

FOR LEASE IN THE HEART OF THE SANTA MONICA MEDIA DISTRICT

Restaurant, Retail & Fitness Spaces



2929 Pennsylvania Ave., Santa Monica, CA 90404

JOIN CHAUMONT BAKERY & CAFE

200+ visitor parking spaces on-site



MILLENNIUM SANTA MONICA



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MICHAEL W. FOLONIS ARCHITECTS
Santa Monica, California



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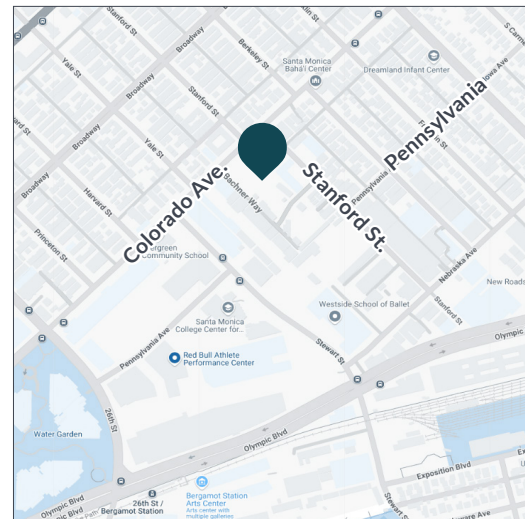
AVAILABLE

Space:	Size (SF):	Rent (PSF/Mo., NNN):
Restaurant:	±6,489	\$3.95
Fitness/Retail:	±11,443 SF (divisible)	\$3.85
Office:	±4,256 SF	\$3.35
NNN:	±\$1.00 PSF/Mo.	

PROPERTY HIGHLIGHTS

- Restaurant space features ±100 feet of frontage on Colorado Ave.
- Ground floor commercial space below 356 luxury apartment units
- Full-service restaurant and fitness/retail space
- Over 200 parking spots for visitors
- Over 4 million SF of office space within 1 mile
- In the heart of the Santa Monica Media District
- Adjacent to the Expo Line Bergamot Station

