

3127 OCEAN PARK
Santa Monica, CA 90405

CORNER RETAIL SPACE WITH LARGE OPEN LOT
FOR LEASE



RAFAEL PADILLA
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PROPERTY CHARACTERISTICS

3127 OCEAN PARK
Santa Monica, CA 90405

BUILDING: Approximately 1,344 square feet of building and approximately 3,400 square feet of open lot

BASE RENT: \$10,000 per month, NNN

TRIPLE NET: Approximately \$1.50 per square foot

TERM: 5-10 years

PARKING: Metered street parking

AVAILABLE: Immediately

- **Freestanding building with parking**
- **Retail/Gym/Showroom**
- **Direct access to the 10 freeway**
- **Across from Santa Monica Business Park, 1.8 million square foot campus**
- **Busy neighborhood with tremendous visibility**
- **Located at the crossroads of Santa Monica and West Los Angeles**
- **Adjacent site for lease as well**



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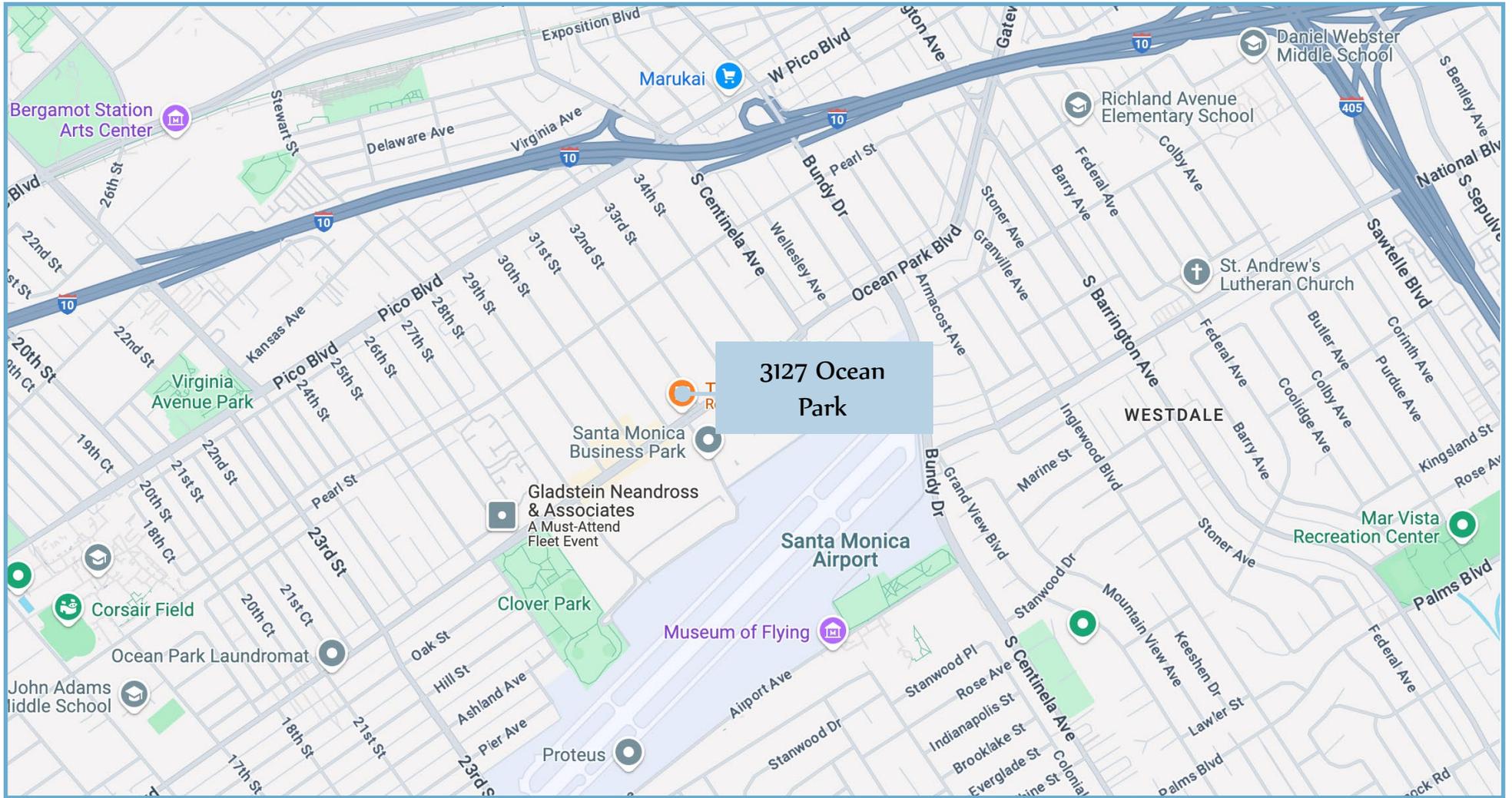
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AREA MAP



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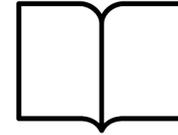
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DEMOGRAPHICS

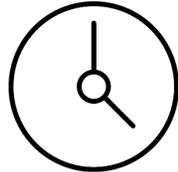
WITHIN 1 MILE



Housing Units
14,079



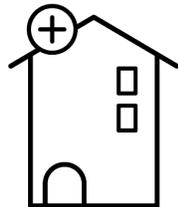
Educational Attainment
60%
with college or higher degree



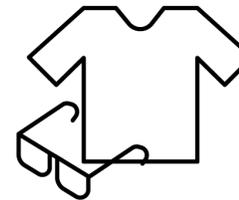
Estimated Population
27,680



Average Household Income
\$125,848



Median Home Value
\$1,045,678



Apparel, Food/Entertainment & Services
\$207,693
2023 yearly consumer spending

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--|---------------|----------------|----------------|
| POPULATION | | | |
| 2028 Projected Population | 27,194 | 323,116 | 545,458 |
| 2023 Estimated Population | 27,680 | 328,680 | 553,692 |
| 2010 Census Population | 27,307 | 323,196 | 539,116 |
| Growth 2023-2028 | -1.76% | -1.69 | -1.49% |
| Growth 2010-2023 | 1.37% | 1.70% | 2.70% |
| 2023 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 + | | | |
| \$50,000-\$74,999 | 1,726 | 18,504 | 28,780 |
| \$75,000-\$99,000 | 1,075 | 16,851 | 26,693 |
| \$100,000 + | 6,075 | 79,583 | 133,887 |
| TOTAL | 8,876 | 114,938 | 188,360 |
| 2023 Estimated Average HH Income | \$125,848 | \$130,292 | \$137,236 |
| 2023 Estimated Households | 12,646 | 158,136 | 252,967 |



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SANTA MONICA

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.



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