

*For Lease in Downtown Santa Monica*



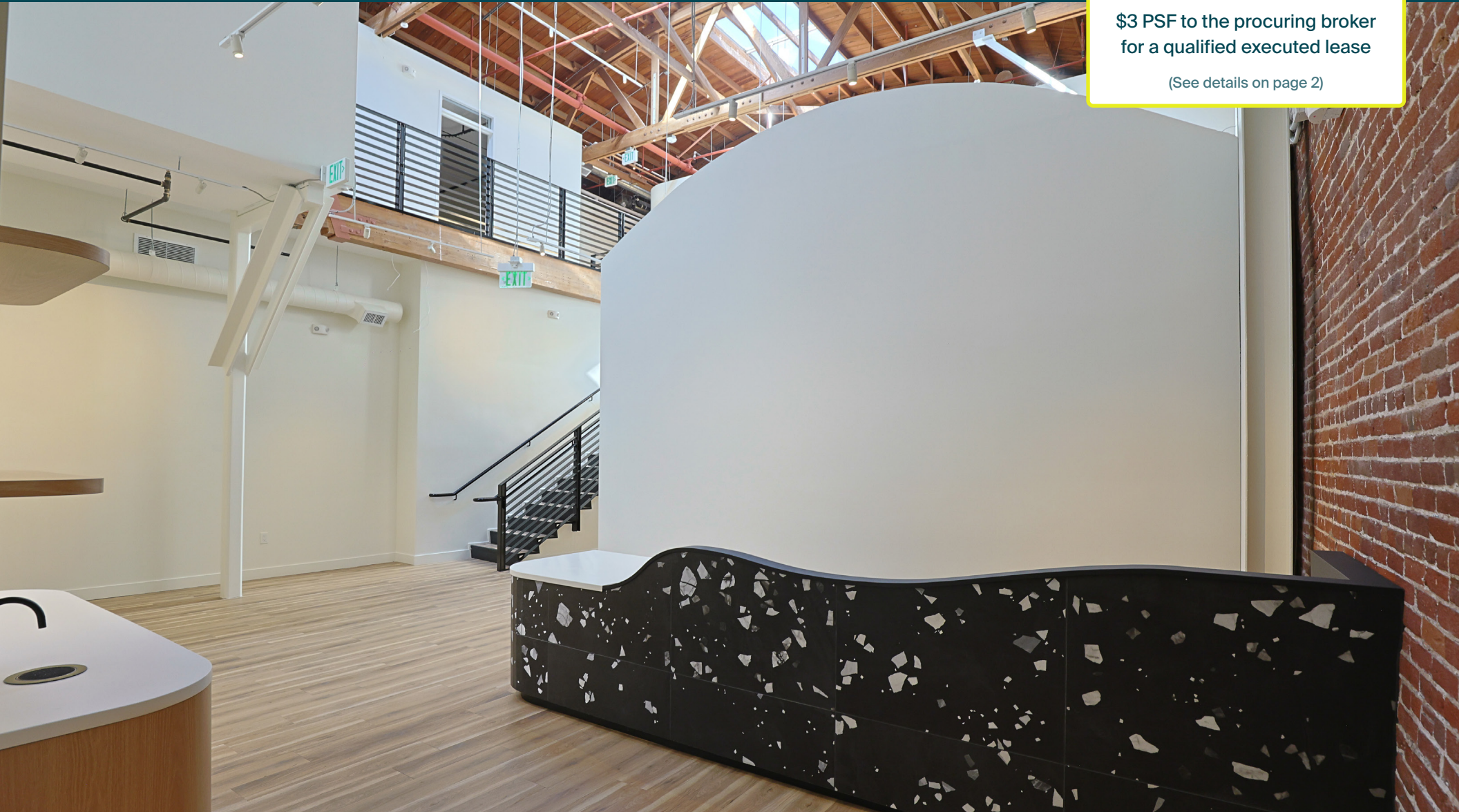
# Trophy Creative Office/Wellness Space

1417 2nd Street, Santa Monica, CA 90401

▶ **BROKER BONUS** ◀

\$3 PSF to the procuring broker  
for a qualified executed lease

(See details on page 2)



## Available

Suite 1417 D:	±6,678 SF (two levels)
Rent:	\$5.83 PSF/Mo., NNN
Available:	Immediately
NNN:	±\$0.74 PSF/Mo.

