

*San Vicente Place*

# Endcap Retail Space for Lease



2528 San Vicente Blvd., Santa Monica, CA 90402



## Available

Size:	±1,650 SF (±1,148 Ground; ±502 Mezzanine)
Rent:	\$10.50 PSF/mo., NNN
Commercial Parking:	Parking area adjacent to premises with ±37 spaces, plus valet
Available:	Immediately

## Features

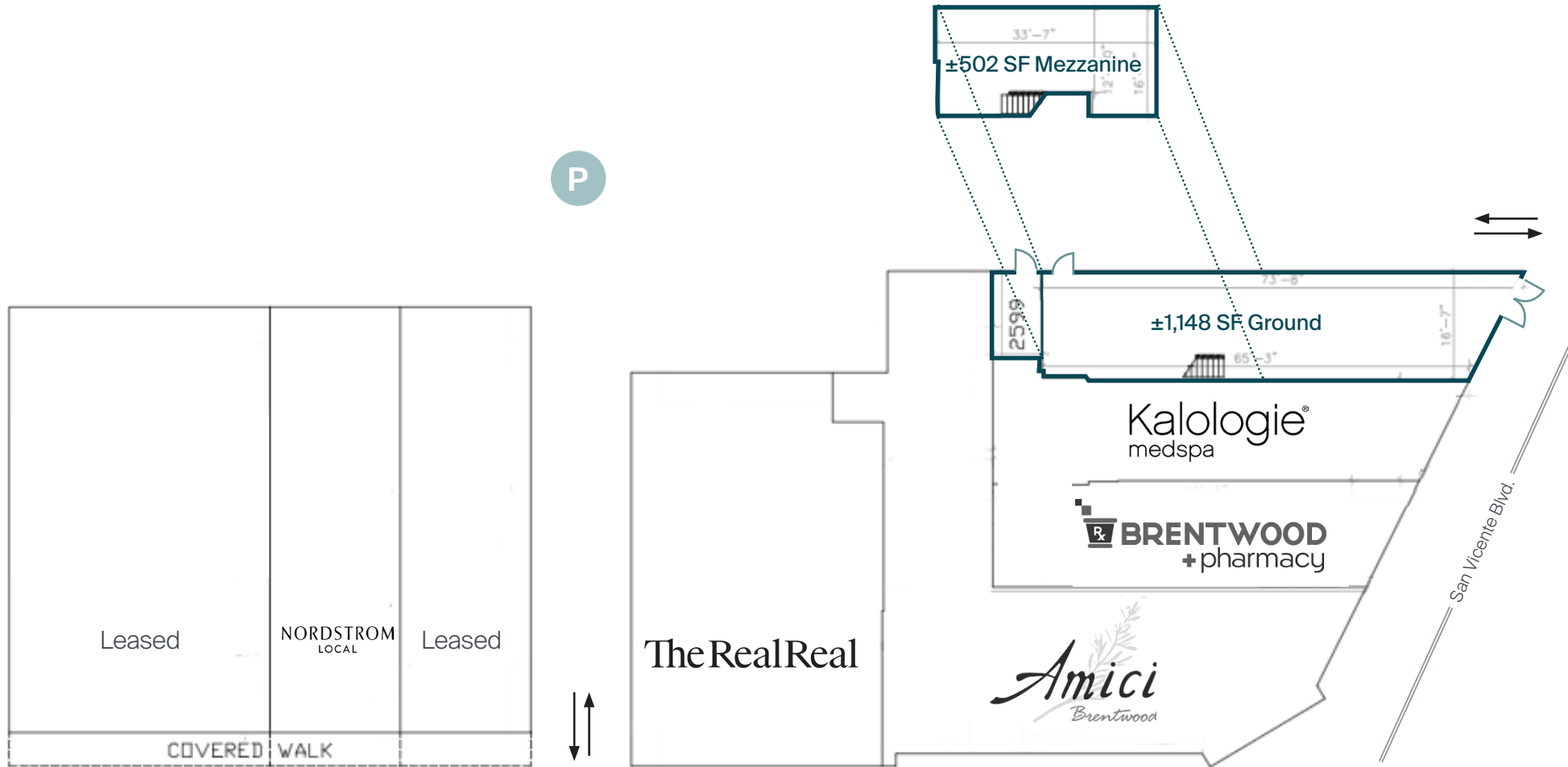
- ▶ Highly visible endcap space on busy San Vicente Blvd.
- ▶ Highly improved premises with exposed brick, bathrooms, storage, high ceilings, and fully built-out mezzanine
- ▶ Outstanding co-tenancy: The Real Real, Amici Restaurant, Nordstrom Local, Brentwood Pharmacy and Kalologie Med Spa
- ▶ Steps from Brentwood Country Mart with Goop, Sézane, Cos Bar, James Perse, Farmshop and more
- ▶ High barriers to entry and consistent foot traffic
- ▶ Two points of ingress and egress on San Vicente Boulevard and 26th Street
- ▶ Strong local demographics; average HHI within 1 mile: ±\$385,230
- ▶ ±39,914 CPD at San Vicente Blvd and 26th St.

