

The Charlie

THE
CHARLIE

CBRE

2828 SANTA MONICA BLVD, SANTA MONICA, CA 90404

Ranked in the top 5 by the American Institute of Architects in the 2024 California Residential Design Awards



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ONLY TWO SPACES AVAILABLE
Ideal for Restaurants, Retail, Fitness, and Medical

BRENTWOOD

WESTWOOD

BEVERLY HILLS

CENTURY CITY

SANTA MONICA BLVD

±60,000 VPD

THE
CHARLIE
SANTA MONICA
2828 SANTA MONICA BLVD



Pacific Palisades

Brentwood

Malibu

Downtown
Santa Monica

Wilshire Blvd

108 Key Hotel
Newly Renovated and Now Open

THE
CHARLIE
SANTA MONICA
2828 Santa Monica Blvd.

Medical Office

New Development
Underway



SANTA MONICA BLVD ±60K VPD

YALE ST

New Proposed
Development



An Unrivaled Location

Nestled between the city and the sea, The Charlie Santa Monica offers a laid-back luxury approach to coastal living, where you are always steps away from all of the inspiration and action that the local landscape has to offer. The Charlie is a beautiful 50-unit unique residential and ground floor retail mixed-use project in Santa Monica with high retail visibility on Santa Monica Blvd.

The Property has abundant parking dedicated to the retail and metered street parking.

Floor Plan



The Offering



Two Spaces Remaining:
 - B2 2,650 SF
 - B3 1,717 SF



Ideal Restaurant Space with
 Hood Shafts and Grease
 Interceptors Already In Place



Brand New Development
 Below 50 Fully Occupied
 Luxury Residential Units



Unrivaled Visibility on
 Santa Monica Blvd with
 Rare Signage Opportunity
 and Strong Brand Identity



Prime Location in Densely
 Populated Affluent
 Neighborhood with High-
 Value Luxury Homes