## Features

- ▶ Turn key wellness build out with private bathroom, kitchenette, and conference room
- ▶ Modern infrastructure with exclusive private entrance, beautiful high bow truss ceilings, exposed brick, and natural light
- ▶ Extremely strong neighboring tenants in direct trade area
- ▶ Located a few blocks from the ocean
- ▶ Easy access to parking with a city structure located steps away
- ▶ Two blocks to the Expo Line Santa Monica terminus
- ▶ More than 2,200 Santa Monica city employees, 3,124 multifamily units, and ±4.02 million square feet of office space in the area

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

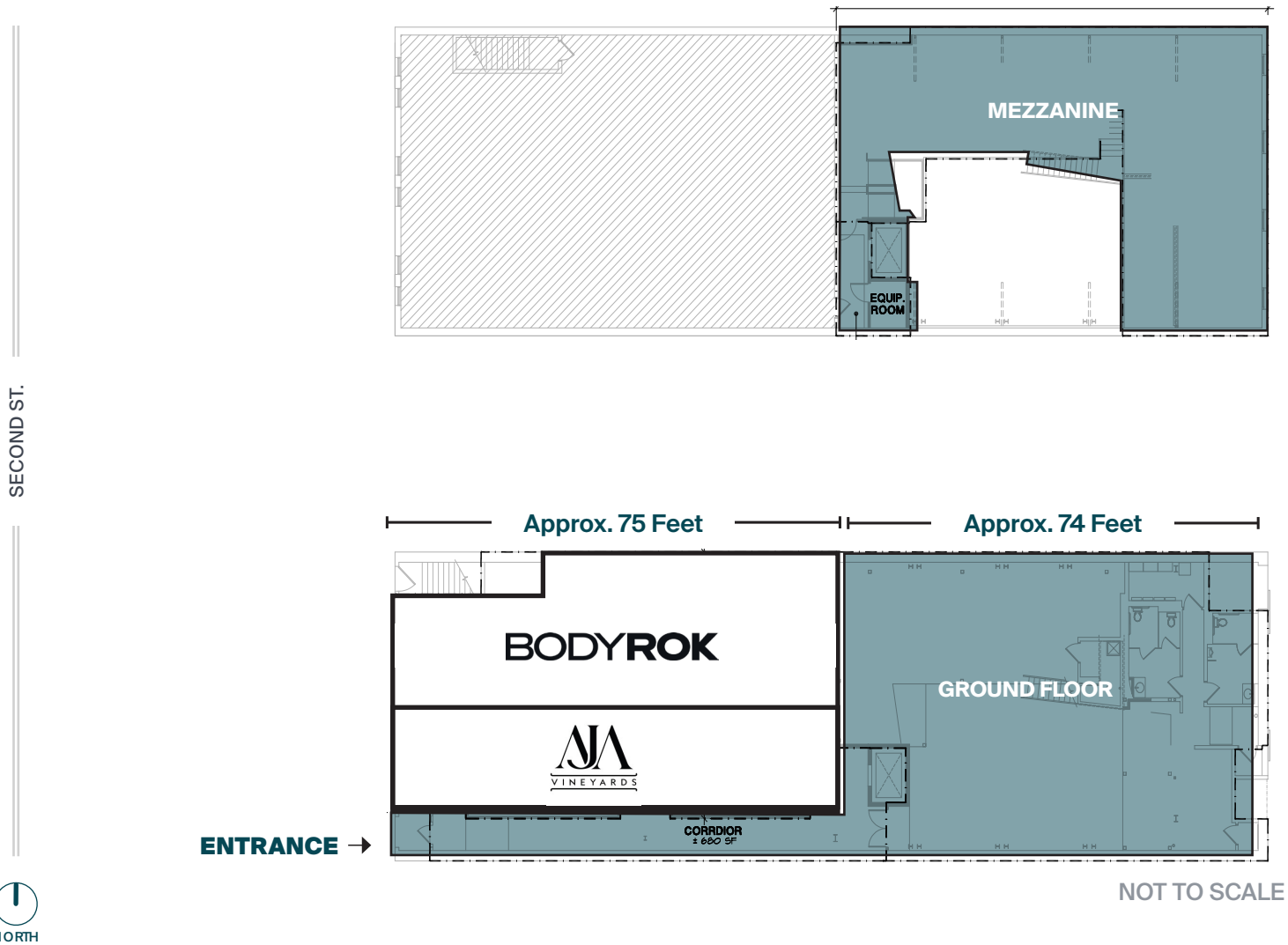
### ▶ **BROKER BONUS: \$3 PSF** ◀

To the procuring broker for a qualified executed lease

Procuring broker only. New leases only. Minimum 3-year term.  
Payment upon lease execution and removal of contingencies.