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



TRADE AREA

CHAUMONT
Bakery & Cafe

Gelson's

hulu

UNIVERSAL
UNIVERSAL MUSIC GROUP

LIONSGATE

Spectrum

Red Bull

Tastemade

RIOT GAMES

WATER GARDEN

BLUEYS

BERGAMOT STATION

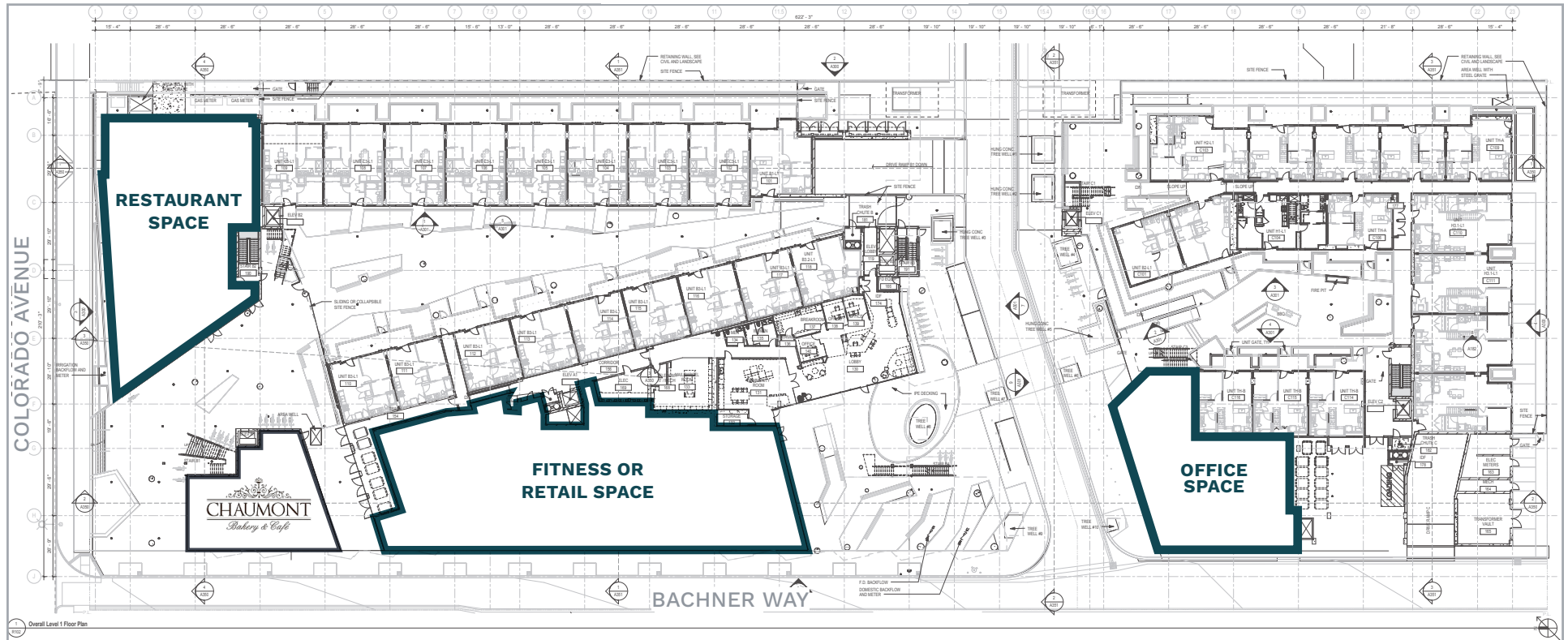
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SITE PLAN



