

# 1231 5TH STREET

Santa Monica, CA 90401



HAIR SALON/EYE LASH LOUNGE/RETAIL SPACE

# FOR LEASE



RAFAEL PADILLA  
310.395.2663 X102  
RAFAEL@PARCOMMERCIAL.COM  
LIC# 00960188

ARTHUR PETER  
310.395.2663 X101  
ARTHUR@PARCOMMERCIAL.COM  
LIC# 010686613

**SIZE:** Approximately 964 square feet

**TERM:** 3-5 years

**AVAILABLE:** 10/15/23

**RATE:** \$4.55 per square foot per month, NNN  
(Estimated to be \$1.30 per square foot per month)

**PARKING:** 2 employee parking spaces on site at \$200 per space per month. In addition there is street and monthly parking from City lots

- Ideal for hair salon, eye lash lounge or retail
- Walking distance 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
- 28 residential units above the space
- Santa Monica attracts over 24 million visitors each year
- Walking distance to Santa Monica amenities & coastline
- Close to 10 Freeway and Expo Line stop

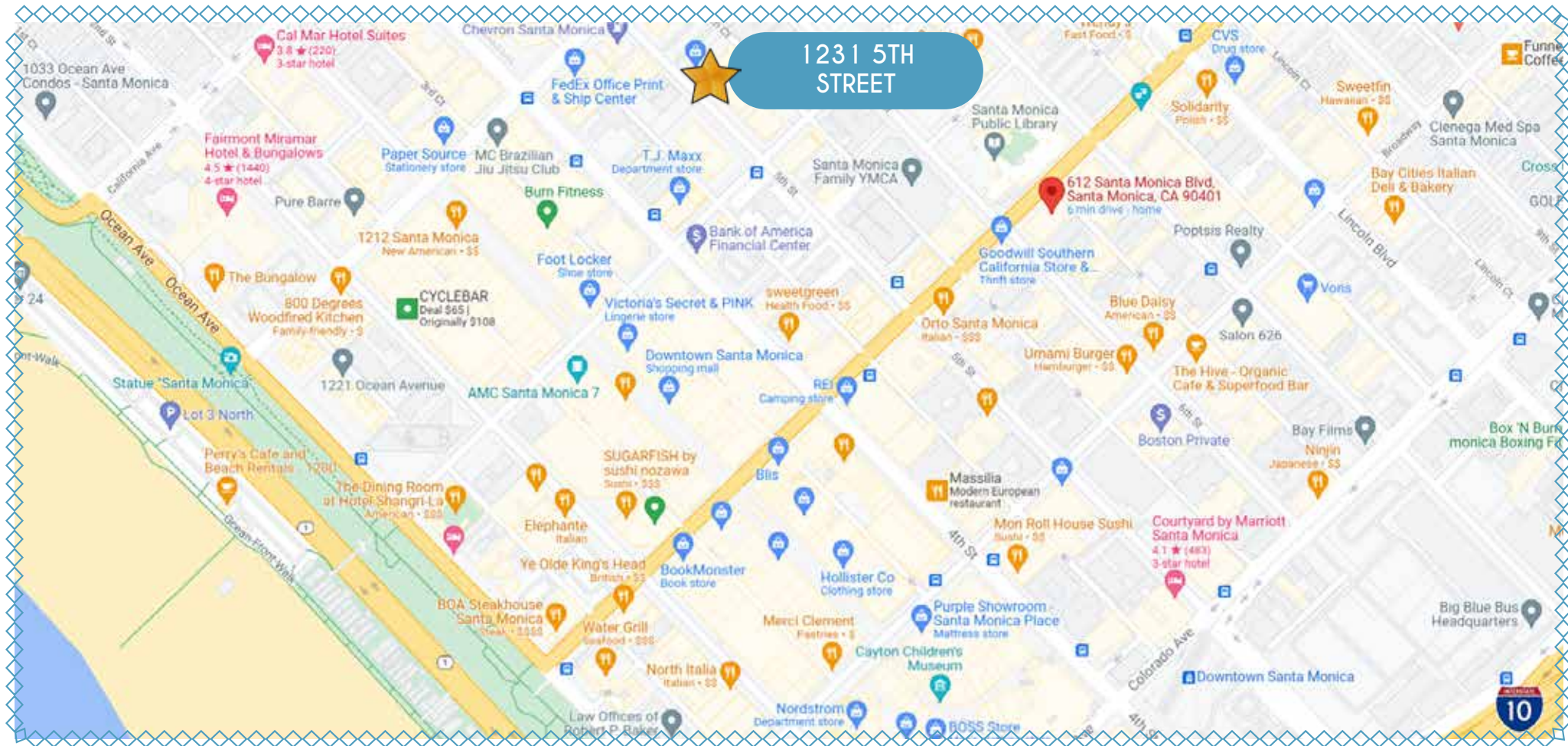


[www.parcommercial.com](http://www.parcommercial.com)

**RAFAEL PADILLA**  
310.395.2663 X102  
[RAFAEL@PARCOMMERCIAL.COM](mailto:RAFAEL@PARCOMMERCIAL.COM)  
LIC# 00960188

**ARTHUR PETER**  
310.395.2663 X101  
[ARTHUR@PARCOMMERCIAL.COM](mailto:ARTHUR@PARCOMMERCIAL.COM)  
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



**PAR**  
COMMERCIAL BROKERAGE

www.parcommercial.com

**RAFAEL PADILLA**

310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM

LIC# 00960188

**ARTHUR PETER**

310.395.2663 X101

ARTHUR@PARCOMMERCIAL.COM

LIC# 01068613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



Housing Units  
**23,066**



Educational Attainment  
**64%**  
with college or higher degree



Estimated Population  
**35,603**



Average Household Income  
**\$128,711**



Median Home Value  
**\$1,040,026**



Apparel, Food/Entertainment & Services  
**\$333,387**

**POPULATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2027 Projected Population	35,393	167,482	391,494
2022 Estimated Population	35,603	169,388	394,233
2010 Census Population	33,823	165,733	376,776
Growth 2022-2027	-0.59%	-1.13%	-0.69%
Growth 2010-2022	5.26%	2.21%	4.63%
<b>2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b>			
\$50,000-\$74,999	1,882	8,877	21,673
\$75,000-\$99,000	2,031	8,844	20,639
\$100,000 +	10,768	45,595	97,379
<b>TOTAL</b>	<b>14,681</b>	<b>63,316</b>	<b>139,691</b>
2022 Estimated Average HH Income	\$128,711	\$140,411	\$135,502
2022 Estimated Households	20,671	84,543	188,272



# 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.

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.



**PAR**  
COMMERCIAL BROKERAGE

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

**RAFAEL PADILLA**  
310.395.2663 X102  
[RAFAEL@PARCOMMERCIAL.COM](mailto:RAFAEL@PARCOMMERCIAL.COM)  
LIC# 00960188

**ARTHUR PETER**  
310.395.2663 X101  
[ARTHUR@PARCOMMERCIAL.COM](mailto:ARTHUR@PARCOMMERCIAL.COM)  
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.