

*Downtown Santa Monica*

# Dental Office Sublease Available



1531 6th Street, Santa Monica, CA 90401



## Available

|            |                           |
|------------|---------------------------|
| Size:      | ±250 - 1,540 SF           |
| Rent:      | Call broker for details   |
| Parking:   | 2 reserved parking spaces |
| Term:      | Expires March 31, 2028    |
| Available: | Immediately               |

## Features

- ▶ 2nd generation dental office available for sublease ±1,540 SF
- ▶ Individual spaces available
- ▶ Four (4) operator rooms
- ▶ Equipment available upon request
- ▶ Located in dense Downtown Santa Monica
- ▶ Close proximity to famous 3rd Street Promenade and Santa Monica Place
- ▶ Near the Downtown Santa Monica Expo Line station
- ▶ Strong demographics with a population of ±105,833 and a HHI of ±\$195,975 within two miles

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



## Interiors



Reception area



One of four operator rooms. Equipment available upon request

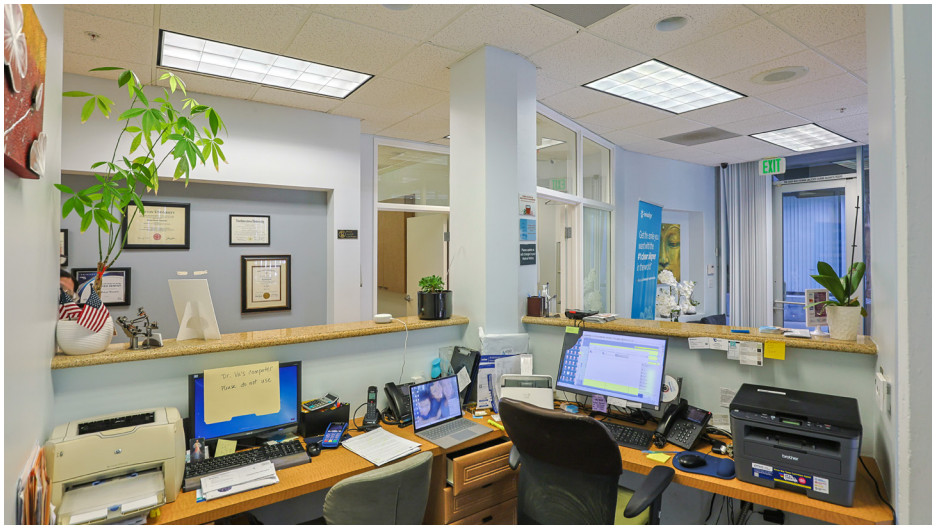


Hallway

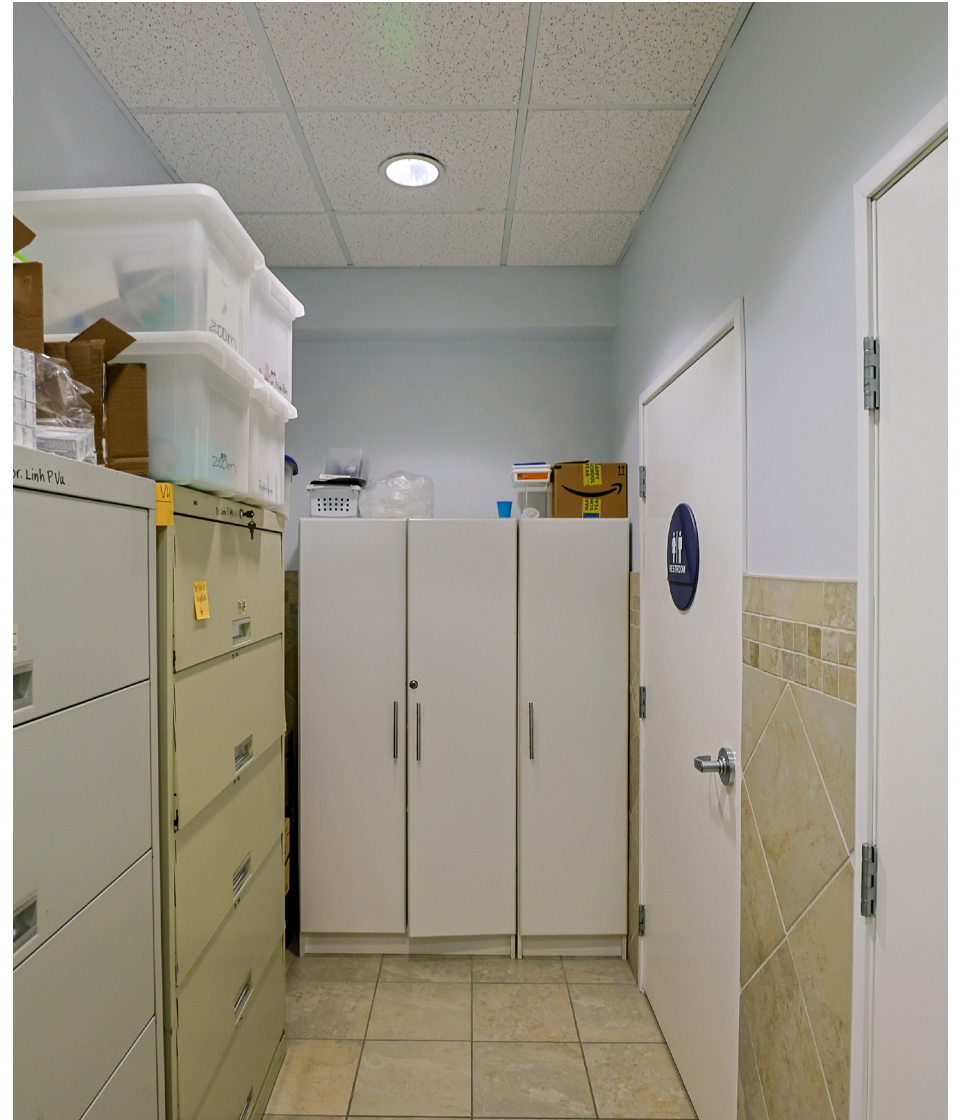
## Interiors



One of four operatory rooms. Equipment available upon request



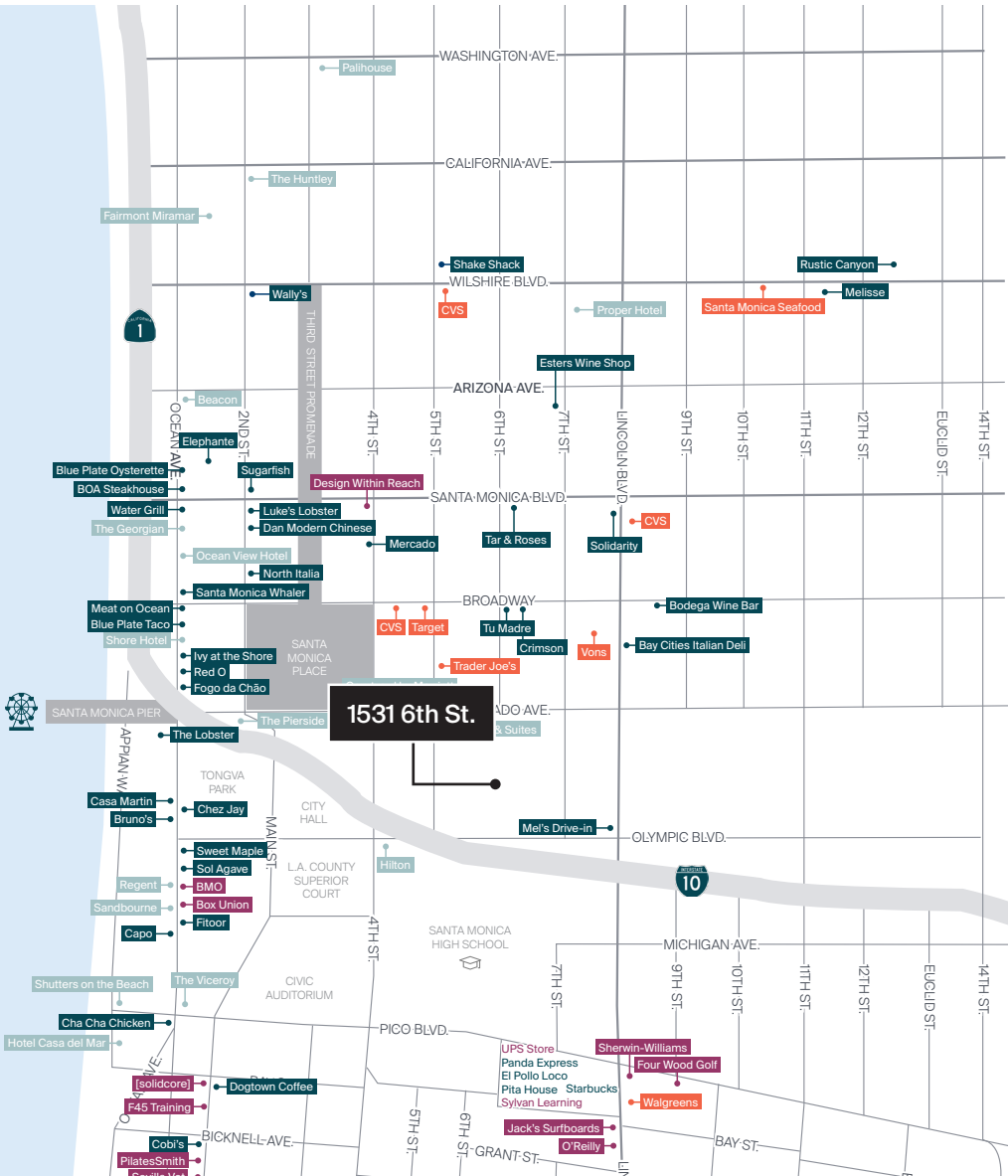
Reception area



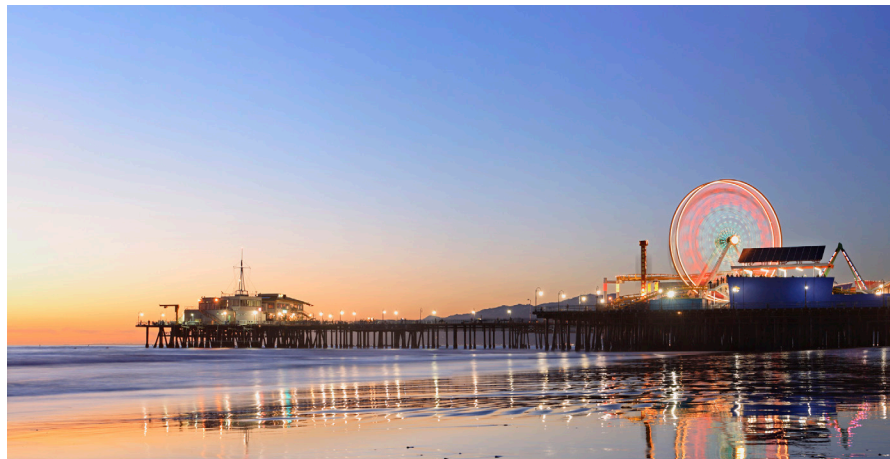
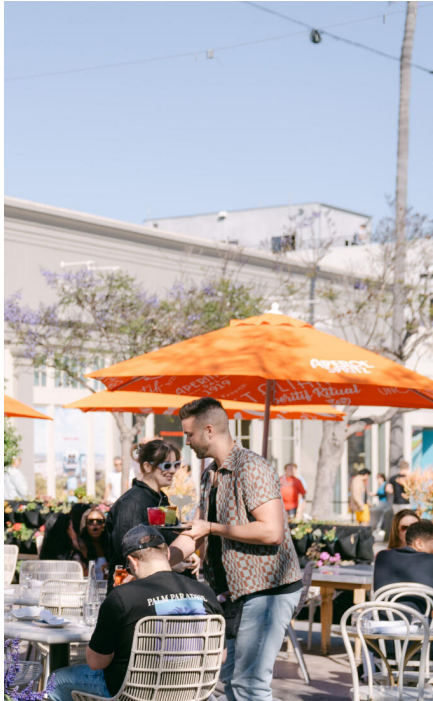
Bathrooms

