

*608 Santa Monica Boulevard*  
*Santa Monica, CA 90401*



ART GALLERY/RETAIL SPACE

FOR LEASE



RAFAEL PADILLA  
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LIC# 00960188

ARTHUR PETER  
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**SIZE:** Approximately 1,349 square feet

**TERM:** 3 - 10 years

**AVAILABLE:** Immediately

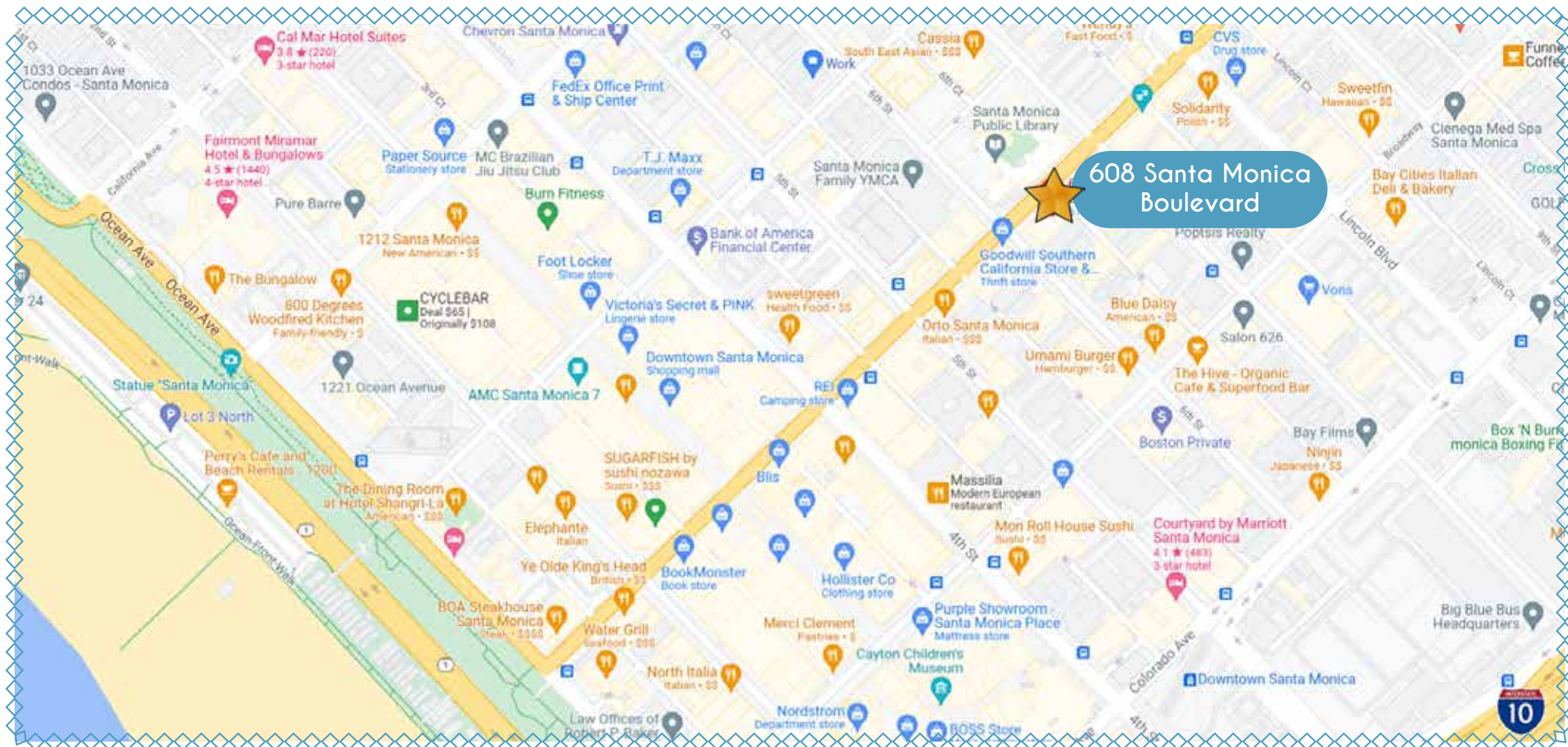
**PARKING:** Public parking available on the street as well as public parking across the street. Monthly parking available at public lot across the street.

**RATE:** \$5,500 per month, Modified Gross  
CAM is estimated @ \$100 per month

- Ideal for art gallery, retail, creative office
- High ceilings and great wall space
- 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, Tar & Roses and Panache Hair Salon
- 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







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COMMERCIAL BROKERAGE

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### Within 1 Mile



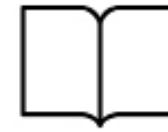
Housing Units  
**21,605**  
20.21% owner occupied



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



Median Home Value  
**\$977,836**



Educational Attainment  
**65%**  
with college or higher degree



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



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%
<b>2019 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b>			
\$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%
<b>TOTAL</b>	<b>57.76%</b>	<b>70.88%</b>	<b>70.30%</b>
2019 Estimated Average HH Income	\$110,509	\$124,995	\$122,775
2019 Estimated Households	21,605	115,016	225,092



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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.

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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