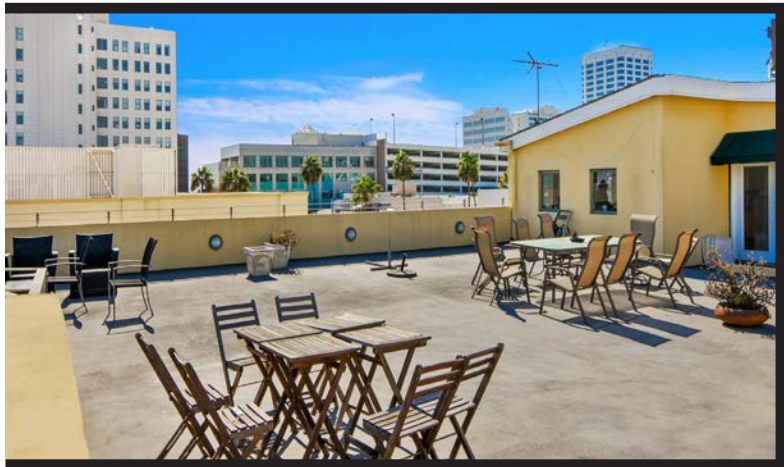
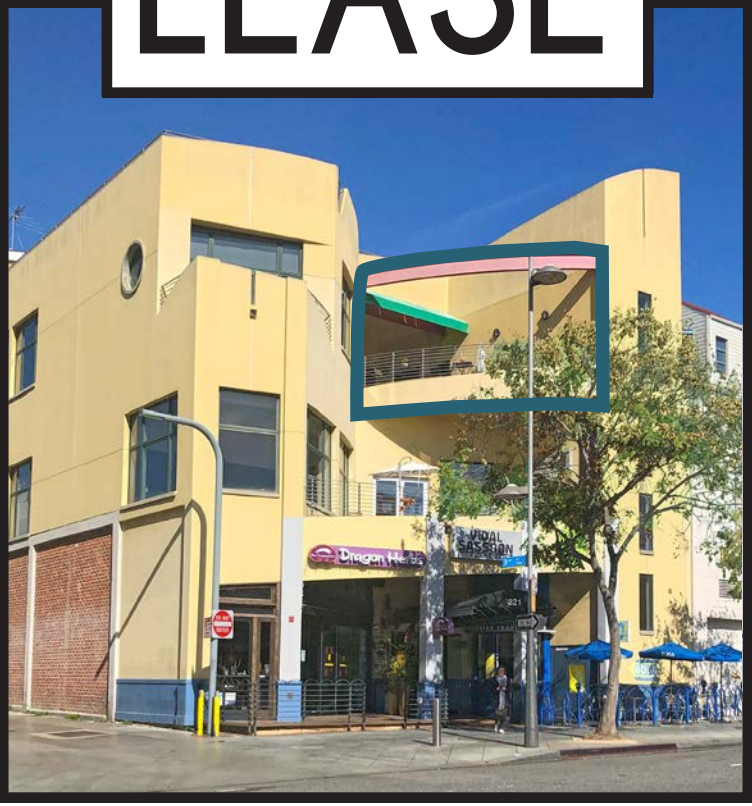
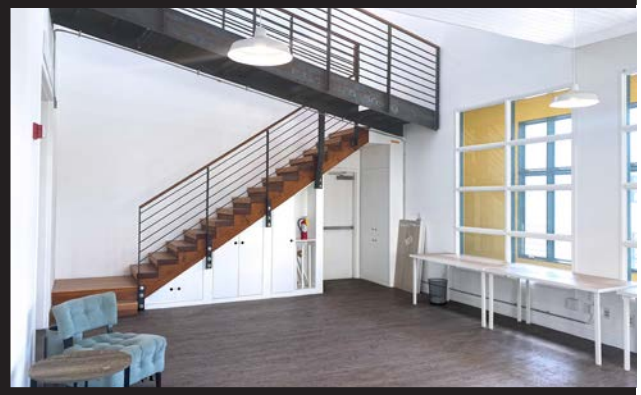
321 Santa Monica Boulevard, Santa Monica, CA 90401



PENTHOUSE OFFICE SPACE

FOR LEASE





PAR COMMERCIAL BROKERAGE

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321 Santa Monica Boulevard, Santa Monica, CA 90401

PROPERTY CHARACTERISTICS

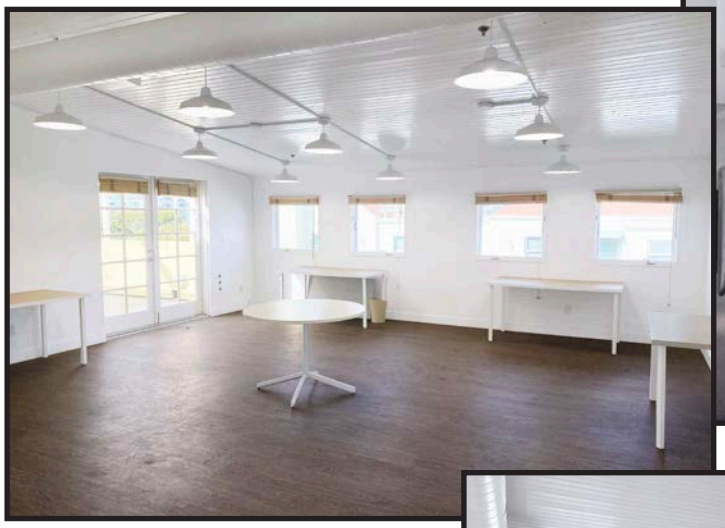
SIZE: Approximately 4,700 rentable square feet

