

THIRD FLOOR OFFICE OVERLOOKING SANTA MONICA BOULEVARD

IDEAL FOR SCHOOL, ACADEMY, TRADE SCHOOL, ESL SCHOOL, ETC.



FOR LEASE

321
SANTA
MONICA
BOULEVARD

Santa Monica, CA
90401



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321 Santa Monica Boulevard, Santa Monica, CA 90401

SPACE DETAILS

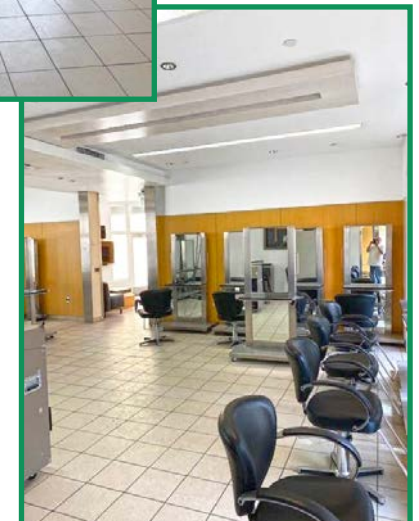
SIZE: Approximately 2,750 rentable square feet

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

TERM: 3 - 5 years

PARKING: City structures

AVAILABLE: Immediately



• 8 minute walk to Expo line

• Former beauty school

• Half a block from 3rd Street Promenade

- An abundance of walkable amenities
- Independent HVAC
- Abundant plumbing
- Operable windows
- Private patio overlooking Santa Monica Boulevard
- Currently configured with a mostly open floor plan
- Easy access from the 10 freeway and Pacific Coast Highway

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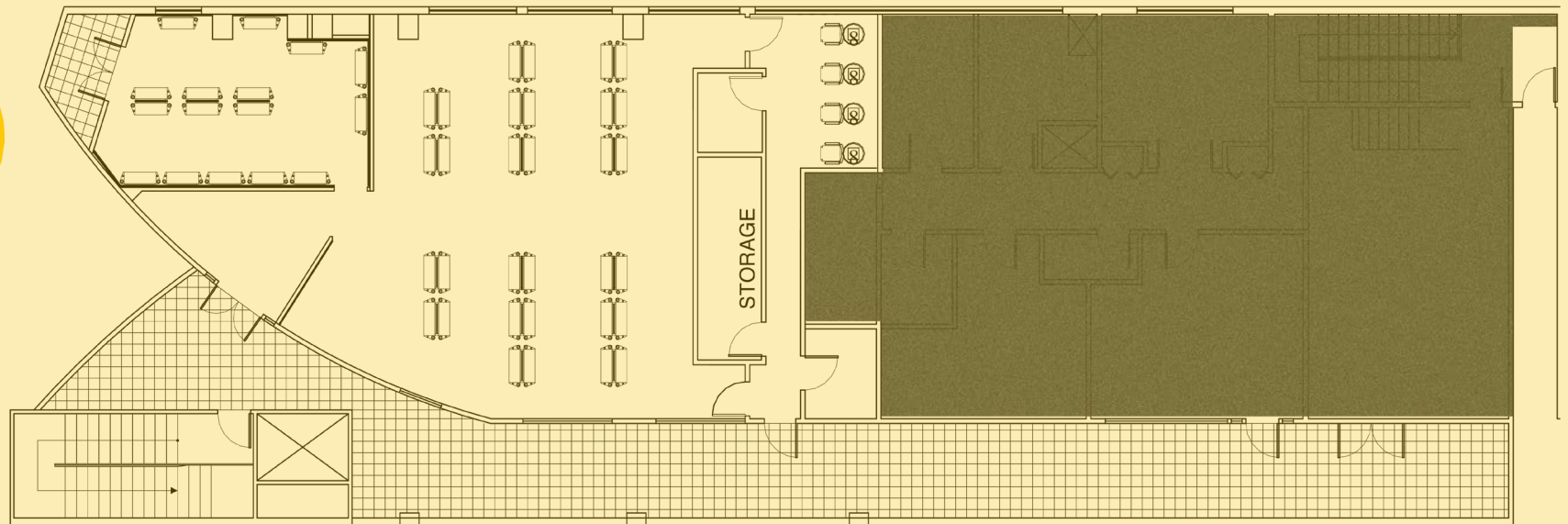
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HOW IT'S LAID OUT