±6,678 Total SF





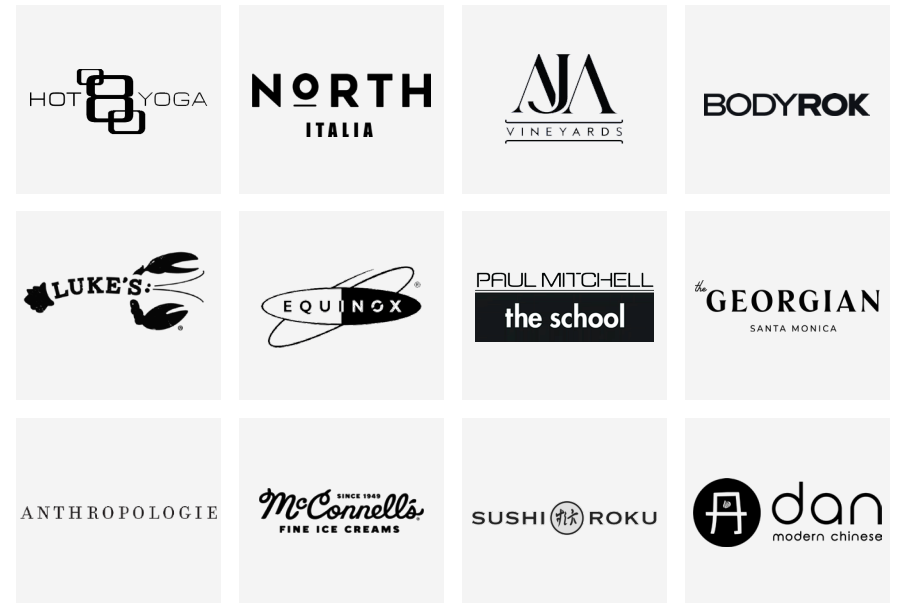