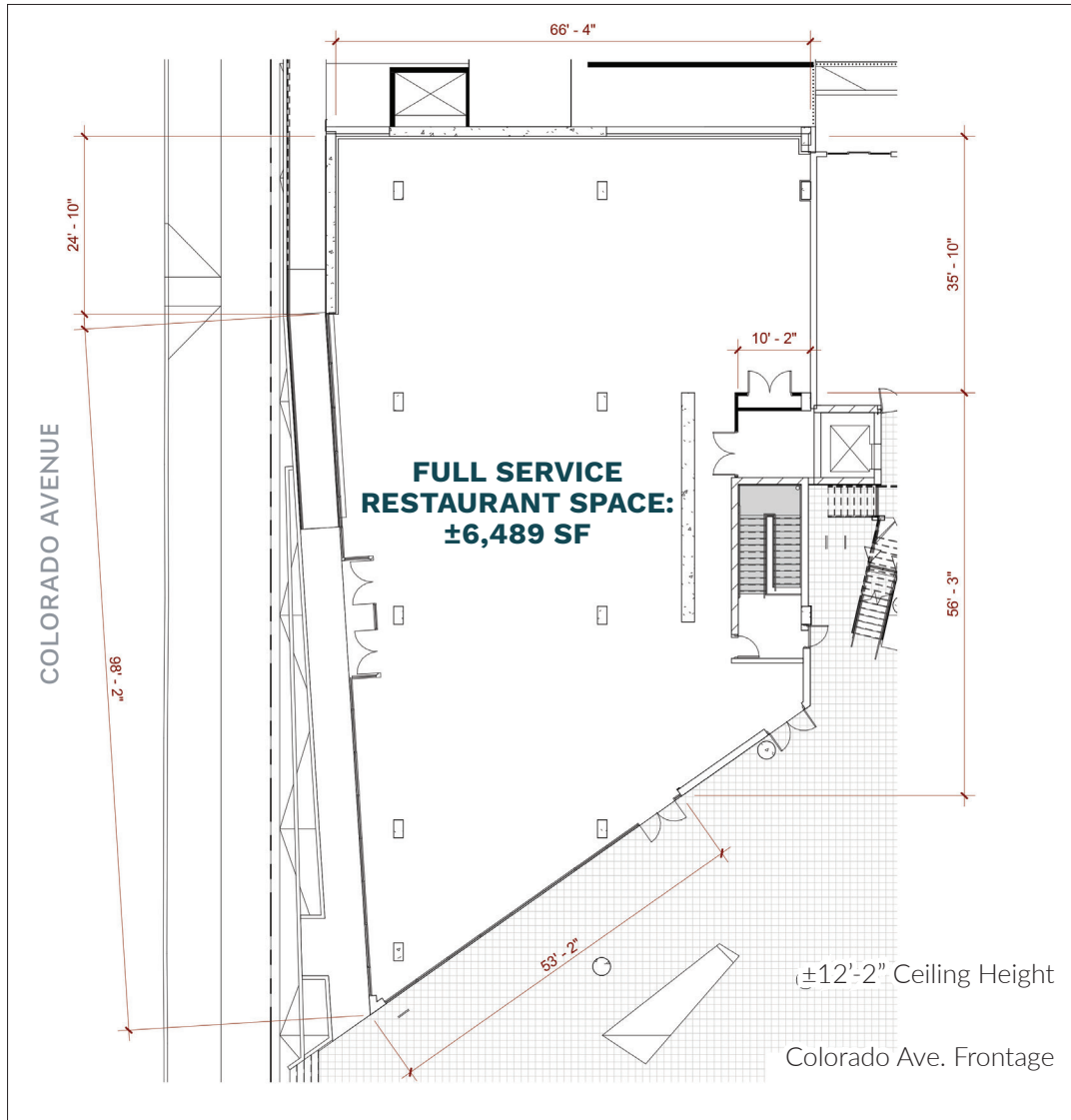
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