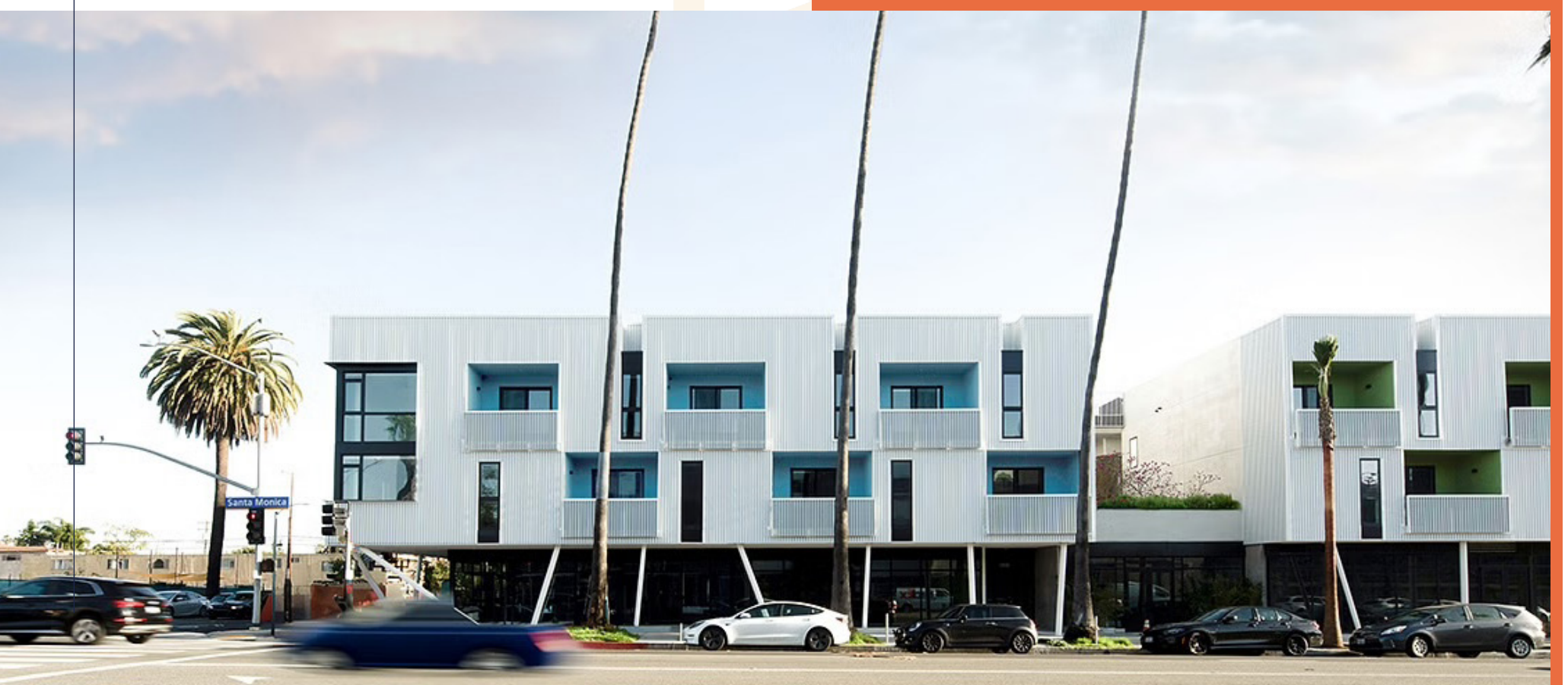


Abundant Parking:
 46 On-Site Spaces
 Dedicated to the
 Remaining Retail