RENT: $3.99 per square foot per month, Modified Gross
(Net of utilities and janitorial)

TERM: 3 - 5 years

PARKING: City structures

AVAILABLE: Immediately



- Two story creative office
- Large full kitchen
- Ocean and city views
- Wood floors and ceilings
- Immediately adjacent to 3rd Street Promenade
- Two large outdoor patios with huge private deck
- Operable windows
- Potential live/work space
- Air-conditioned server room

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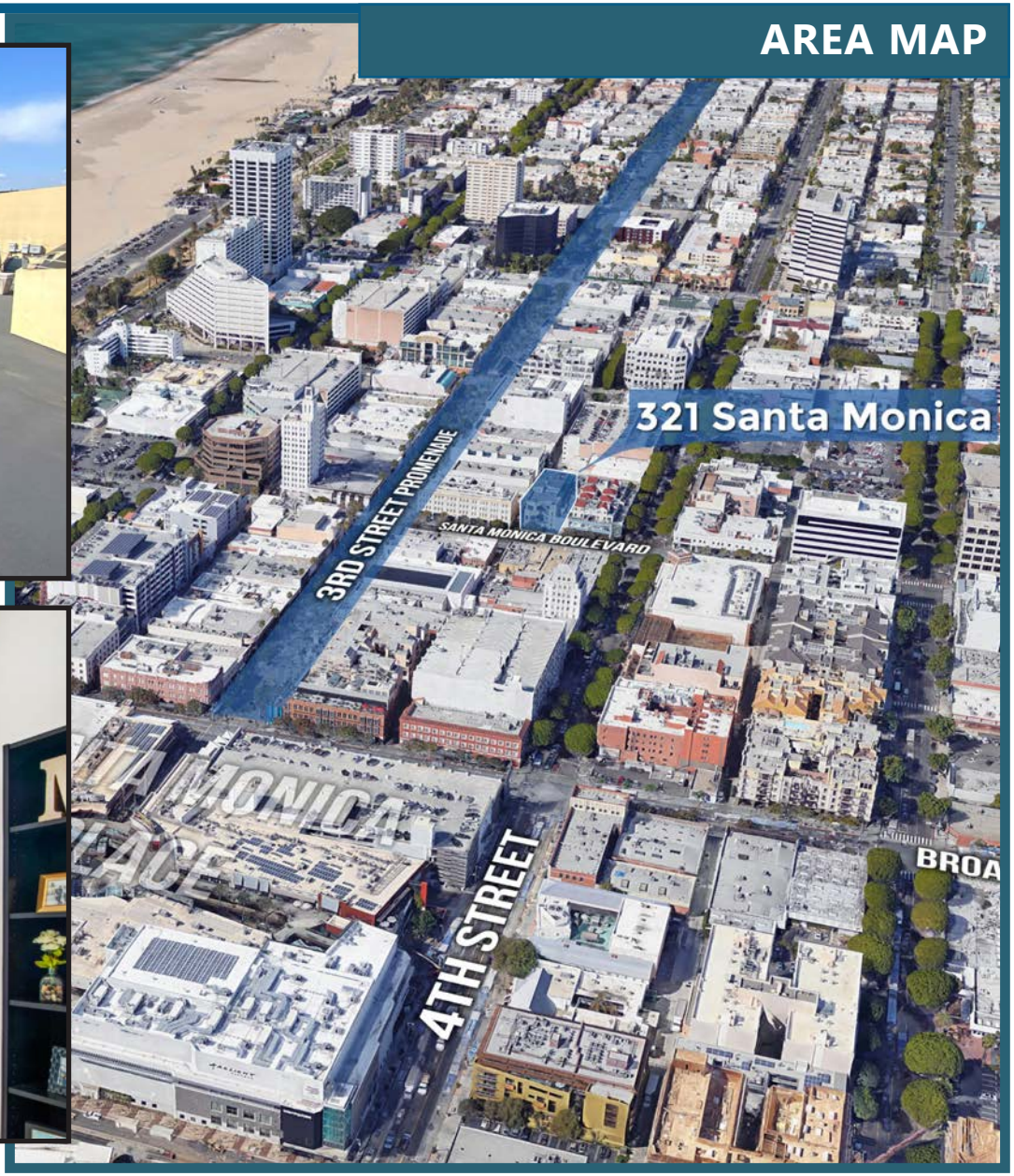
AREA MAP