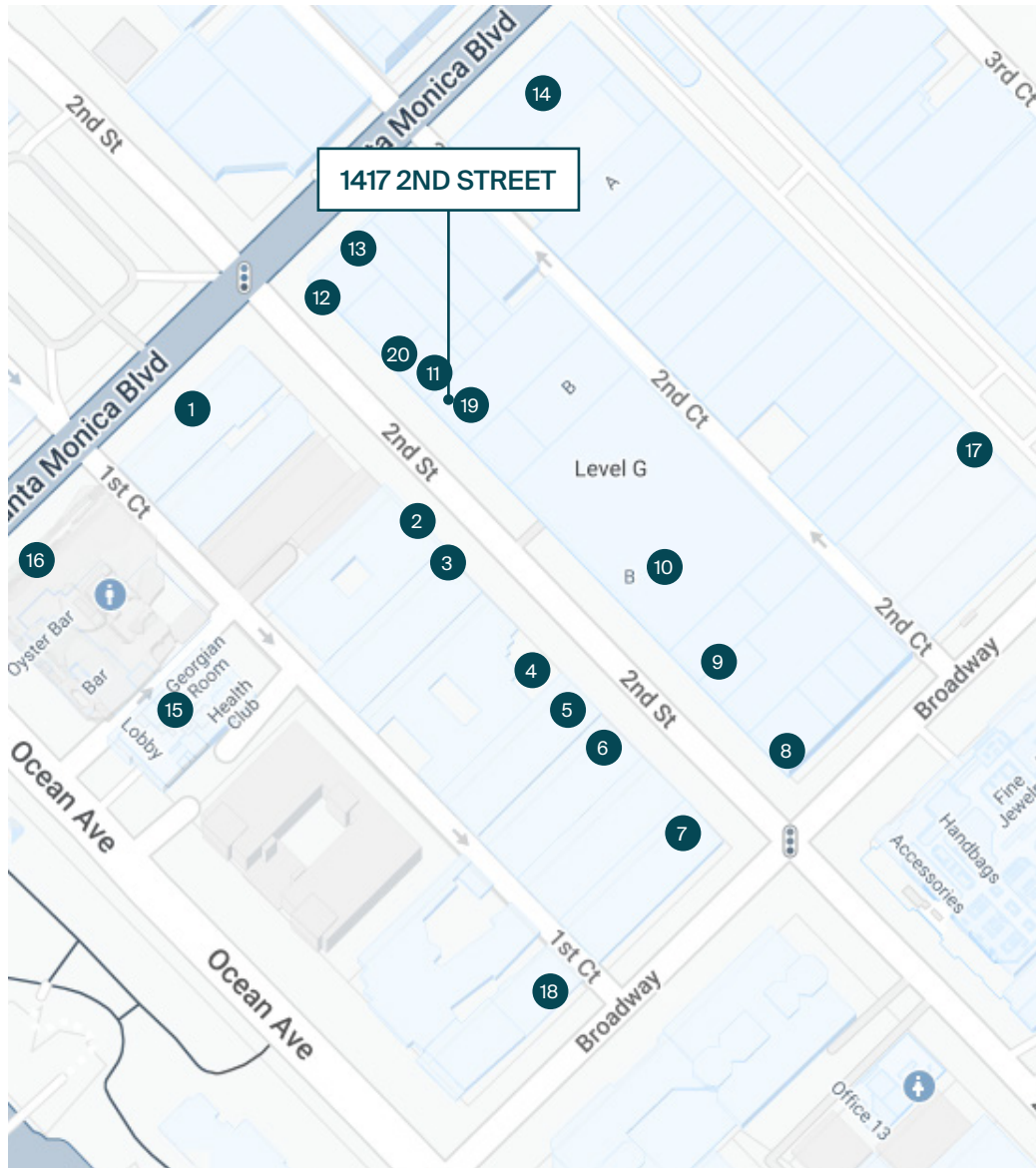
## Second Street Entry