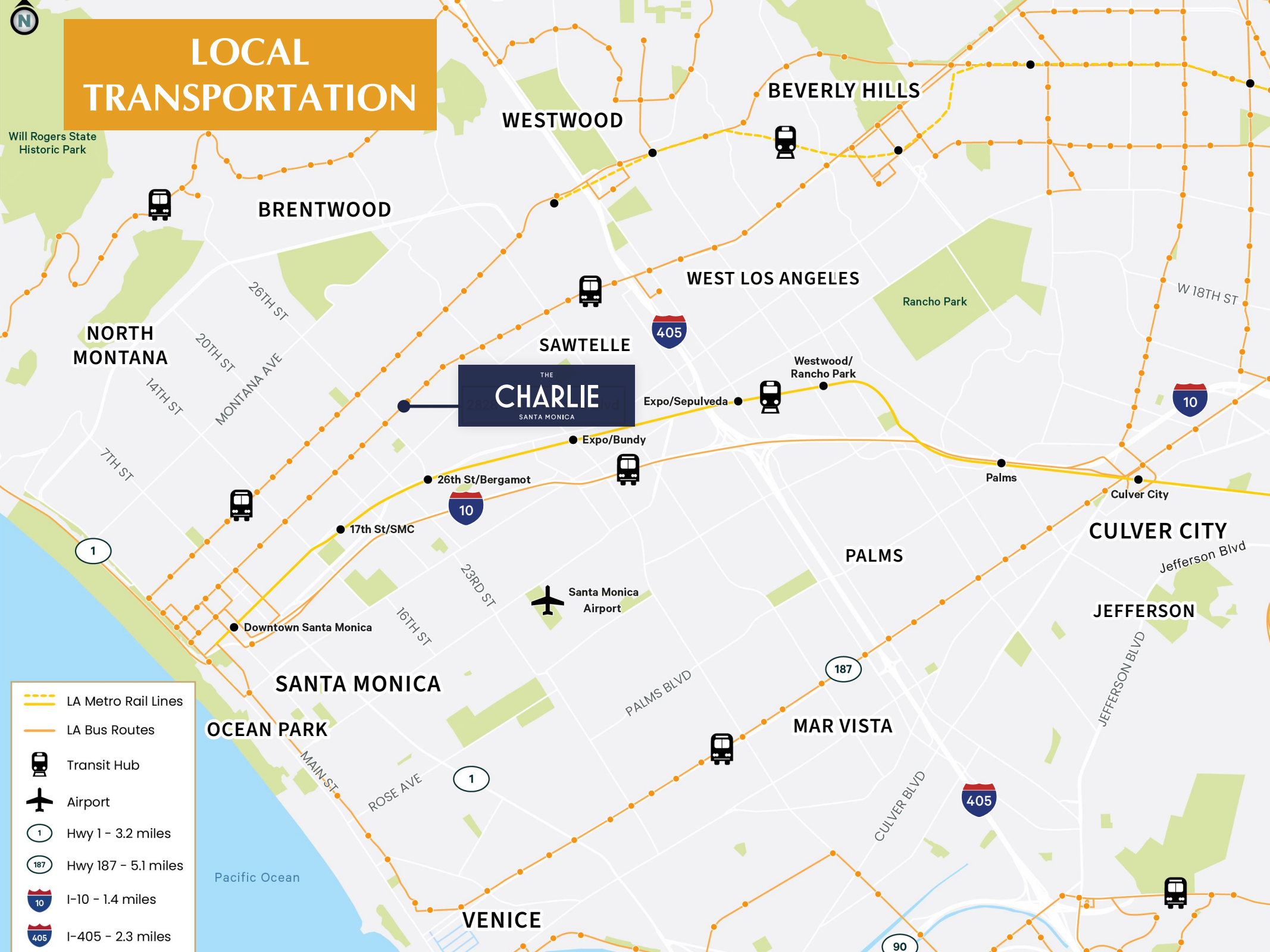
*Ranked in the top 5 by the
American Institute of Architects
in the 2024 California
Residential Design Awards*