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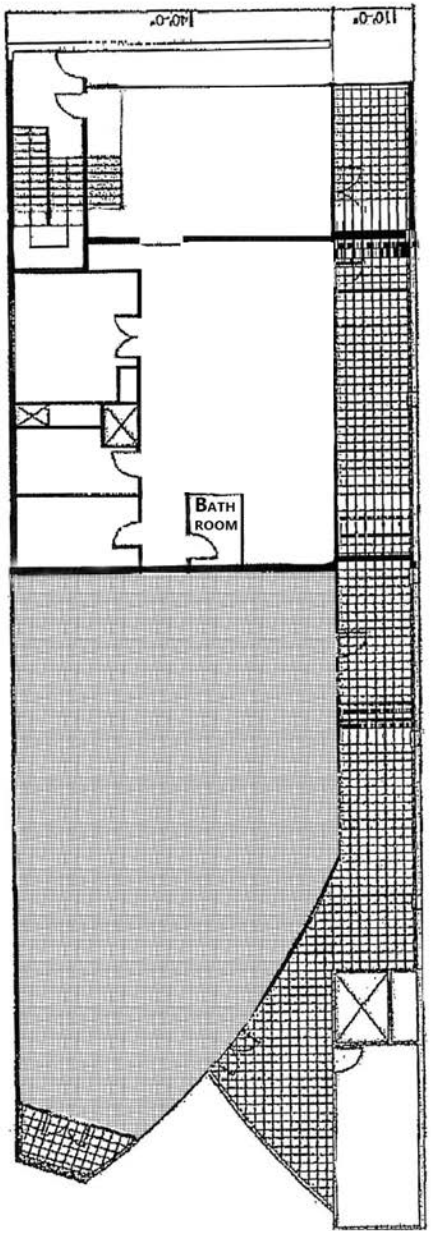
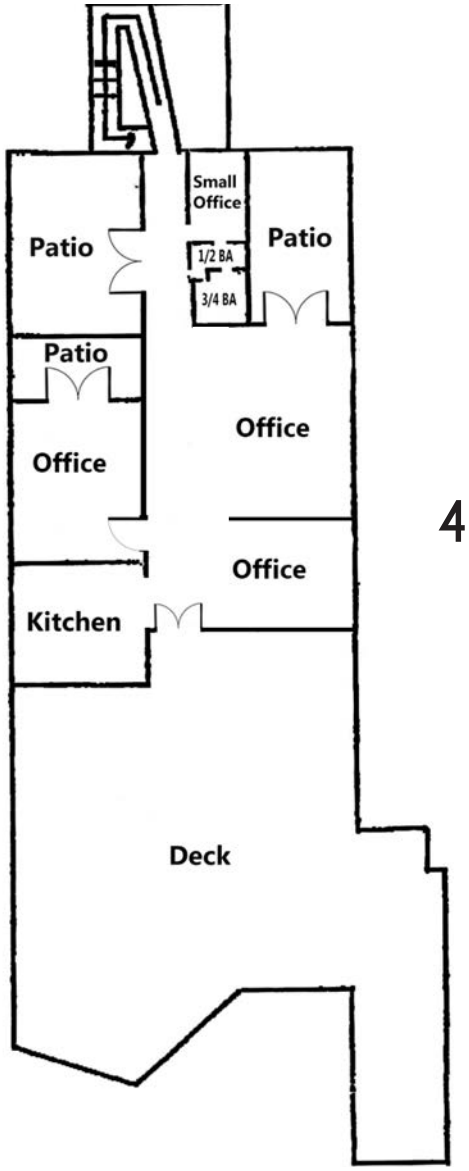
FLOOR PLAN

3RD FLOOR





4TH FLOOR

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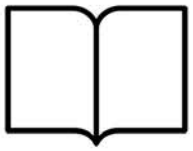
Within 1 Mile

DEMOGRAPHICS

Housing Units
21,82
14.38% owner occupied



Educational Attainment
56%
with college or higher degree

Median Home Value
$987,855

Estimated Population
34,475
8.01% growth 2010-2020
0.98% growth 2020-2025

Average Household Income
$121,546
47% earn more than $100k

Apparel, Food/Entertainment & Services
$1,362,7
2020 yearly consumer spending

POPULATION	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 Projected Population	34,813	169,569	408,174
2020 Estimated Population	34,475	168,699	404,348
2010 Census Population	31,917	160,332	374,999
Growth 2020-2025	0.98%	0.52%	0.95%
Growth 2010-2020	8.01%	5.22%	7.83%
2020 ESTIMATED HOUSEHOLD INCOME $50,000 +			
$50,000-$74,999	11.73%	12.01%	12.21%
$75,000-$99,000	11.19%	11.28%	11.82%
$100,000 +	46.99%	51.18%	49.03%
TOTAL	**69.91%**	**74.47%**	**73.06%**
2020 Estimated Average HH Income	$121,546	$135,062	$130,517
2020 Estimated Households	20,312	83,718	192,461

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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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