## Premier Santa Monica Location

One of LA's most coveted submarkets, blending residential stability with vibrant commercial energy



# Santa Monica Profile



|  | 0.5 Mile  | 1 Mile    | 2 Mile    |
|--|-----------|-----------|-----------|
| <b>POPULATION</b>                                  |           |           |           |
| 2025 Estimated Population                          | 9,106     | 42,016    | 105,833   |
| 2030 Projected Population                          | 9,062     | 40,462    | 100,780   |
| 2020 Census Population                             | 7,768     | 39,159    | 101,589   |
| 2010 Census Population                             | 6,371     | 36,825    | 97,835    |
| Projected Annual Growth 2025 to 2030               | -         | -0.7%     | -1.0%     |
| Historical Annual Growth 2010 to 2025              | 2.9%      | 0.9%      | 0.5%      |
| 2025 Median Age                                    | 39.2      | 41.1      | 42.3      |
| <b>HOUSEHOLDS</b>                                  |           |           |           |
| 2025 Estimated Households                          | 5,334     | 22,958    | 52,986    |
| 2030 Projected Households                          | 5,546     | 22,947    | 52,258    |
| 2020 Census Households                             | 4,684     | 21,937    | 51,834    |
| 2010 Census Households                             | 3,922     | 21,181    | 50,945    |
| Projected Annual Growth 2025 to 2030               | 0.8%      | -         | -0.3%     |
| Historical Annual Growth 2010 to 2025              | 2.4%      | 0.6%      | 0.3%      |
| <b>RACE &amp; ETHNICITY</b>                        |           |           |           |
| 2025 Estimated White                               | 58.4%     | 63.7%     | 63.9%     |
| 2025 Estimated Black or African American           | 8.7%      | 6.3%      | 5.6%      |
| 2025 Estimated Asian or Pacific Islander           | 12.5%     | 11.2%     | 11.2%     |
| 2025 Estimated American Indian or Native Alaskan   | 0.6%      | 0.5%      | 0.7%      |
| 2025 Estimated Other Races                         | 19.8%     | 18.4%     | 18.7%     |
| 2025 Estimated Hispanic                            | 23.5%     | 22.4%     | 22.8%     |
| <b>INCOME</b>                                      |           |           |           |
| 2025 Estimated Average Household Income            | \$172,303 | \$169,264 | \$195,975 |
| 2025 Estimated Median Household Income             | \$109,222 | \$109,563 | \$121,590 |
| 2025 Estimated Per Capita Income                   | \$101,876 | \$93,025  | \$98,498  |
| <b>EDUCATION</b>                                   |           |           |           |
| 2025 Estimated High School Graduate                | 8.7%      | 9.6%      | 8.8%      |
| 2025 Estimated Some College                        | 10.9%     | 11.3%     | 11.3%     |
| 2025 Estimated Associates Degree Only              | 4.7%      | 5.2%      | 5.7%      |
| 2025 Estimated Bachelors Degree Only               | 47.5%     | 39.4%     | 38.8%     |
| 2025 Estimated Graduate Degree                     | 23.6%     | 28.7%     | 29.4%     |
| <b>BUSINESS</b>                                    |           |           |           |
| 2025 Estimated Total Businesses                    | 2,623     | 5,322     | 11,308    |
| 2025 Estimated Total Employees                     | 23,244    | 42,434    | 87,747    |
| 2025 Estimated Employee Population per Business    | 8.9       | 8.0       | 7.8       |
| 2025 Estimated Residential Population per Business | 3.5       | 7.9       | 9.4       |

# Your trusted *partners*

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