Neighboring Tenants include Bodyrok and AJA Vineyards



## Surrounding Tenants on Second Street

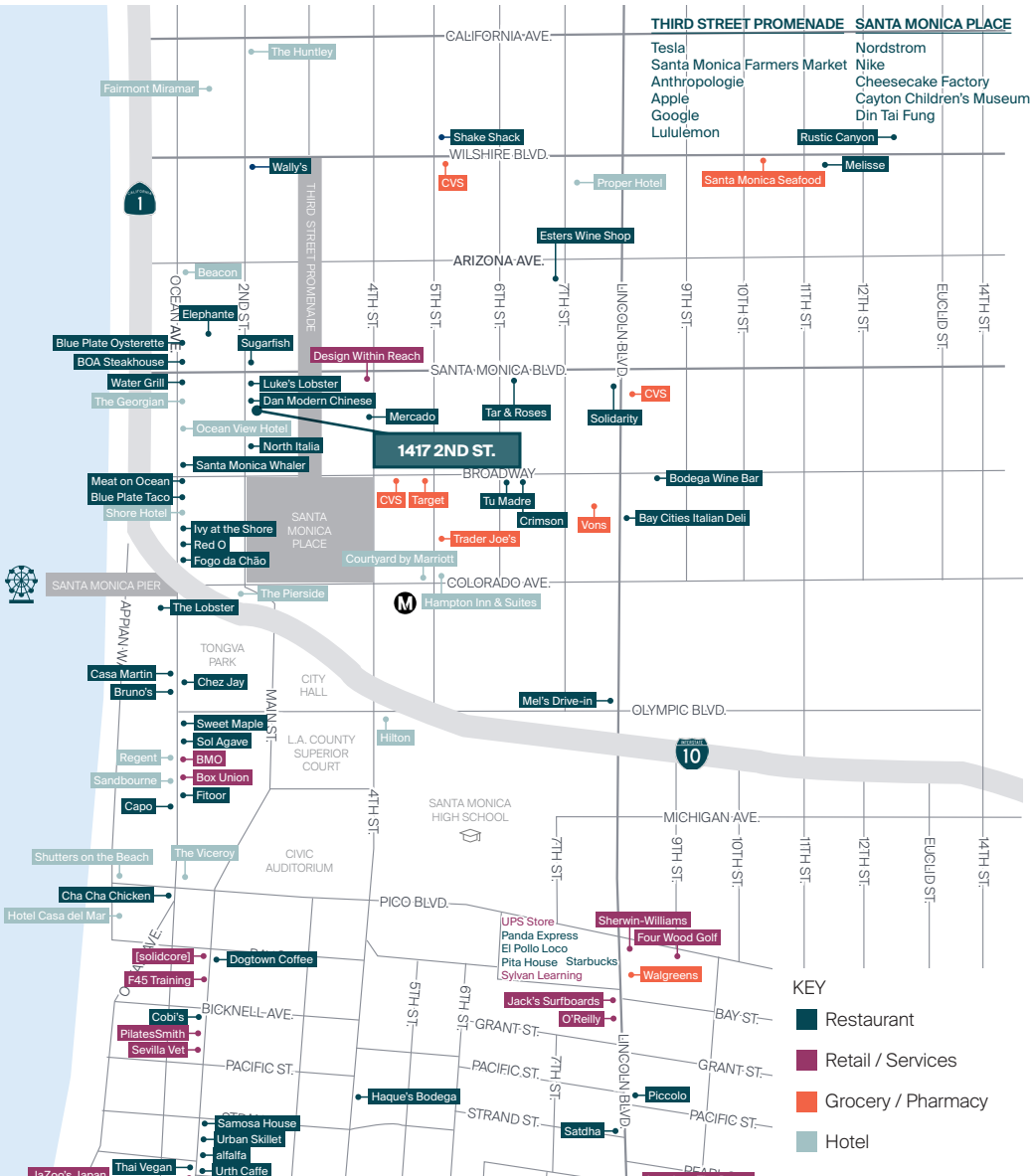
Notable tenants closest to 1417 2nd Street



