

FOR  
LEASE

2736 MAIN STREET • Santa Monica, CA 90405



BUSINESS OPPORTUNITY: HAIR SALON ON MAIN STREET



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# 2736 Main Street, Santa Monica, CA 90405

**SIZE:** Approximately 2,465 square feet, including mezzanine

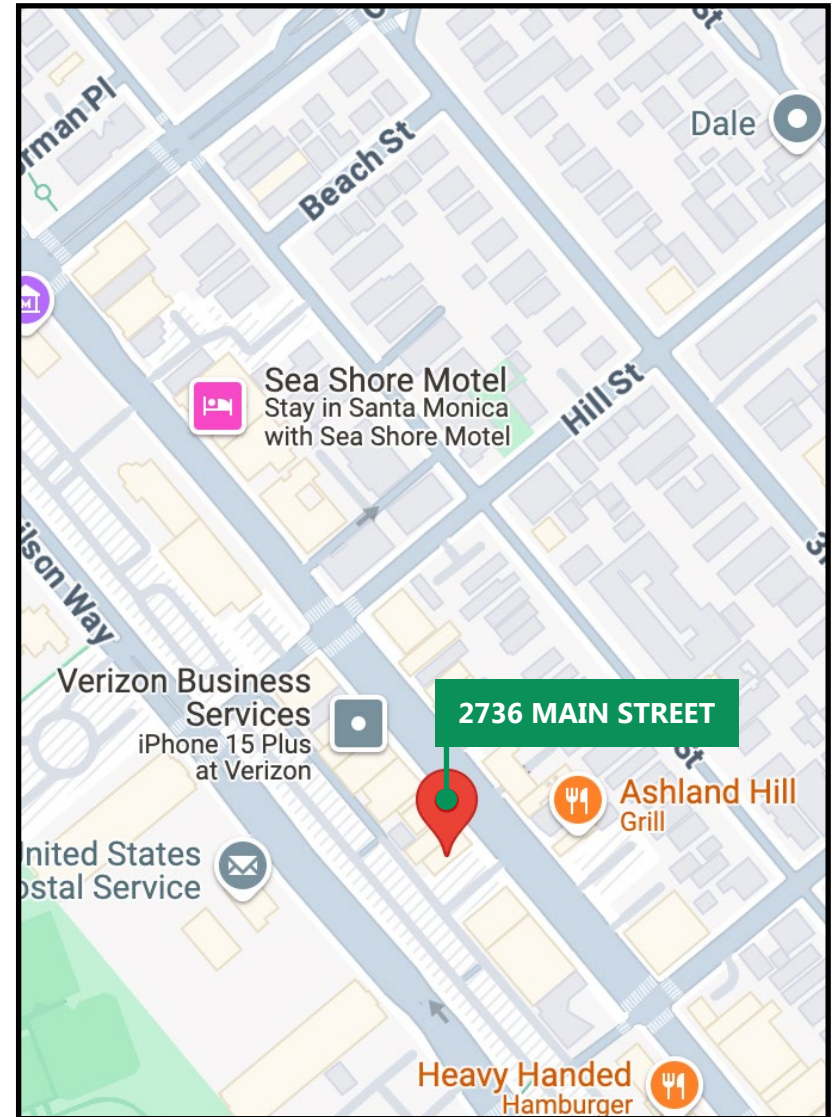
**RENT:** \$11,843 per month, NNN  
 (NNN estimated to be \$3,196 per month)  
 Rent increases on 9/1/2025 by 2.75%

**KEY MONEY:** \$269,000

**TERM:** 5 years left on the lease with two 5-year options to extend (current lease expires on 9/1/30)

**PARKING:** Public parking lot behind the building

- **Established hair salon on Main Street in Santa Monica**
- **Sellers/owners are looking to sell to experienced operators**
- **Air conditioned**
- **Great visibility with Main Street frontage and tremendous daily pedestrian and automobile traffic**
- **Close proximity to the beach and Downtown Santa Monica**
- **High income area with strong demographics and eclectic mix of retailers**

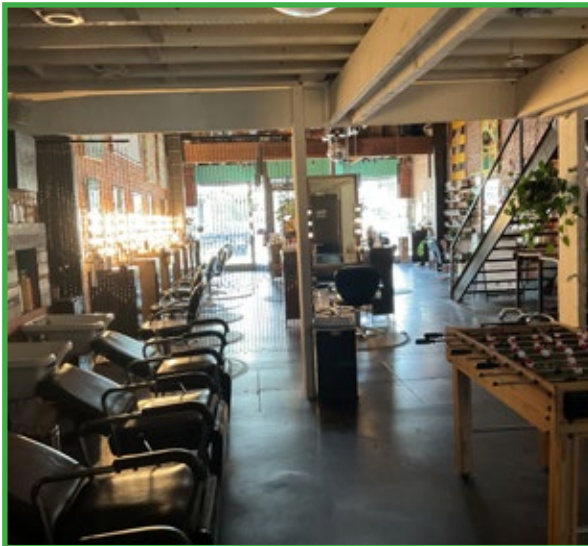


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PROPERTY  
PHOTOS



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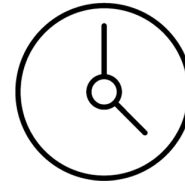
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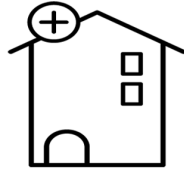
Within 1 Mile



