica
- High ceilings and loading dock on 6th Street
- Walking distance from third street promenade, Santa Monica Place Mall and the Santa Monica Pier
- Close proximity to Metro Expo Line's terminus at 4th Street and Broadway
- Heavy foot and auto traffic with 100 feet of frontage on Santa Monica Boulevard



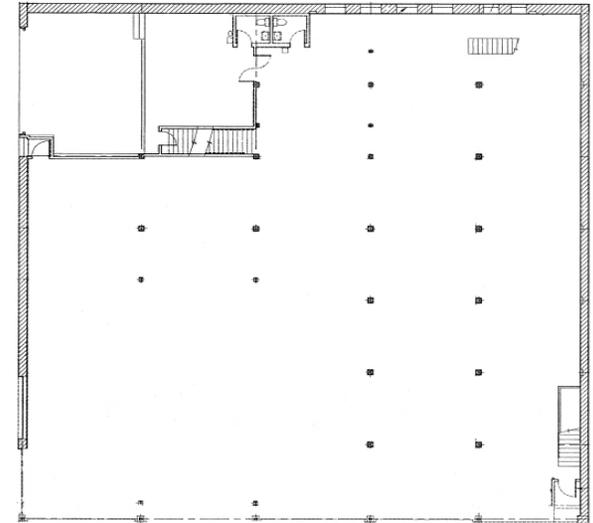
PHOTOS & FLOOR PLANS



Mezzanine



Ground Floor



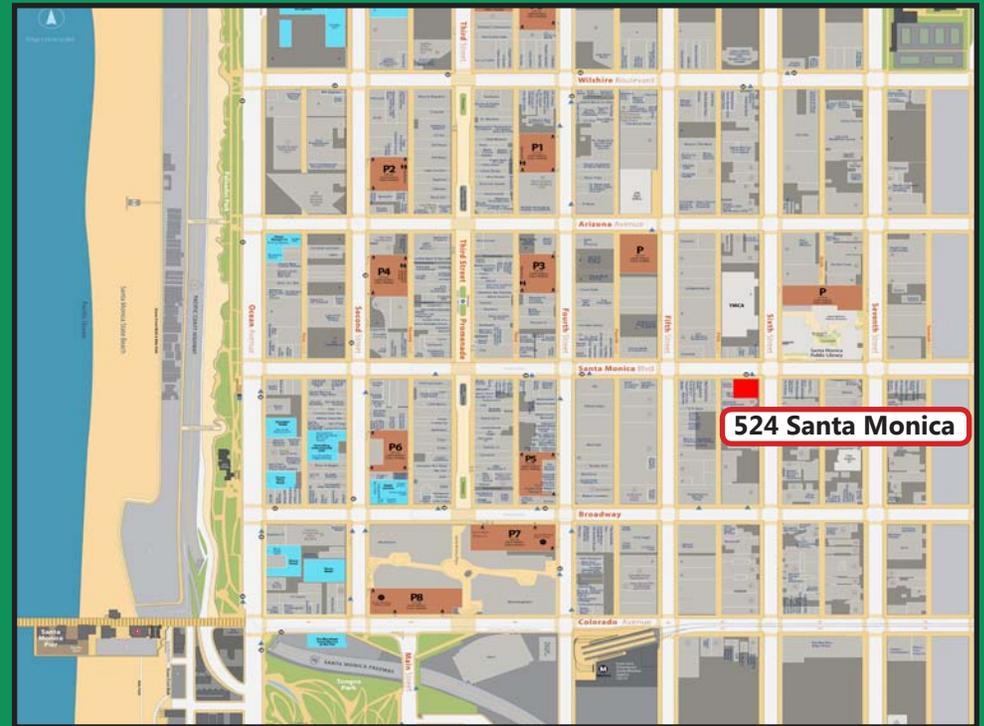
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SANTA MONICA

Downtown Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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NEIGHBORHOOD

RETAILERS



**Nike**



**Apple Store**



**Urban Outfitters**



**Patagonia**



**Equinox**



**West Elm**



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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.

Nearly 390,000 people reside within a five-mile radius of 524 Santa Monica Boulevard, a population that has increased 3.7% over the past 5 years and is projected to grow an additional 4.0% in the next five. Within a five-mile radius of the Property, more than 34% of residents have earned a bachelor's degree or higher, one of the highest percentages in the country. The average age is 37, exemplifying the young educated labor pool available. More than 57% of household annual incomes within a five-mile radius of the Property are \$50,000 or greater, with an average annual household income of over \$107,000. In Santa Monica, over 54% of the population 25 years and older have earned a bachelor's degree or higher creating a large resident workforce of skilled "knowledge workers". Approximately 60% of Santa Monica residents work in managerial, professional, and related occupations. Over 11,000 jobs are in the tourist industry – all which generate a combined payroll of approximately \$3 billion.

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>			
2020 Projected Population	34,396	163,532	390,825
2015 Estimated Population	32,847	169,698	406,432
2010 Census Population	31,374	158,315	376,934
Growth 2015-2020	4.7%	3.8%	4.0%
Growth 2010-2015	4.7%	3.3%	3.7%
<b>2014 ESTIMATED HOUSEHOLD INCOME</b>			
\$50,000-\$74,999	14.7%	14.3%	14.8%
\$75,000-\$90,000	10.9%	11.4%	11.2%
\$100,000 +	32.1%	37.1%	36.8%
<b>TOTAL</b>	57.7%	62.8%	62.8%
2015 Estimated Average HH Income	\$93,355	\$108,118	\$107,665
2015 Estimated Households	19,039	82,306	184,559
2015 Estimated Average Housing Value	\$1,023,871	\$1,087,989	\$1,027,675