Prospective tenants are hereby advised that all uses are subject to City approval



# Site Plan

Excellent Co-tenancy with Starbucks, Nordstrom Local, The Real Real, Amici Restaurant, Brentwood Pharmacy and Kalologie Med Spa



NORTH

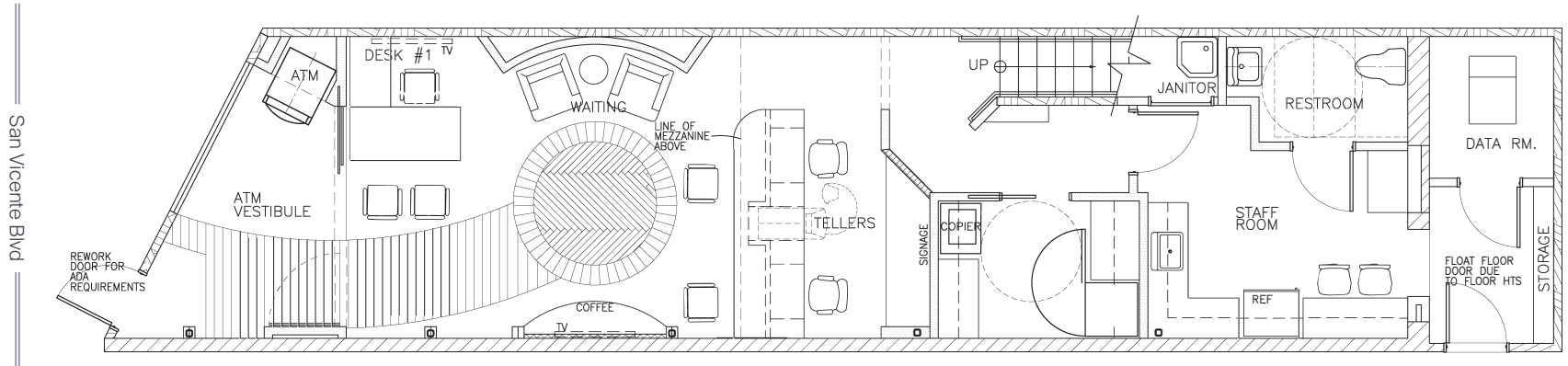
26th St.