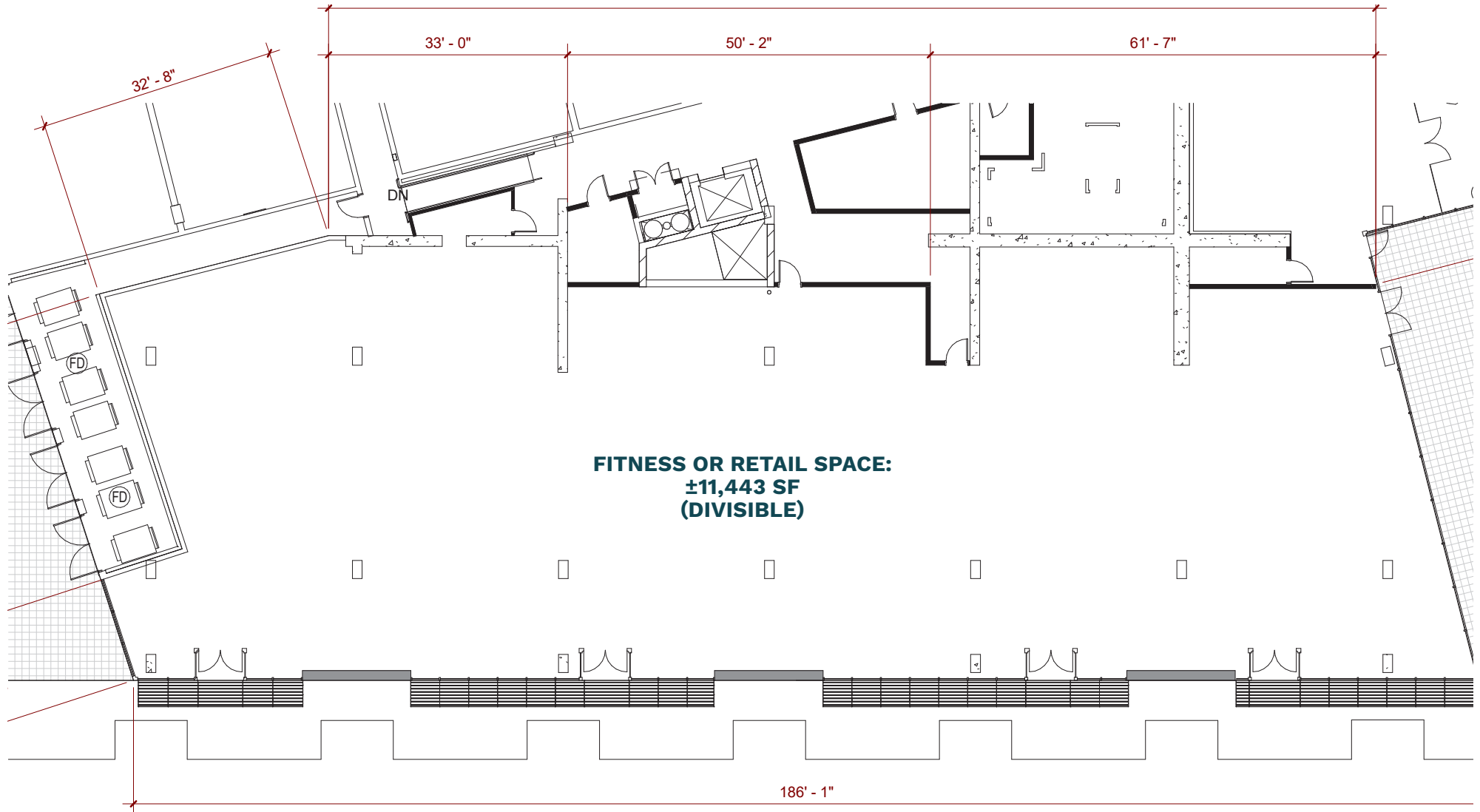


