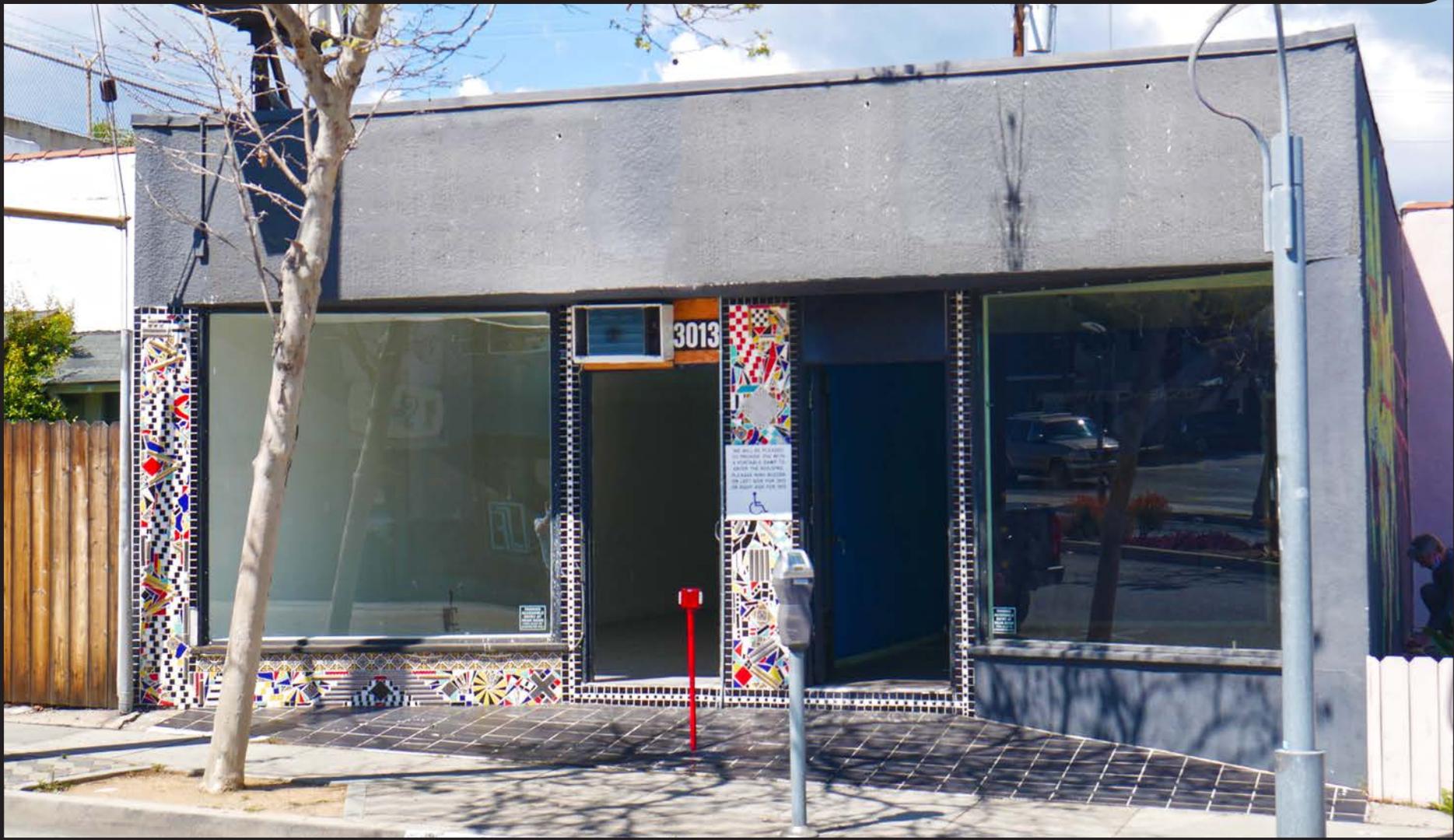


3013 -3015 PICO BOULEVARD . SANTA MONICA, CA 90405

FOR  
SALE



*Owner User/Investor/Development Site*



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# 3013 - 3015 PICO BOULEVARD

## PROPERTY CHARACTERISTICS

is a vacant Owner User/Investor/Development site with an approximately 2,497 square foot lot per assessor with an approximately 1,375 square foot building per assessor located northside of Pico Boulevard in Santa Monica. Pico Boulevard serves as an east/west corridor serving both the local community and visitors to Santa Monica.

