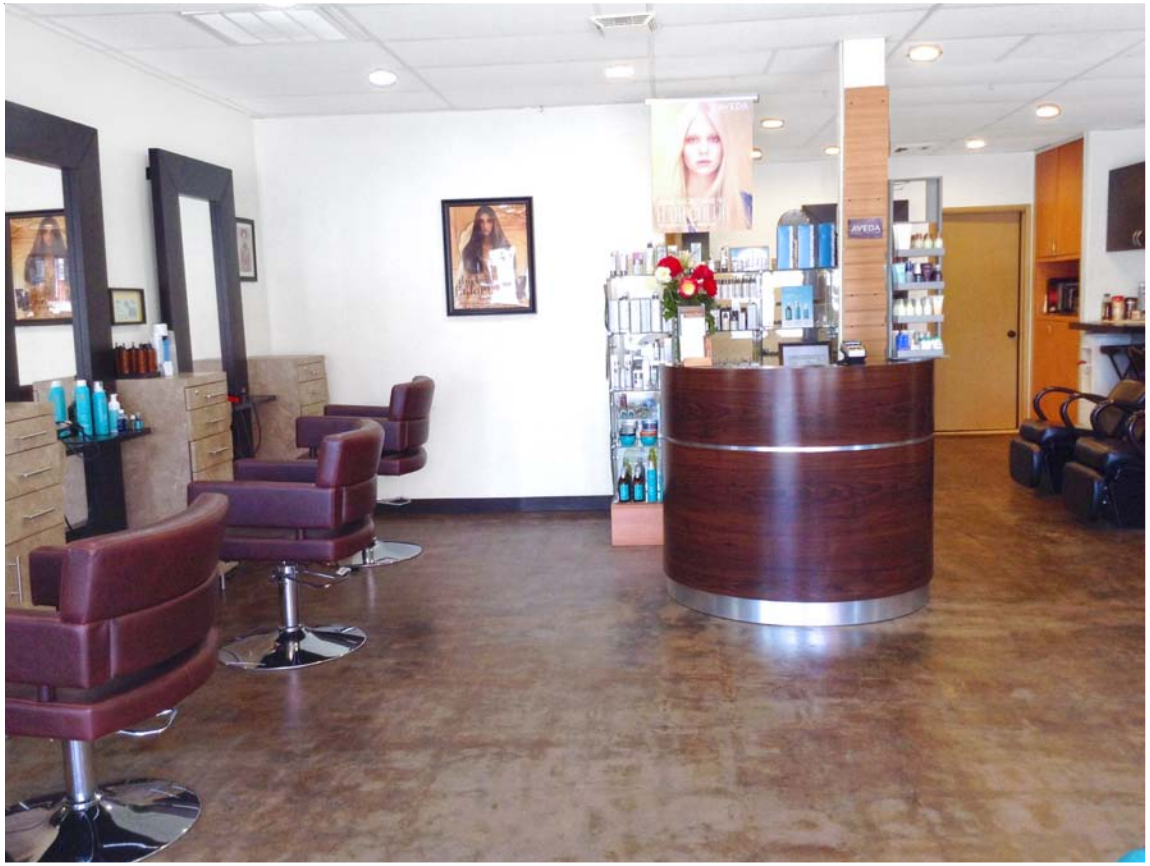
2719 OCEAN PARK BOULEVARD
Santa Monica, CA 90405

FOR SALE

BUSINESS OPPORTUNITY:
STATION 28 SALON



PLEASE DO NOT DISTURB TENANT

PAR
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PROPERTY CHARACTERISTICS

