

*604 Santa Monica Boulevard
Santa Monica, CA 90401*



NON-VENTED FOOD USE/RETAIL SPACE

FOR LEASE



RAFAEL PADILLA
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LIC# 00960188

ARTHUR PETER
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SIZE: Approximately 1,520 square feet

TERM: Through 4/30/26
Longer term possible

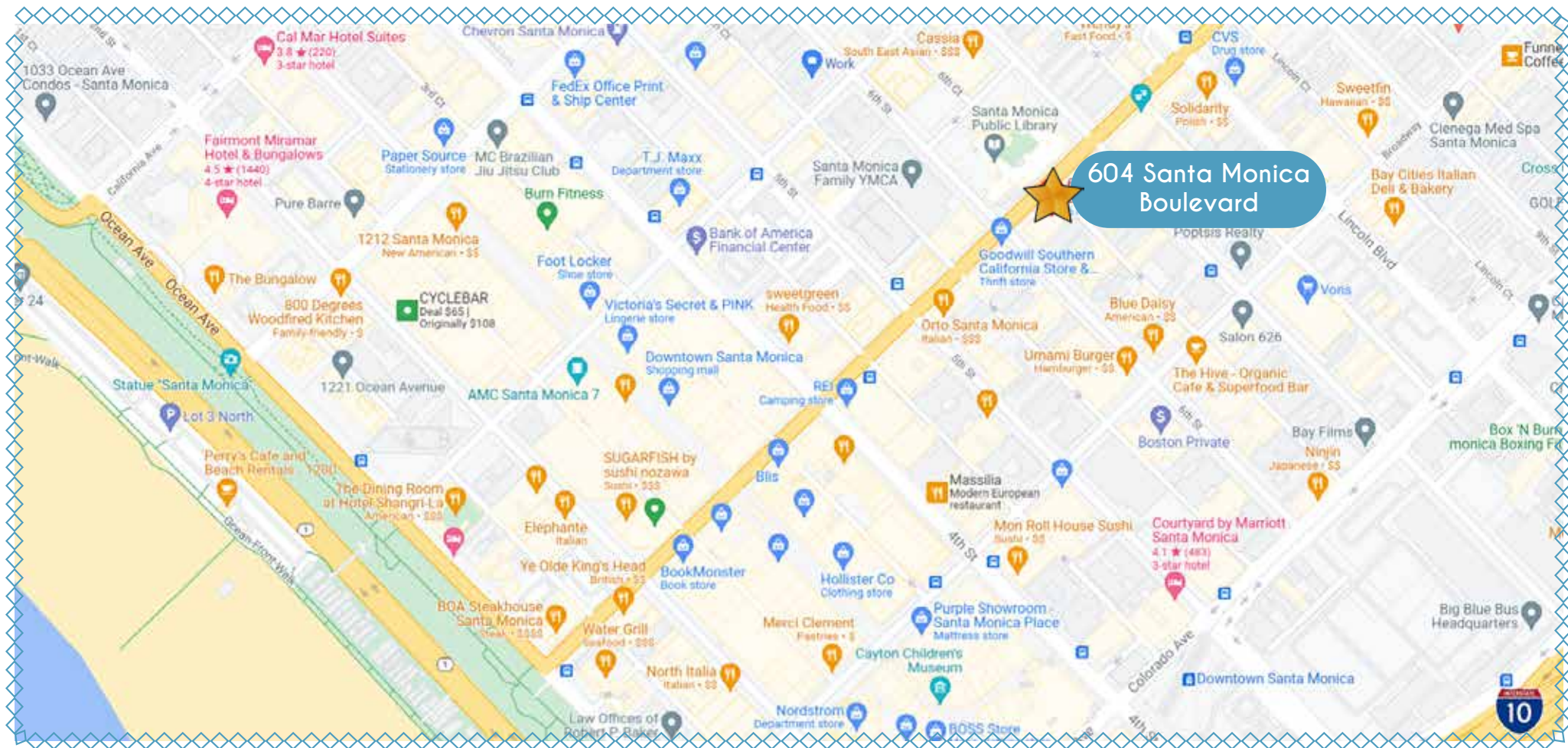
AVAILABLE: Immediately

PARKING: Public parking available on the street as well as public parking across the street. Monthly parking available at public lot across the street.

RATE: \$7,500 per month, Modified Gross
CAM is estimated @ \$250 per month

- Ideal for coffee, ice cream, tea shop or any non-vented food use
- Directly across from Santa Monica Library which has over 500 public parking spaces
- High profile Santa Monica location, a short walk from Third Street Promenade, The Pier and Palisades Park
- Exciting tenants share the building including Wexler's, Gallery 612, Bangkok West Thai and Tar & Roses
- Santa Monica attracts over 10 million visitors each year
- Walking distance to Santa Monica amenities & coastline
- Heavy foot traffic as well as a traffic count of 25,000 cars per day
- Close to 10 Freeway and Expo Line stop
- Power upgraded to 400 Amps





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Housing Units
21,605
20.21% owner occupied



Educational Attainment
65%
with college or higher degree



Estimated Population
42,069
6.62% growth 2010-2019
1.75% growth 2019-2024



Average Household Income
\$110,509
44% earn more than \$100k



Median Home Value
\$977,836



Apparel, Food/Entertainment & Services
\$586,816
2019 yearly consumer spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 Projected Population	42,805	238,586	491,003
2019 Estimated Population	42,069	233,277	481,566
2010 Census Population	39,456	212,274	445,885
Growth 2019-2024	1.75%	2.28%	1.96%
Growth 2010-2019	6.62%	9.89%	8.00%
2019 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$50,000-\$74,999	2.59%	12.63%	13.21%
\$75,000-\$99,000	11.94%	11.19%	11.44%
\$100,000 +	43.23%	47.06%	45.65%
TOTAL	57.76%	70.88%	70.30%
2019 Estimated Average HH Income	\$110,509	\$124,995	\$122,775
2019 Estimated Households	21,605	115,016	225,092



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.

Santa Monica is known for its attractions and cultural resources including the Santa Monica Pier, built in 1909, the annual Santa Monica Film Festival, and the vibrant mix of luxury and eclectic shopping districts to inspire the likes of any business owner.



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