

1235 5TH STREET

Santa Monica, CA 90401



RETAIL SPACE/NON-VENTED FOOD USE

FOR LEASE



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SIZE: Approximately 1,819 square feet

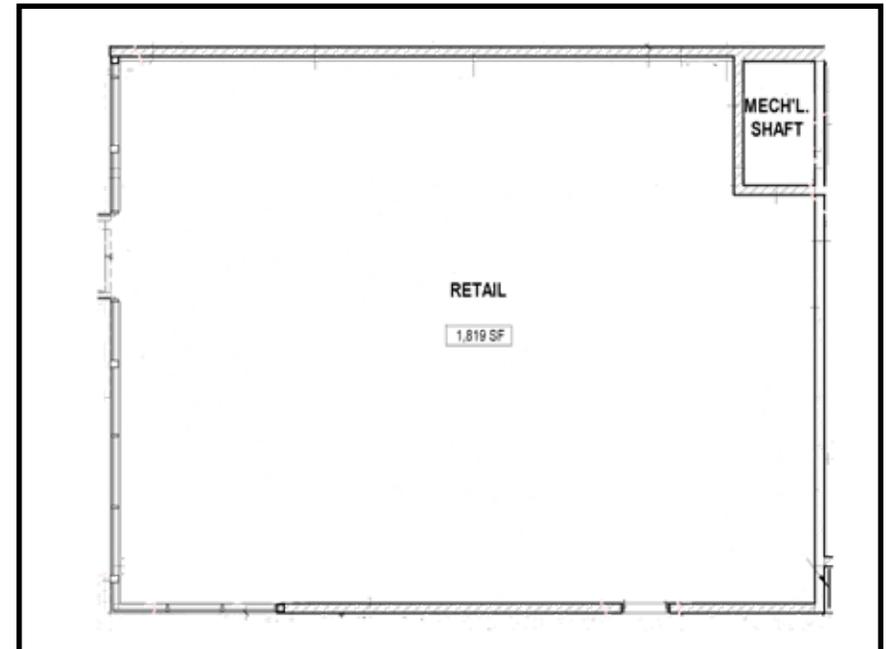
TERM: 3-5 years

AVAILABLE: Immediately

RATE: \$4.75 per square foot per month, NNN
(Estimated to be \$1.45 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

- Approximately 40' of frontage on 5th Street
- Ideal for retail or non-vented food use
- 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
- 23 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

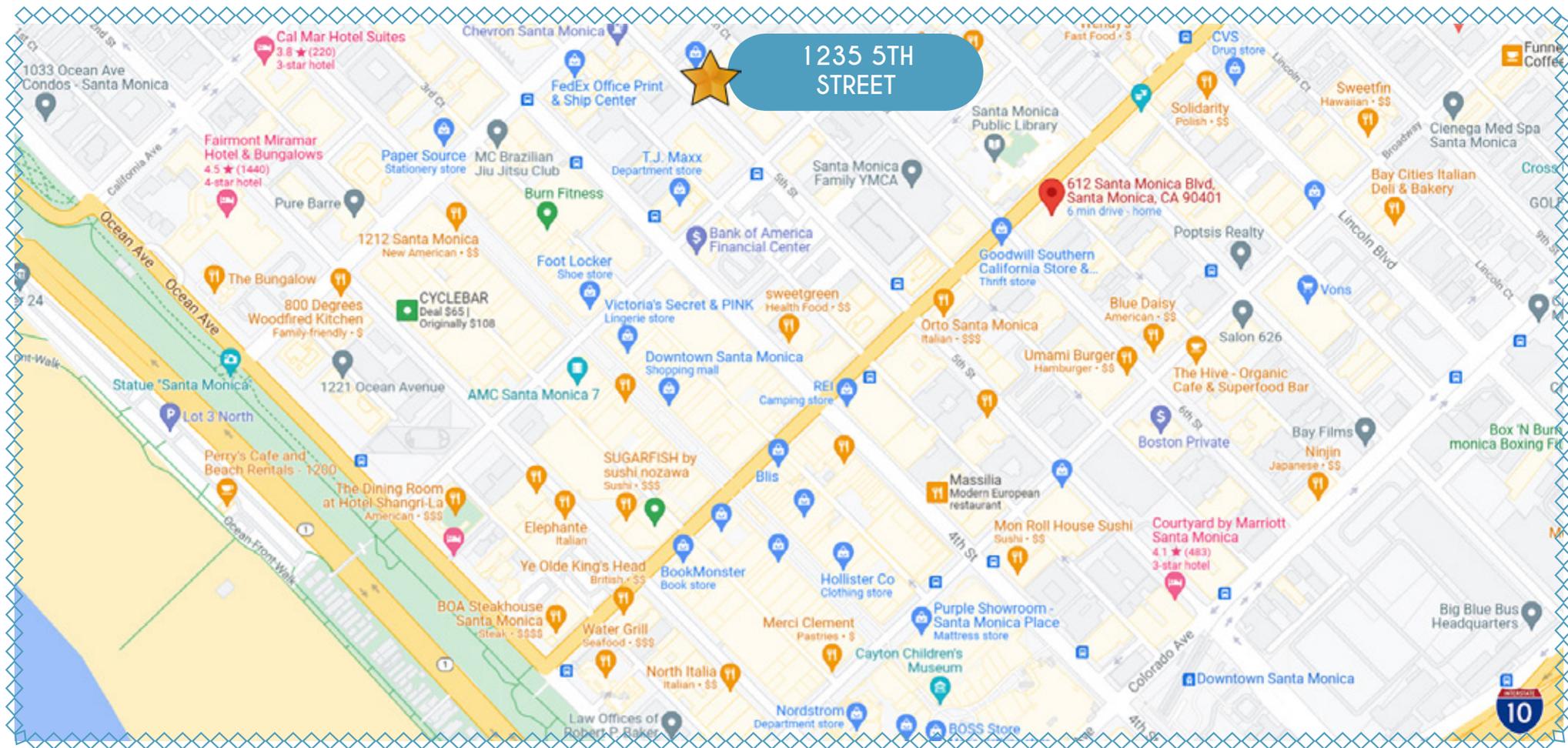


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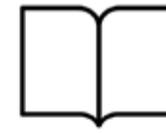
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Housing Units
23,066



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%
2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$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
TOTAL	14,681	63,316	139,691
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.



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