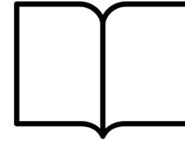
Housing Units  
**18,020**



Estimated Population  
**29,916**



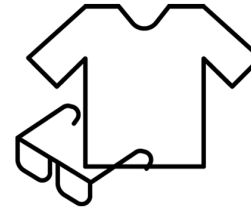
Median Home Value  
**\$1,119,350**



Educational Attainment  
**63%**  
with college or higher degree



Average Household Income  
**\$128,977**



Apparel, Food/Entertainment & Services  
**\$251,069**  
2023 yearly consumer spending

**POPULATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2029 Projected Population	29,284	183,126	443,385
2024 Estimated Population	29,916	186,622	451,998
2020 Census Population	29,441	181,400	440,085
Growth 2024-2029	-2.11%	-1.87%	-1.94%
Growth 2020-2024	1.61%	2.88%	2.71%

**2024 HOUSEHOLDS BY HH INCOME \$50,000 +**

\$50,000-\$74,999	1,664	9,745	23,995
\$75,000-\$99,000	1,585	8,050	21,464
\$100,000 +	7,521	51,022	81,162
<b>TOTAL</b>	<b>10,770</b>	<b>68,817</b>	<b>126,621</b>
2024 Estimated Average HH Income	\$129,977	\$142,894	\$139,550
2024 Estimated Households	15,755	94,015	212,095



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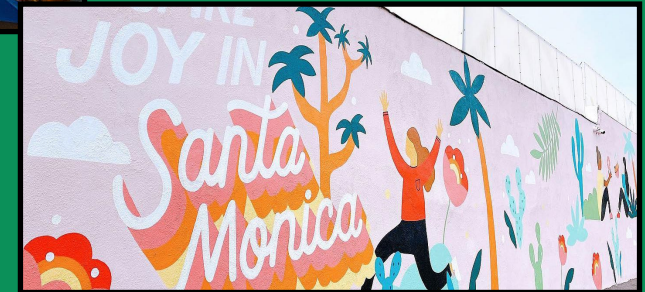
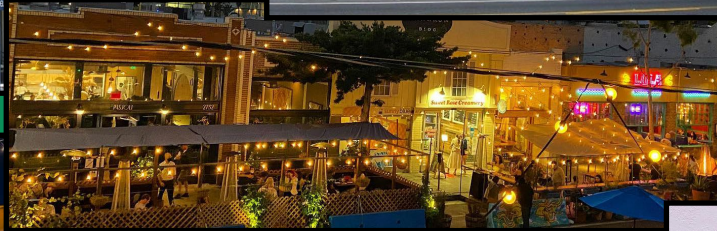
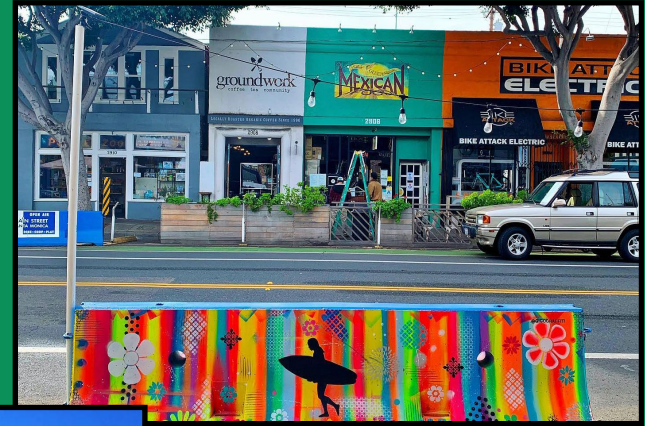
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MAIN STREET

South of the 10, north of Ocean Park Boulevard and west of Lincoln lies Main Street. Like the tides of the Pacific just a few blocks away, Main Street is characterized by a slow shift in personalities: By day, it's a favorite of up-at-dawn locals, who come for breakfast or coffee after a sunrise surf session or to patronize the eclectic collection of businesses with their dogs and children in tow. Laid-back patio-lined cafés and indie boutiques can easily fill an afternoon for almost any visitor. In the evening, trendy restaurants and watering holes glow with a lively mix of options for nightlife lovers.



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