3013 - 3015 Pico Boulevard is located within the trendy Sunset Park neighborhood of Santa Monica. The Sunset Park neighborhood has witnessed significant regentrification over the last 10 years with the arrival of new restaurants, shops and sizeable investment in new and remodeled housing. Neighboring residential and office parks provide consistent foot traffic during the week and over the weekend which help support local retail businesses. The Sunset Park neighborhood is composed of primarily single family residences which have risen in value by over 200% since 2000. The convenient central location is served by the Santa Monica (10) Freeway which is located close to the Property via the 26th Street and Bundy Drive on/off ramps.

**PRICE:** \$1,200,000

**ADDRESS:** 3013-3105 Pico Boulevard,  
Santa Monica, CA 90405

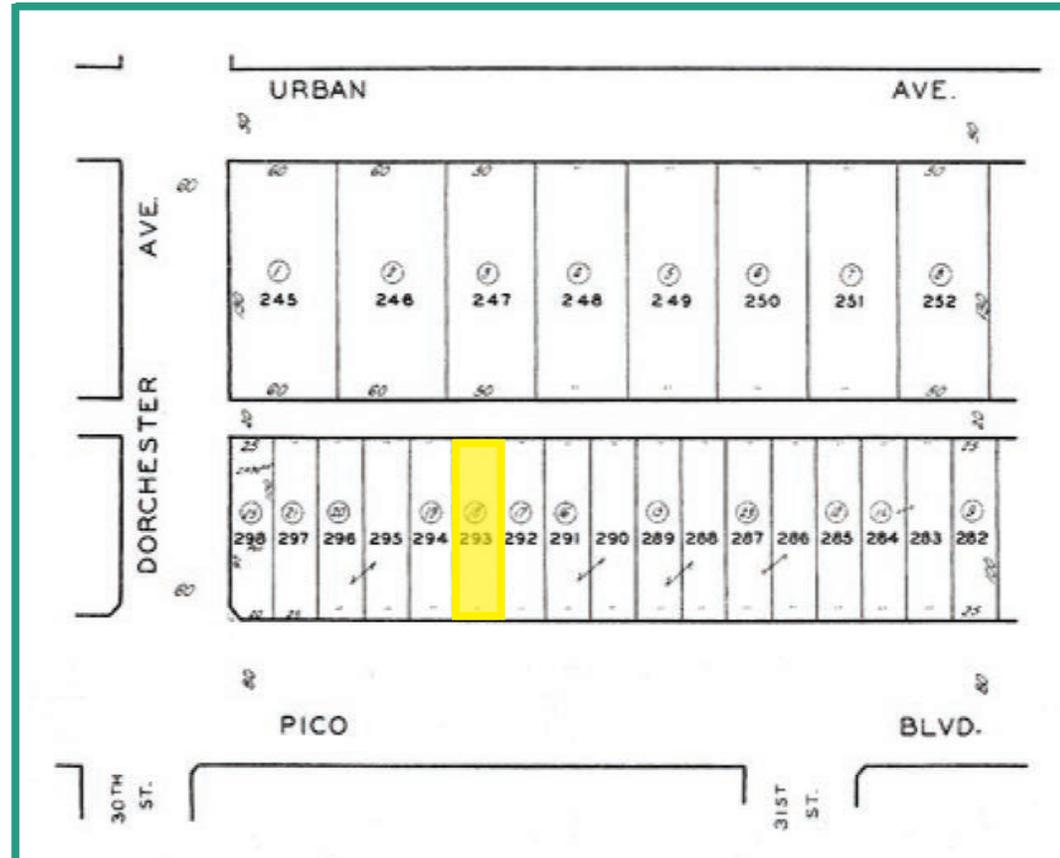
**BUILDING SIZE:** Approximately 1,375 Square Feet  
per assessor