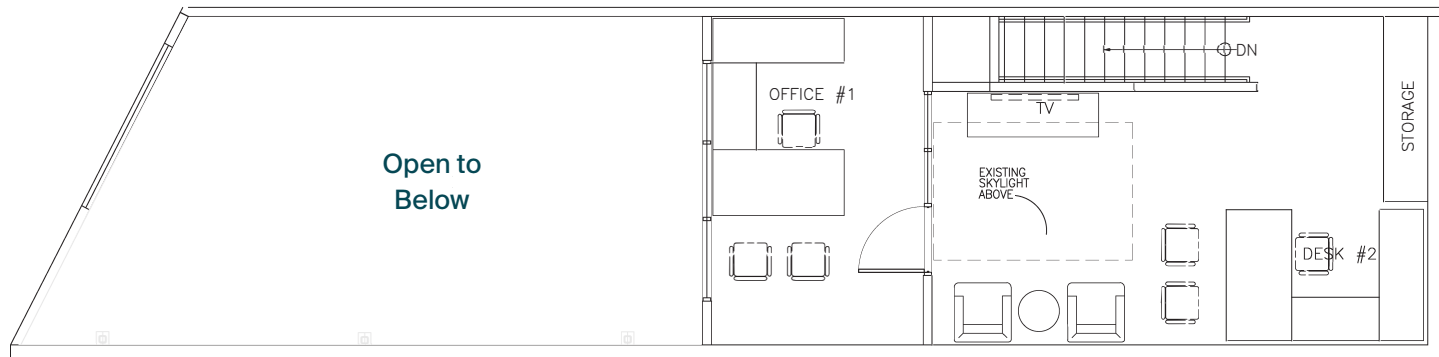
# Floorplan

±1,650 SF Total (±1,148 SF Ground; ±502 SF Mezzanine)