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Strategically located in the creative hub of Santa Monica, Millennium Santa Monica will offer a unique retail, fitness and dining experience to the thousands of creative employees occupying the 4 million+ square feet of leased office space within just one mile of the property.

Access to the property is made easy by the proximity of both the adjacent Metro light rail station and the I-10 Freeway.

- | | | |
|----------------------------|------------------------------|--------------------------|
| 1. Blind Inc. | 7. UCLA Medical Plaza | 13. Spectrum Medical |
| 2. Nomad Editing | 8. St. John's Medical Center | 14. Tastemade |
| 3. Universal Music Group | 9. Hulu | 15. Lantana |
| 4. Interscope Records | 10. RPA | 16. Pen Factory |
| 5. Aftermath Entertainment | 11. Lionsgate Entertainment | 17. Santa Monica Gateway |
| 6. Water Garden Campus | 12. Red Bull North America | |



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356 LUXURY
APARTMENTS

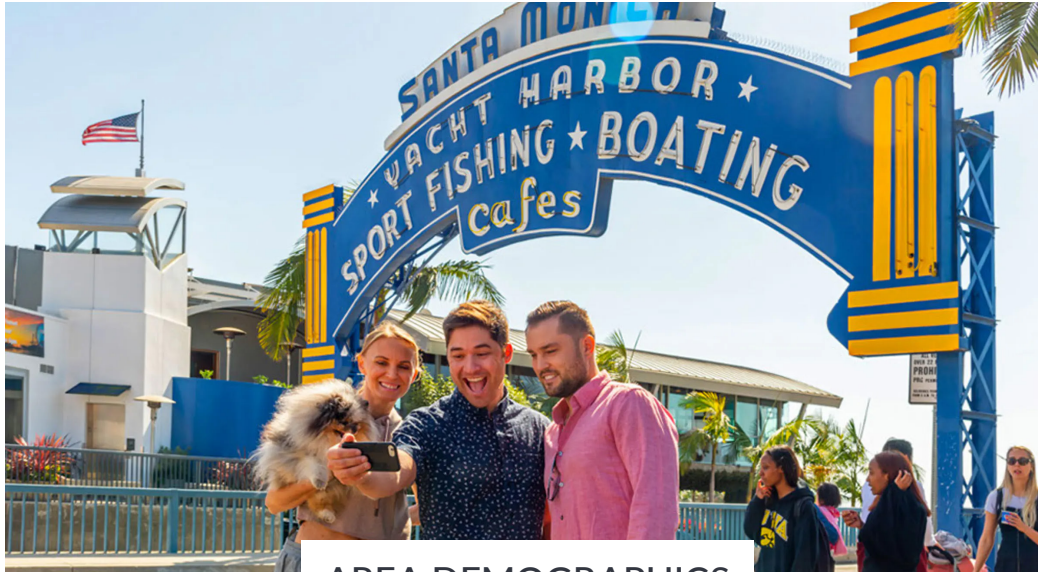


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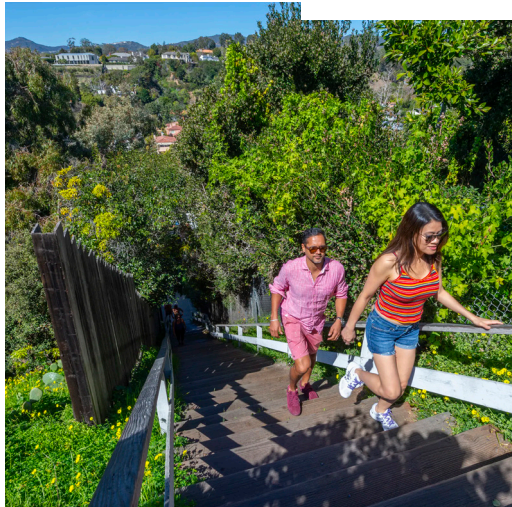
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AREA DEMOGRAPHICS



0.5 Mile 1 Mile 2 Miles

POPULATION

	0.5 Mile	1 Mile	2 Miles
2024 Estimated Population	10,041	41,283	143,495
2029 Projected Population	9,773	41,880	142,715
2020 Census Population	9,639	40,060	139,933
2010 Census Population	9,599	38,756	133,841
Projected Annual Growth 2024 to 2029	-0.5%	0.3%	-0.1%
Historical Annual Growth 2010 to 2024	0.3%	0.5%	0.5%
2024 Median Age	38.0	37.8	39.5

HOUSEHOLDS

2024 Estimated Households	5,055	20,174	72,175
2029 Projected Households	4,984	20,774	72,830
2020 Census Households	4,862	19,418	70,459
2010 Census Households	4,841	18,693	67,069
Projected Annual Growth 2024 to 2029	-0.3%	0.6%	0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.6%	0.5%

RACE & ETHNICITY

2024 Estimated White	56.2%	54.5%	59.8%
2024 Estimated Black or African American	5.0%	5.6%	4.9%
2024 Estimated Asian or Pacific Islander	15.8%	16.3%	15.8%
2024 Estimated American Indian or Native Alaskan	0.9%	1.0%	0.6%
2024 Estimated Other Races	22.2%	22.6%	19.0%
2024 Estimated Hispanic	27.2%	27.1%	23.0%

INCOME

	\$154,638	\$163,775	\$186,268
2024 Estimated Average Household Income			
2024 Estimated Median Household Income	\$108,775	\$114,369	\$123,125
2024 Estimated Per Capita Income	\$77,931	\$80,210	\$93,950

EDUCATION

2024 Estimated High School Graduate	8.5%	10.7%	9.4%
2024 Estimated Some College	13.3%	12.4%	12.1%
2024 Estimated Associates Degree Only	5.6%	5.6%	5.0%
2024 Estimated Bachelors Degree Only	42.6%	37.9%	38.9%
2024 Estimated Graduate Degree	22.6%	25.7%	28.6%

BUSINESS

2024 Estimated Total Businesses	1,507	6,136	18,300
2024 Estimated Total Employees	18,823	51,805	147,672
2024 Estimated Employee Population per Business	12.5	8.4	8.1
2024 Estimated Residential Population per Business	6.7	6.7	7.8



REAL ESTATE

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