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DEMOGRAPHICS

BY THE NUMBERS

8.8 Million
VISITORS IN 2019

2.2 Billion
SPENT BY VISITORS IN 2019

77%
OF VISITORS TO SANTA MONICA EXPLORE 3RD STREET PROMENADE

3,848
HOTEL ROOMS IN SANTA MONICA WITH 85.2% OCCUPANCY YEAR ROUND

POPULATION

2025 Projected Population
2020 Estimated Population
2010 Census Population
Growth 2020-2025
Growth 2010-2020

2020 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999
\$75,000-\$99,000
\$100,000 +

TOTAL

2020 Estimated Average HH Income
2020 Estimated Households

1-MILE RADIUS

34,813
34,475
31,917
0.98%
8.01%
69.91%
\$121,546
20,312

3-MILE RADIUS

169,569
168,699
160,332
0.52%
5.22%
74.47%
\$135,062
83,718

5-MILE RADIUS

408,174
404,348
374,999
0.95%
7.83%
73.06%
\$130,517
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.

CITY SITES



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AREA NEIGHBORS

BY YOUR SIDE

CAFES/RESTAURANTS

- 1 Fig
- 2 800 Degrees
- 3 Hillstone
- 4 Wally's Wine
- 5 California Pizza Kitchen
- 6 Panini Kabob Grill
- 7 1212 Santa Monica
- 8 Lemonade
- 9 Gyu KaKu
- 10 Tender Greens
- 11 Uovo
- 12 HiHo Burger
- 13 Cava
- 14 Sugarfish
- 15 The Misfit
- 16 Barney's Beanery
- 17 BOA Steakhouse
- 18 Water Grill
- 19 The Veranda
- 20 Thai Dishes
- 21 KazuNori
- 22 Meat on Ocean
- 23 Del Frisco's
- 24 True Food
- 25 Bruxie
- 26 BIBIBOP

SHOPPING

- | | | |
|--------------------|------------------|-------------------------|
| 27 Banana Republic | 36 Madewell | 41 Papyrus |
| 28 J. Crew | 37 The Body Shop | 42 Nordstrom |
| 29 Old Navy | 38 Lululemon | 43 Santa Monica Place |
| 30 Sephora | 39 Anthropologie | 44 Leaf & Petal Company |
| 31 Max Studio | 40 LUSH | |

ARTS & ENTERTAINMENT

- 45 AMC Broadway 4
- 46 AMC Santa Monica 7

HOTELS

- | | |
|---------------------|-------------------|
| 47 Fairmont Miramar | 52 Georgian Hotel |
| 48 The Huntly | 53 Hotel Carmel |
| 49 Shore Hotel | 54 Shangri-La |
| 50 Wyndham | 55 Loews |
| 51 Ocean View Hotel | |

SPAS/BEAUTY

- 56 Exhale LA
- 57 Massage Co
- 58 Ocean Oasis
- 59 Skin Med Spa
- 60 Burke Williams
- 61 Tikkun Holistic
- 62 Lloyd's Barbershop
- 63 Glam&Go
- 64 Salon Republic
- 65 Saulino Smith
- 66 Drybar
- 67 Brambila Salon
- 68 Carlton Hair

BANKS

- 69 Bank of America
- 70 OneWest Bank
- 71 Chase Bank
- 72 Wells Fargo
- 73 U.S. Bank
- 74 Citibank
- 75 Union Bank

FITNESS

- 76 Burn Fitness
- 77 SoulCycle
- 78 Pure Barre
- 79 Pilates Platinum
- 80 Equinox
- 81 Yogaco
- 82 24 Hour Fitness
- 83 Orangetheory
- 84 Hot 8 Yoga
- 85 Cycle House



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