G



M



NORTH

Floor plans to be verified by tenant

## Parking

Parking area adjacent to premises with ±37 spaces, plus valet



*Interiors*



Lobby entrance



View into space



View towards front door

Within Walking Distance

## Incredible Nearby Amenities

NORDSTROM LOCAL

GOOP

THE REAL REAL

KALOLOGIE

A VOTRE SANTE

JAMES PERSE

THEORY

FARMSHOP

FRIDA TAQUERIA

CAFFE LUXXE

SWEET ROSE CREAMERY

PARAKEET CAFE

HOLY COW BBQ

BRENTWOOD PHARMACY

SUNLIFE ORGANICS

COS BAR

PLATEFIT

EVERYTHING BUT WATER

BANK OF AMERICA

BRANDY MELVILLE

HOLY COW BBQ

ALICE & OLIVIA

HUDSON GRACE

KIITSU

TURPAN

SÉZANE

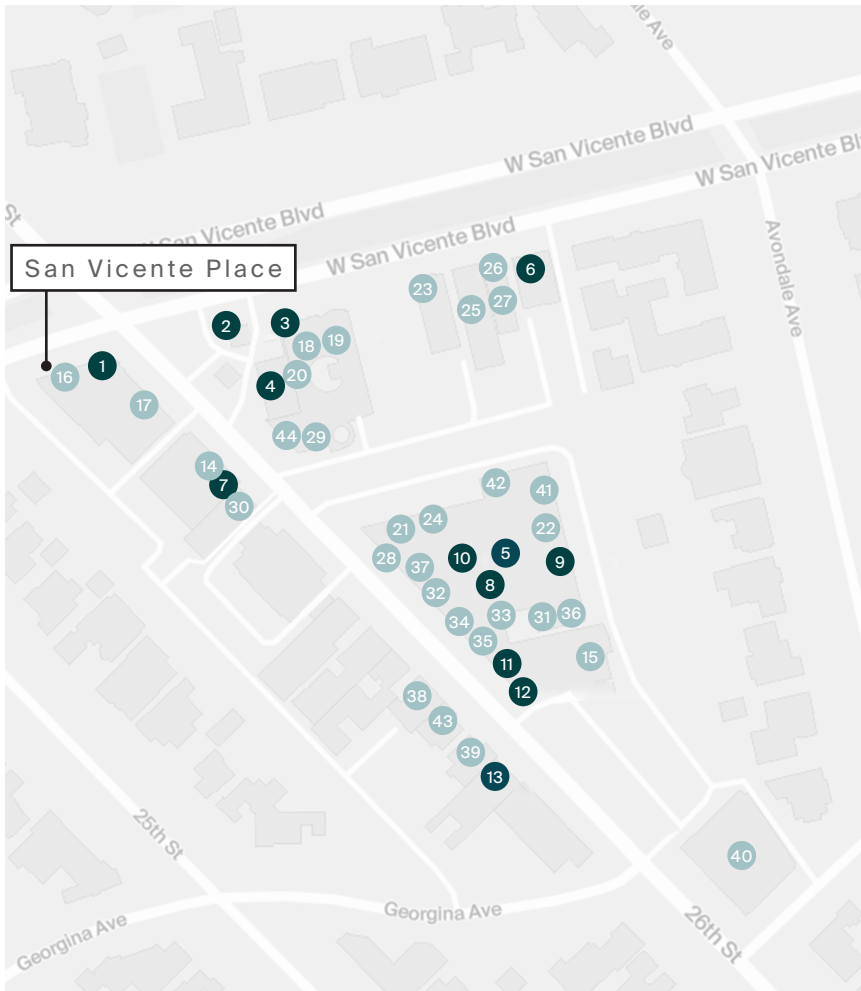
RIVIERA COUNTRY CLUB

VINCE



Within Walking Distance

## 26th & San Vicente Neighborhood



### Food & Drink ●

1. Amici Brentwood
2. Kiitsu
3. Blue Bottle Coffee
4. Sunlife Organics
5. Edelweiss Chocolate
6. A Votre Sante
7. Starbucks
8. Barney's Gourmet Hamburgers
9. Farmshop
10. Frida Taqueria
11. Caffe Luxxe
12. Sweet Rose Creamery
13. Holy Cow BBQ

### Retail & Services ●

14. Nordstrom Local
15. Hudson Grace
16. Brentwood Pharmacy
17. The Real Real
18. Cos Bar
19. Human Performance Engineering
20. Platefit
21. James Perse
22. Goop
23. Theory
24. Kendall Conrad
25. TLC Nail Salon
26. Candy Alley
27. Velvet by Graham & Spencer
28. Clare V.
29. Peter & Son Watch
30. Everything but Water
31. Toy Crazy
32. Broken English
33. Diesel, A Bookstore
34. Lloyd's Barbershop
35. Poppy Store
36. Sugar Paper
37. Turpan
38. Dress Code
39. The Westside
40. Bank of America
41. Kalologie
42. Equity Union
43. Alice & Olivia
44. Brandy Melville

Location Highlights

*Prime Regional Location on the Westside*



## Brentwood Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	2,738	13,001	103,054
2030 Projected Population	2,570	12,283	97,270
2020 Census Population	2,832	13,156	97,649
2010 Census Population	2,936	13,554	96,312
Projected Annual Growth 2025 to 2030	-1.2%	-1.1%	-1.1%
Historical Annual Growth 2010 to 2025	-0.4%	-0.3%	0.5%
2025 Median Age	50.9	48.9	42.5
<b>HOUSEHOLDS</b>			
2025 Estimated Households	1,037	5,246	49,837
2030 Projected Households	1,000	5,096	48,654
2020 Census Households	1,056	5,324	49,254
2010 Census Households	1,098	5,490	48,366
Projected Annual Growth 2025 to 2030	-0.7%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2025	-0.4%	-0.3%	0.2%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	77.6%	76.6%	68.5%
2025 Estimated Black or African American	0.8%	1.3%	3.7%
2025 Estimated Asian or Pacific Islander	10.2%	10.9%	12.5%
2025 Estimated American Indian or Native Alaskan	-	-	0.3%
2025 Estimated Other Races	11.3%	11.1%	15.0%
2025 Estimated Hispanic	12.9%	13.7%	18.8%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$438,671	\$385,230	\$232,115
2025 Estimated Median Household Income	\$181,643	\$182,633	\$137,697
2025 Estimated Per Capita Income	\$166,212	\$155,472	\$112,480
<b>EDUCATION</b>			
2025 Estimated High School Graduate	9.4%	6.8%	7.5%
2025 Estimated Some College	5.9%	7.2%	10.6%
2025 Estimated Associates Degree Only	2.5%	3.6%	4.9%
2025 Estimated Bachelors Degree Only	37.4%	37.8%	39.8%
2025 Estimated Graduate Degree	42.4%	42.6%	32.5%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	326	866	12,179
2025 Estimated Total Employees	1,527	3,740	85,274
2025 Estimated Employee Population per Business	4.7	4.3	7.0
2025 Estimated Residential Population per Business	8.4	15.0	8.5

# Your trusted *partners*

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