2719 Ocean Park Boulevard, Santa Monica, CA 90405

SIZE: Approximately 800 square feet

ASKING PRICE: $69,000

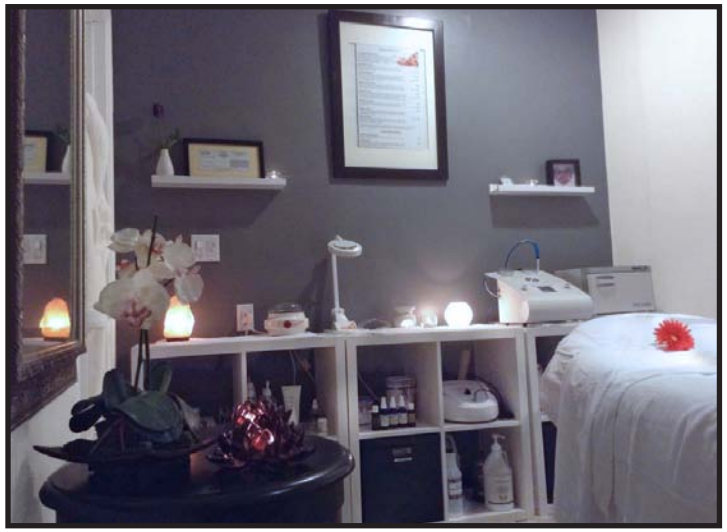
RENT: $3,600 per month inclusive of NNN

LEASE: A new lease will be drafted for the buyer

HAIR STATION CONFIGURATION: Seven (7) chairs
Four (4) chairs are rented for $190.00 per week; all three partners work in the Salon

PARKING: Available in the plaza at no additional cost

AVAILABLE: Immediately



- **Profitable hair salon in Santa Monica that has been at the same location for many years**
- **Separate room for facial and esthetician**
- **Landlord pays water**
- **Part of a small strip plaza with tenants that include Bud's Deli, Ocean Park Pharmacy, Mignonne Nail Bar Inc. and more**

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AREA MAPS

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DEMOGRAPHICS

Within 1 Mile

Housing Units
4,886
3.5% increase by 2022

Educational Attainment
56%
with college or higher degree

Estimated Population
36,221
12.91% growth 2010-2018
3.25% growth 2018-2023

Average Household Income
$132,494
50% earn more than $100k

Median Home Value
$1,065,965

Apparel, Food/Entertainment & Services
$543,230
2017 yearly consumer spending

POPULATION	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	37,398	245,816	527,179
2018 Estimated Population	36,221	239,641	514,070
2010 Census Population	32,079	220,929	474,667
Growth 2018-2023	3.25%	2.58%	2.55%
Growth 2010-2018	12.91%	8.47%	8.30%
2018 ESTIMATED HOUSEHOLD INCOME $50,000 +			
$50,000-$74,999	2.48%	13.99%	13.93%
$75,000-$99,000	12.81%	11.93%	11.80%
$100,000 +	50.57%	42.85%	44.25%
TOTAL	**65.86%**	**68.77%**	**69.98%**
2018 Estimated Average HH Income	$132,494	$113,694	$118,155
2018 Estimated Households	16,927	114,552	241,969

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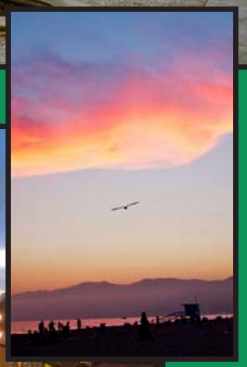
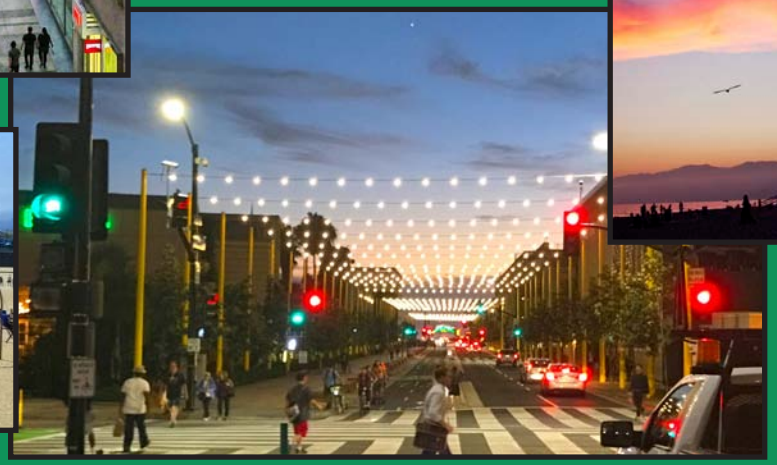
SANTA MONICA

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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