

THREE PARKING LOTS AVAILABLE

FOR LEASE



North East Corner of 18th Street & Broadway

Santa Monica, CA 90404



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NORTH EAST CORNER OF 18TH STREET & BROADWAY • SANTA MONICA, CA 90404

ADDRESSES: 1447 18th Street
 1449 18th Street
 1807 Broadway

SIZE: Approximately 22,500 combined square feet
(Must be leased together)

RATE: \$22,500 per month

ZONING: MUBL

TERM: 2-3 years

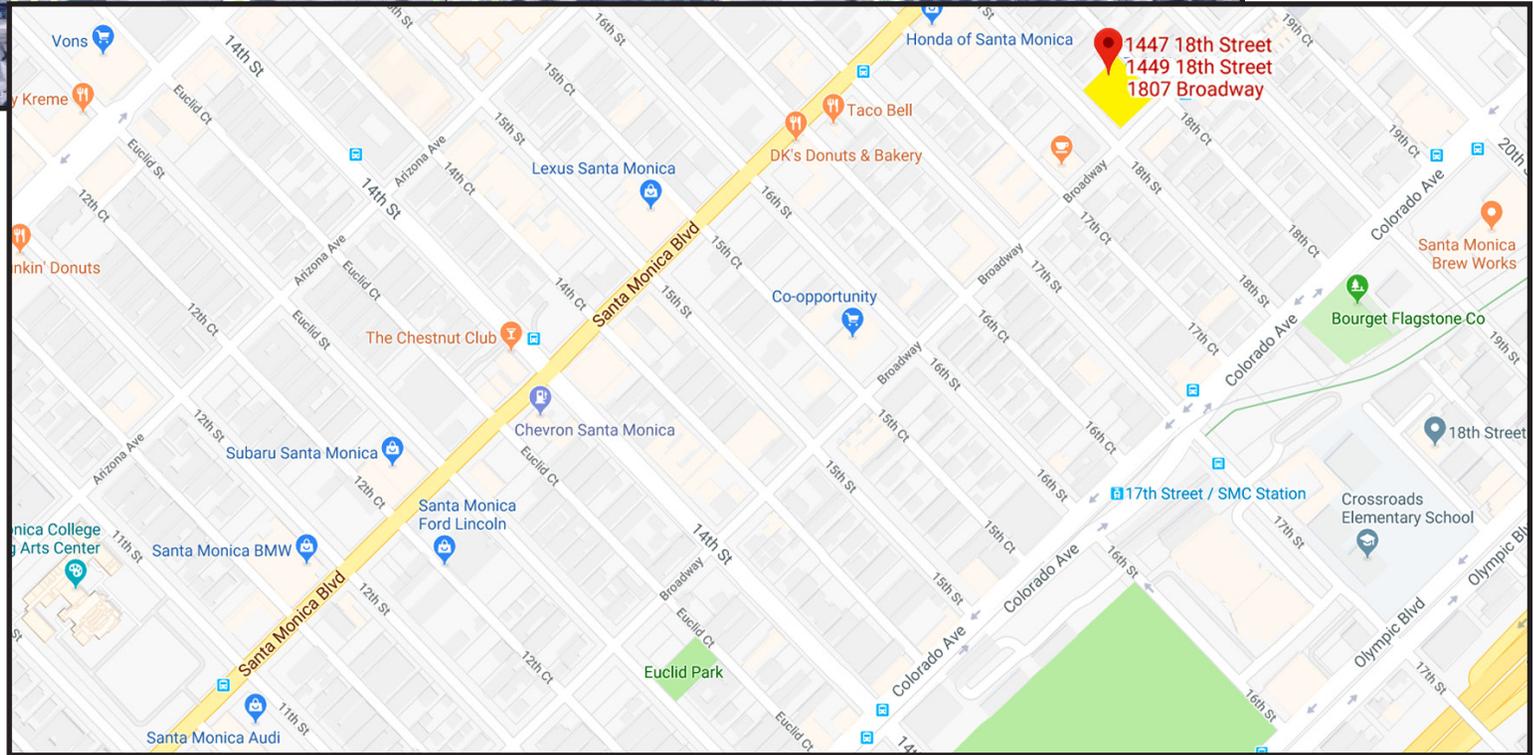
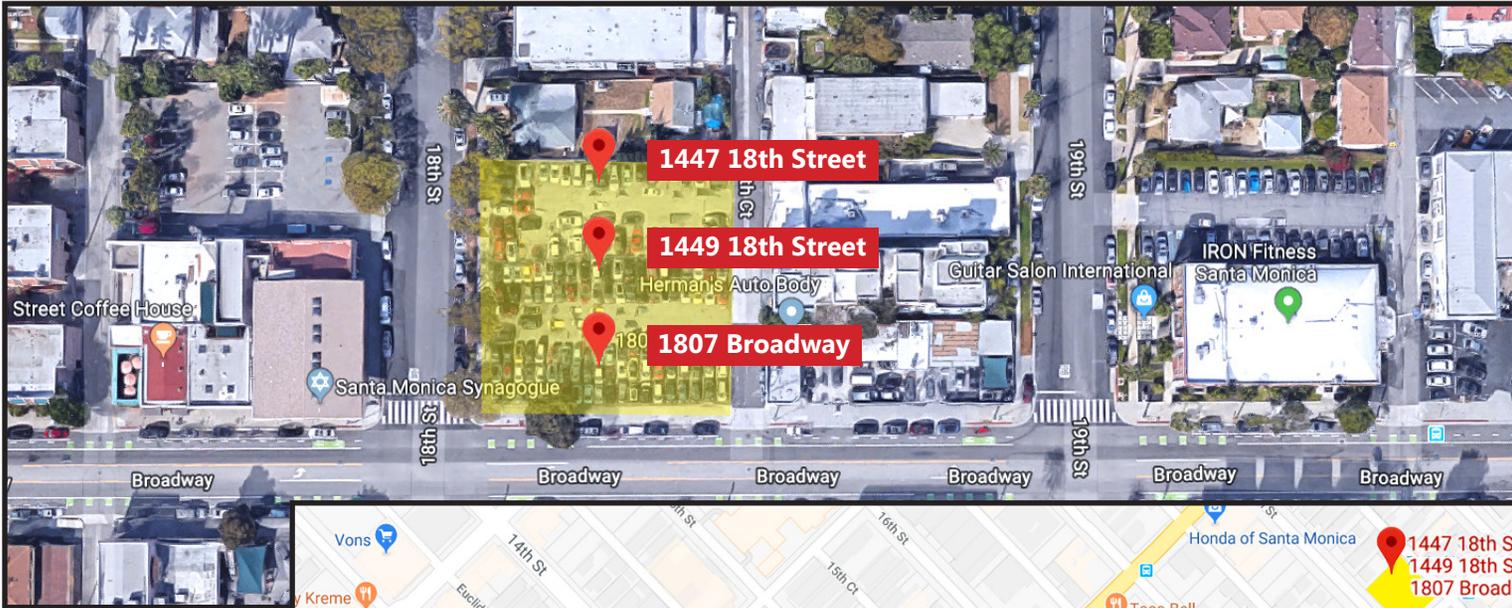
AVAILABLE: 90 days from lease execution

- **Currently being used by an auto dealership**
- **Fenced paved yard**
- **Ideal for auto dealership or car rental company; not for public parking**
- **Close proximity to the beach and Downtown Santa Monica**
- **Tremendous daily traffic counts**



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AREA
MAPS



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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
POPULATION			
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%
2014 ESTIMATED HOUSEHOLD INCOME			
\$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%
TOTAL	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