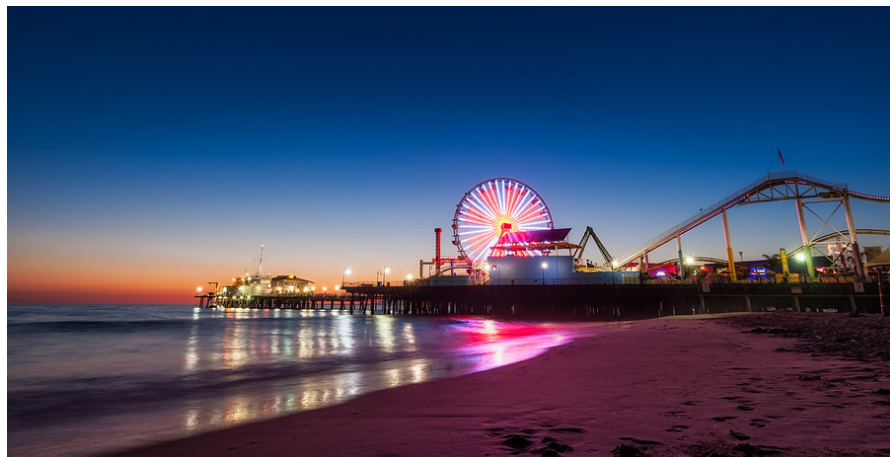
- |                               |                        |
|-------------------------------|------------------------|
| 1. Ye Olde King's Head Tavern | 11. Dan Modern Chinese |
| 2. Hot 8 Yoga                 | 12. Luke's Lobster     |
| 3. Second Street Place        | 13. Little Japan       |
| 4. Rapp's Saloon              | 14. Anthropologie      |
| 5. North Italia               | 15. The Georgian       |
| 6. Paul Mitchell              | 16. Sushi Roku         |
| 7. Sand 'N Surf               | 17. McConnell's        |
| 8. The Independence           | 18. Joe's Pizza        |
| 9. Bar Chloe                  | 19. AJA Vinyards       |
| 10. Espresso Cielo            | 20. BodyRok Pilates    |

# 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	7,482	34,658	92,251
2030 Projected Population	7,458	33,185	87,964
2020 Census Population	6,287	31,883	88,195
2010 Census Population	5,117	29,643	84,667
Projected Annual Growth 2025 to 2030	-	-0.8%	-0.9%
Historical Annual Growth 2010 to 2025	3.1%	1.1%	0.6%
2025 Median Age	40.4	41.5	42.5
<b>HOUSEHOLDS</b>			
2025 Estimated Households	4,486	19,369	46,946
2030 Projected Households	4,674	19,313	46,367
2020 Census Households	4,010	18,477	45,733
2010 Census Households	3,343	17,735	44,880
Projected Annual Growth 2025 to 2030	0.8%	-	-0.2%
Historical Annual Growth 2010 to 2025	2.3%	0.6%	0.3%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	59.4%	64.8%	64.6%
2025 Estimated Black or African American	9.2%	6.1%	5.5%
2025 Estimated Asian or Pacific Islander	12.5%	11.3%	11.1%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2025 Estimated Other Races	18.4%	17.3%	18.1%
2025 Estimated Hispanic	22.0%	21.3%	22.2%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$176,427	\$170,847	\$195,515
2025 Estimated Median Household Income	\$109,451	\$108,432	\$120,263
2025 Estimated Per Capita Income	\$106,925	\$96,045	\$99,900
<b>EDUCATION</b>			
2025 Estimated High School Graduate	7.7%	9.1%	8.9%
2025 Estimated Some College	10.7%	11.3%	11.4%
2025 Estimated Associates Degree Only	4.8%	5.4%	5.6%
2025 Estimated Bachelors Degree Only	48.7%	39.7%	38.2%
2025 Estimated Graduate Degree	24.4%	28.9%	30.2%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	2,674	4,516	10,192
2025 Estimated Total Employees	24,315	37,423	79,840
2025 Estimated Employee Population per Business	9.1	8.3	7.8
2025 Estimated Residential Population per Business	2.8	7.7	9.1

# Your trusted *partners*

Christine Deschaine

[christine.deschaine@kwprealestate.com](mailto:christine.deschaine@kwprealestate.com)

310-887-6440

DRE #00905121