**LOT SIZE:** Approximately 2,495 Square Feet  
per assessor

**ZONING:** Neighborhood Commercial

**PARKING:** Four (4) cars total consisting of two (2)  
rows of tandem parking in rear

**YEAR BUILT:** 1957



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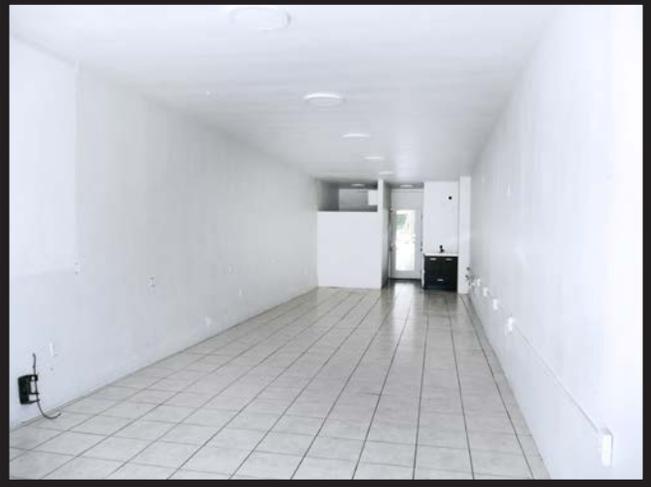
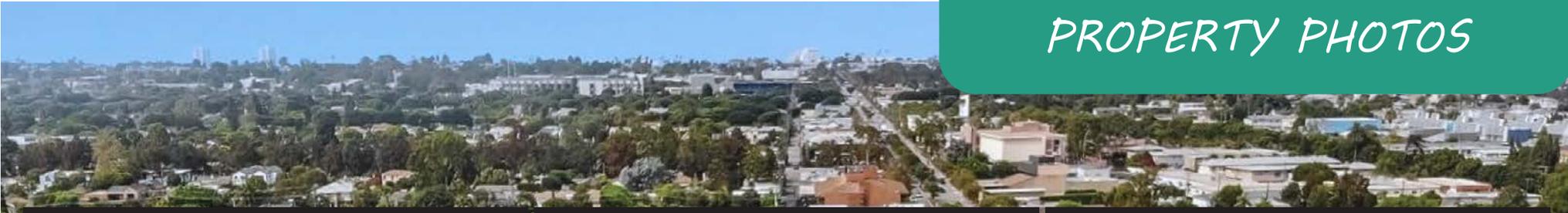
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# PROPERTY PHOTOS



[www.parcommercial.com](http://www.parcommercial.com)

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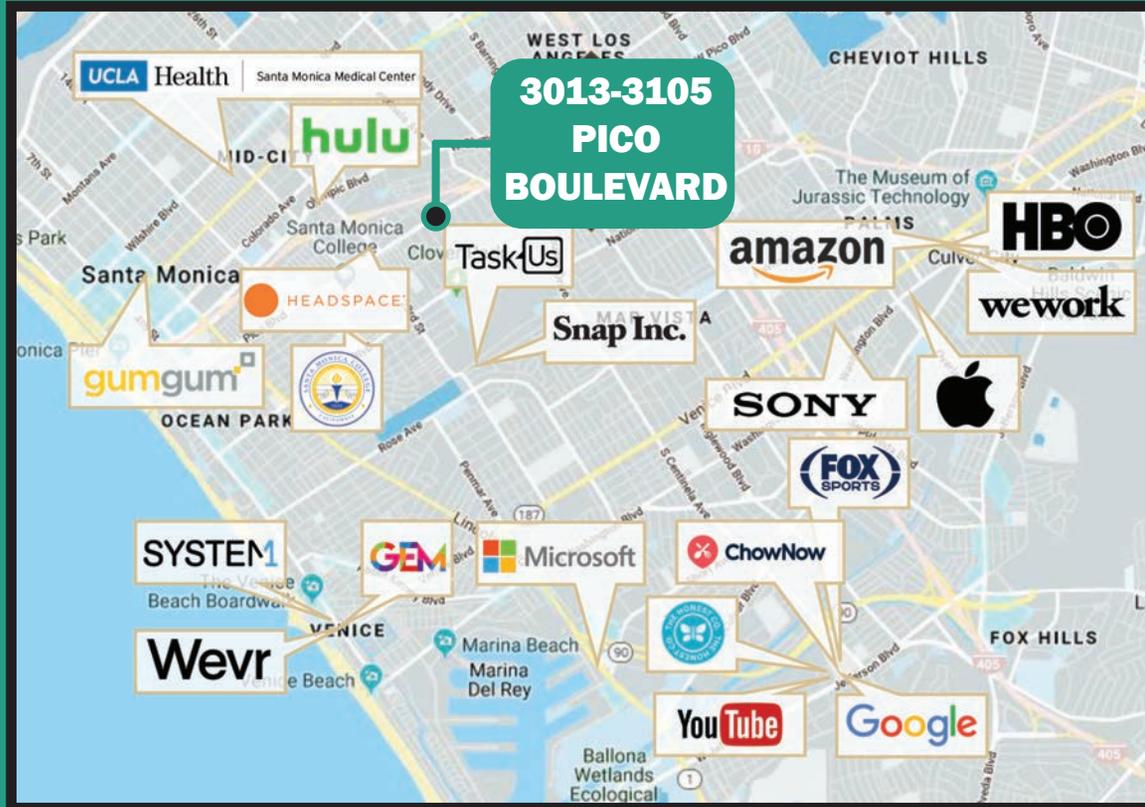
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# NEIGHBORHOODS



## SILICON BEACH

Silicon Beach is the Westside region of the Los Angeles metropolitan area that is home to over 500 tech startup companies. With emphasis on the coastal strip north of LAX to the Santa Monica Mountains, Los Angeles has a flourishing hub of innovative companies putting down roots. Major technology companies have opened offices in the region including Google, Yahoo!, YouTube, BuzzFeed, Facebook, Salesforce, AOL, Electronic Arts and Sony. The tech community's attraction to the area is partly credited to its proximity to LAX and the diversity of LA's industries.

