

**320 SANTA MONICA BOULEVARD
Santa Monica, CA 90401**

Retail Space

FOR LEASE



**BOTH SPACES CAN BE COMBINED
FOR A TOTAL OF 4,000 SQUARE FEET**

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SIZE: Approximately 1,321 ground floor rentable square feet plus approximately 724 square feet mezzanine for a total of 2,045 square feet

RATE: \$6.95 per square foot per month + NNN (NNN estimated to be \$1.30 per square foot per month)

TERM: 5-10 years

PARKING: Santa Monica city public parking structures with 90 minutes free parking

AVAILABLE: Immediately

320 SANTA MONICA BOULEVARD

is located one block from Third Street Promenade, right in the middle of all the action happening in Downtown Santa Monica, within walking distance of the Expo Line at Colorado and 4th Street. This brings 60% of visitors that are tourists plus commuters, and shoppers from all over Los Angeles to the outdoor relaxing vibes of Downtown Santa Monica and its surrounding streets. Downtown Santa Monica brings about 24 million visitors each year whose spending has reached roughly \$1.9 billion.

- Located on Santa Monica Boulevard between 3rd Street and 4th Street with heavy foot and auto traffic
- Situated in the heart of Santa Monica near 3rd Street Promenade, Santa Monica Place, Ocean Avenue and the Santa Monica Pier
- 8-minute walk to Expo line
- Dense trade area with significant retail, office and mixed-use developments nearby
- Neighboring retail tenants include REI, Design With Reach, West Elm, Pottery Barn, Patagonia and many more
- More than 2,200 Santa Monica city employees, $\pm 3,124$ multi-family units, and ± 4.02 million square feet of office space in the area



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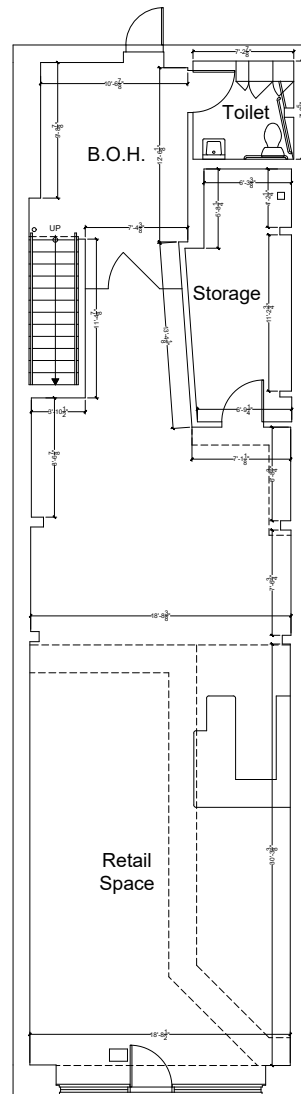
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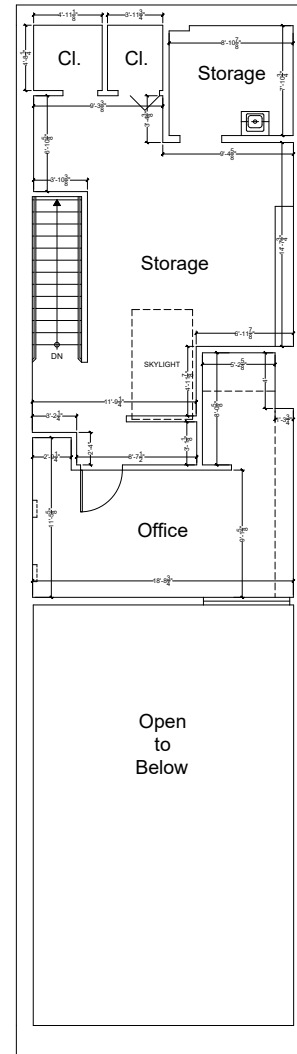
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First Floor



Mezzanine



1-MILE RADIUS



Housing Units
20,995
15.61% owner occupied



Educational Attainment
64%
with college or higher degree



Median Home Value
\$1,042,193



Estimated Population
31,899



Average Household Income
\$128,685



Apparel, Food/Entertainment & Services
\$303,540
2022 yearly consumer spending

Developments are in the works along the Expo Line that will add hundreds of new housing units just blocks away.

POPULATION

2027 Projected Population
2022 Estimated Population
2010 Census Population
Growth 2022-2027
Growth 2010-2022

1-MILE RADIUS

34,760
31,899
30,042
-0.44%
6.18%

3-MILE RADIUS

156,401
158,205
154,909
-1.14%
2.13%

5-MILE RADIUS

375,931
378,731
362,850
-0.74%
4.38%

2022 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +

\$50,000-\$74,999
\$75,000-\$99,000
\$100,000 +
TOTAL
2022 Estimated Average HH Income

1,624
1,830
9,863
13,317
\$128,685

8,199
8,237
42,674
59,110
\$141,167

20,800
19,498
93,958
134,256
\$135,745



CAFES/RESTAURANTS

- 1 Fig
- 2 Pacific Catch
- 3 Hillstone
- 4 Wally's Wine
- 5 California Pizza Kitchen
- 6 Lotus Dim Sum
- 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 Craftsman
- 20 KazuNori
- 21 Meat on Ocean
- 22 Del Frisco's
- 23 True Food
- 24 Bruxie
- 25 BIBIBOP



SPAS/BEAUTY

- 46 Exhale LA
- 47 Massage Co
- 48 Ocean Oasis
- 49 Burke Williams
- 50 Tikkun Holistic
- 51 Lloyd's Barbershop
- 52 Salon Republic
- 53 Saulino Smith
- 54 Brambila Salon

BANKS

- 55 Bank of America
- 56 Chase Bank
- 57 Wells Fargo
- 58 Citibank
- 59 Union Bank

FITNESS

- 60 Gold's Gym
- 61 Burn Fitness
- 62 SoulCycle
- 63 Pure Barre
- 64 Pilates Platinum
- 65 Equinox
- 66 Orangetheory
- 67 Hot 8 Yoga

SHOPPING

- 26 Apple
- 27 Sephora
- 28 Patagonia
- 29 Lululemon
- 30 Anthropologie
- 31 H&M
- 32 Urban Outfitters
- 33 Nordstrom
- 34 Santa Monica Place

ARTS & ENTERTAINMENT

- 35 AMC Broadway 4
- 36 AMC Santa Monica 7

HOTELS

- 37 Fairmont Miramar
- 38 The Huntly
- 39 Shore Hotel
- 40 The Pierside
- 41 Ocean View Hotel
- 42 Georgian Hotel
- 43 Hotel Carmel
- 44 Shangri-La
- 45 Loews



SANTA MONICA

is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 24 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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