The American Institute of Architects California has selected 13 new projects as winners of the 2024 Residential Design Awards. The annual celebration of design for the private sphere includes designs for a variety of clients and use types, from stylish single-family homes to supportive housing developments and more. The entries were judged based on criteria that include quality of design, resolution of the program or idea, innovation, thoughtfulness, and technique.

[Click Here to Read Article](#)



LOCAL TRANSPORTATION



- LA Metro Rail Lines
- LA Bus Routes
- Transit Hub
- Airport
- Hwy 1 - 3.2 miles
- Hwy 187 - 5.1 miles
- I-10 - 1.4 miles
- I-405 - 2.3 miles



LAX

Marina Del Rey

Venice Beach

Santa Monica Pier

Santa Monica Airport

Game Show Network

Water Garden

Universal Island Records

Redbull North America

Amazon Studios
Oracle
CBS Television
City National Bank
AMC
Summit Entertainment

Interscope Records

Saint John's Health Center

Activision
Blizzard

Lionsgate Entertainment

RPA

Hulu LLC

Starz Entertainment

THE
CHARLIE
SANTA MONICA
2828 Santa Monica Blvd.

Office Tenants

Central to the Santa Monica Media District
The Media District Has Officially Come Back
to the Office and is 90% Occupied

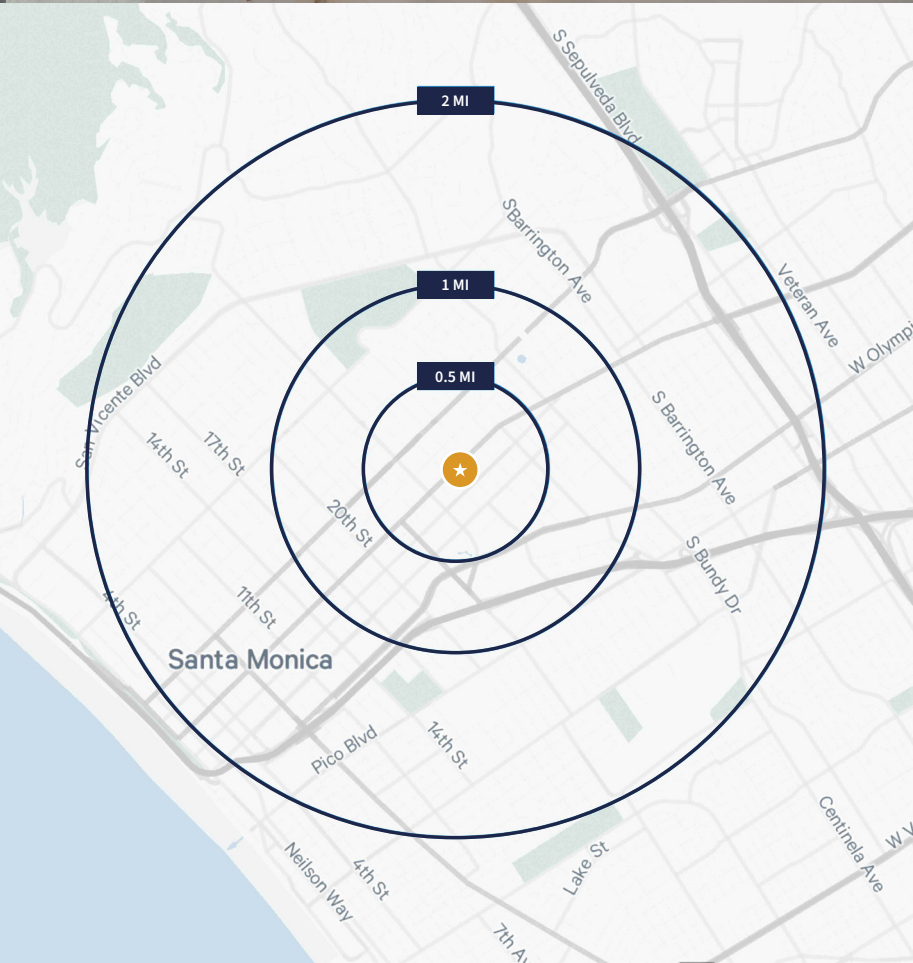


LOCAL HIGHLIGHTS

MADRID



- Landmark
- Retail
- Eatery
- Coffee
- Studios/
Headquarters





Demographics

ARLIE

	0.5 MILE	1 MILE	2 MILES
 Population	10,681	41,098	135,300
 Daytime Population	25,795	73,229	215,646
 Employees	16,018	48,096	135,592
 Average Household Income	\$161,258	\$169,259	\$176,405



COMING
SOON!

Join the
thriving tenant
community at
The Charlie.



Featured in Eater Los Angeles : Bangkok-style Thai food is headed to Santa Monica with the opening of chef Wedchayan “Deau” Arpapornnopparat’s highly acclaimed restaurant, Holy Basil. The new outpost will be located at 2828 Santa Monica Boulevard.

Holy Basil began as a food stall in a Fashion District food hall serving Thai-

style street food like pad see ew and gra pow, before it expanded to a full-service space in Atwater Village. In Atwater, Holy Basil offers a more robust menu with dishes like scallops on the half-shell, crudo, and crab fried rice. The forthcoming Santa Monica location will have a menu that hews closer to what is offered at Atwater Village, plus neighborhood specials.

AWARDS

Eater LA Best New Food Stall, 2021

The Infatuation LA’s Best New Restaurants of 2021

LA Times 101 Best Restaurants 2021, 2022 & 2023

Thrillist 24 Most Exciting Restaurants in LA

The Lion Awards Restaurant of the Year, 2021

Food and Wine Best New Chef 2024

New York Times Ranks Holy Basil Among Top 25 Los Angeles Restaurants¹

¹ Source: Rao, T. (2023, September 26). The 25 Best Restaurants in Los Angeles Right Now. *The New York Times*.



NOW
OPEN!



*Join the
thriving tenant
community at
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**Modern
Animal**

Modern Animal is a veterinary clinic that is revolutionizing the pet healthcare experience. The company offers a membership model that gives pet owners unlimited access to 24/7 virtual care, same-day or next-day appointments, and free shipping on medications.

Modern Animal also has modern, comfortable clinics that are designed to be welcoming for both pets and their owners. The company is currently expanding rapidly, with plans to open new clinics in California and across the country.

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