## OCEAN PARK BOULEVARD

Running southeast from the Santa Monica Pier is Ocean Park. That local, artsy aesthetic of Main Street extends here, comprising independent coffee shops, boutique stores and art galleries. Located just east of Ocean Park is the Santa Monica Airport. Not only is this a working airport for private jet owners, but it also is the location of the Museum of Flying, which features numerous aircraft and artifacts, including a Wright Flyer replica and World War II planes and is adjacent to the Spitfire Grill.

## PICO BOULEVARD

Running parallel to 1-10 is perhaps the most ethnically diverse neighborhood in Santa Monica: Pico. The people here can vary, from college students strolling in and around Santa Monica College to locals popping in and out of the clothing boutique shops, record stores and art galleries. Saturday mornings on Pico feature a smaller, more local farmers market than the Downtown Santa Monica Farmers Market; the Pico iteration usually comprises no more than 30-40 local farmers.



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# DEMOGRAPHICS

## POPULATION

2022 Projected Population  
2017 Estimated Population  
2010 Census Population  
Growth 2017-2022  
Growth 2010-2017

## 2017 ESTIMATED HOUSEHOLD INCOME

\$50,000-\$74,999  
\$75,000-\$100,000  
\$101,000-\$200,000+  
**TOTAL**  
2017 Estimated Average HH Income  
2017 Estimated Households  
2017 Estimated Average Housing Value

## 1-MILE RADIUS

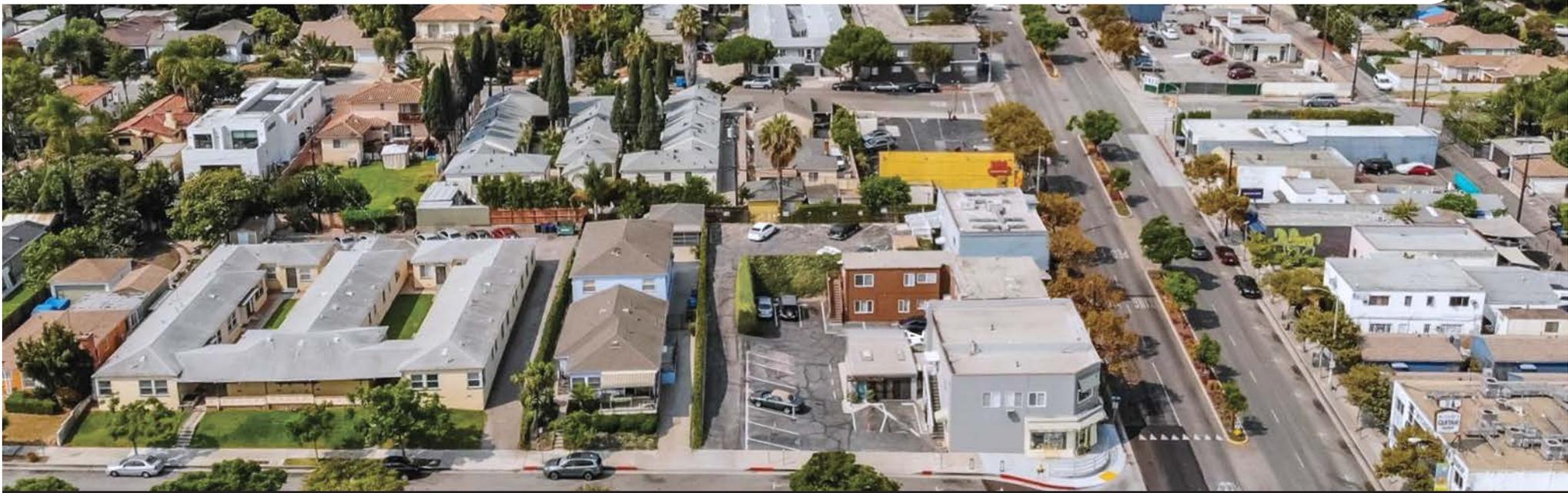
25,644  
24,995  
24,313  
2.6%  
2.81%  
  
13.5%  
12.5%  
35.7%  
61.7%  
\$99,792  
11,267  
\$917,811

## 3-MILE RADIUS

333,866  
322,313  
296,994  
3.58%  
8.53%  
  
14.6%  
11.8%  
41.8%  
68.2%  
\$112,562  
156,416  
\$946,424

## 5-MILE RADIUS

583,807  
564,220  
521,917  
3.47%  
8.11%  
  
14.3%  
11.3%  
43.9%  
69.5%  
\$118,516  
257,290  
\$978,563



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