

FOR LEASE IN DOWNTOWN SANTA MONICA

Retail, Wellness & Fitness Space



1410 2nd Street, Santa Monica, CA 90401



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AVAILABLE

Size: ±4,110 RSF (divisible)

Rent: \$5.00 PSF/Mo., MG*

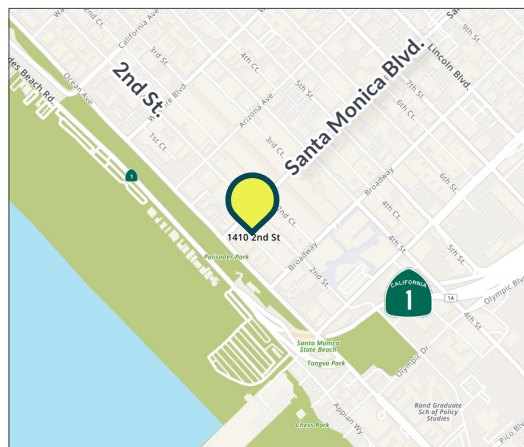
*Tenant to pay their proportionate share of property taxes, Insurance, and utilities

Available: Immediately

PROPERTY HIGHLIGHTS

- 2nd Street is a well-known street for regional and national fitness tenants
- High Foot Traffic: Downtown Santa Monica attracts many visitors, shoppers, and tourists, especially near the Third Street Promenade and Santa Monica Pier
- Downtown Santa Monica is filled with restaurants, shops, and entertainment venues, making it a bustling area that attracts locals and tourists alike
- Downtown Santa Monica offers public transportation access (including the Metro E Line), bike paths, and parking structures, convenient for customers to visit
- Well known farmers markets on Wednesdays and Saturdays

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



TRADE AREA



ANTHROPOLOGIE



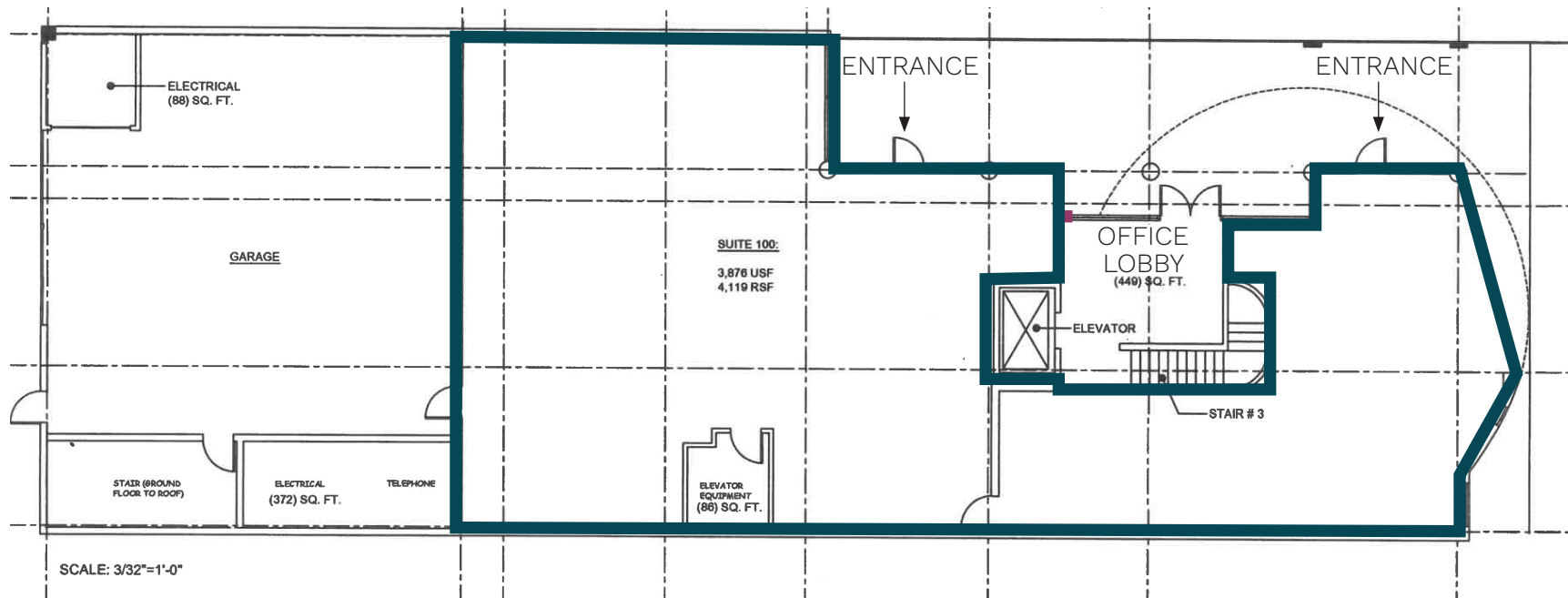
Disclosure: The property is located in the Santa Monica Business Assessment District bounded by Ocean Avenue to the west, Wilshire Boulevard to the north, Lincoln Boulevard to the east and the Santa Monica Freeway to the south and Landlord and Tenant are subject to additional City of Santa Monica fees.

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2nd St.

PREMISES

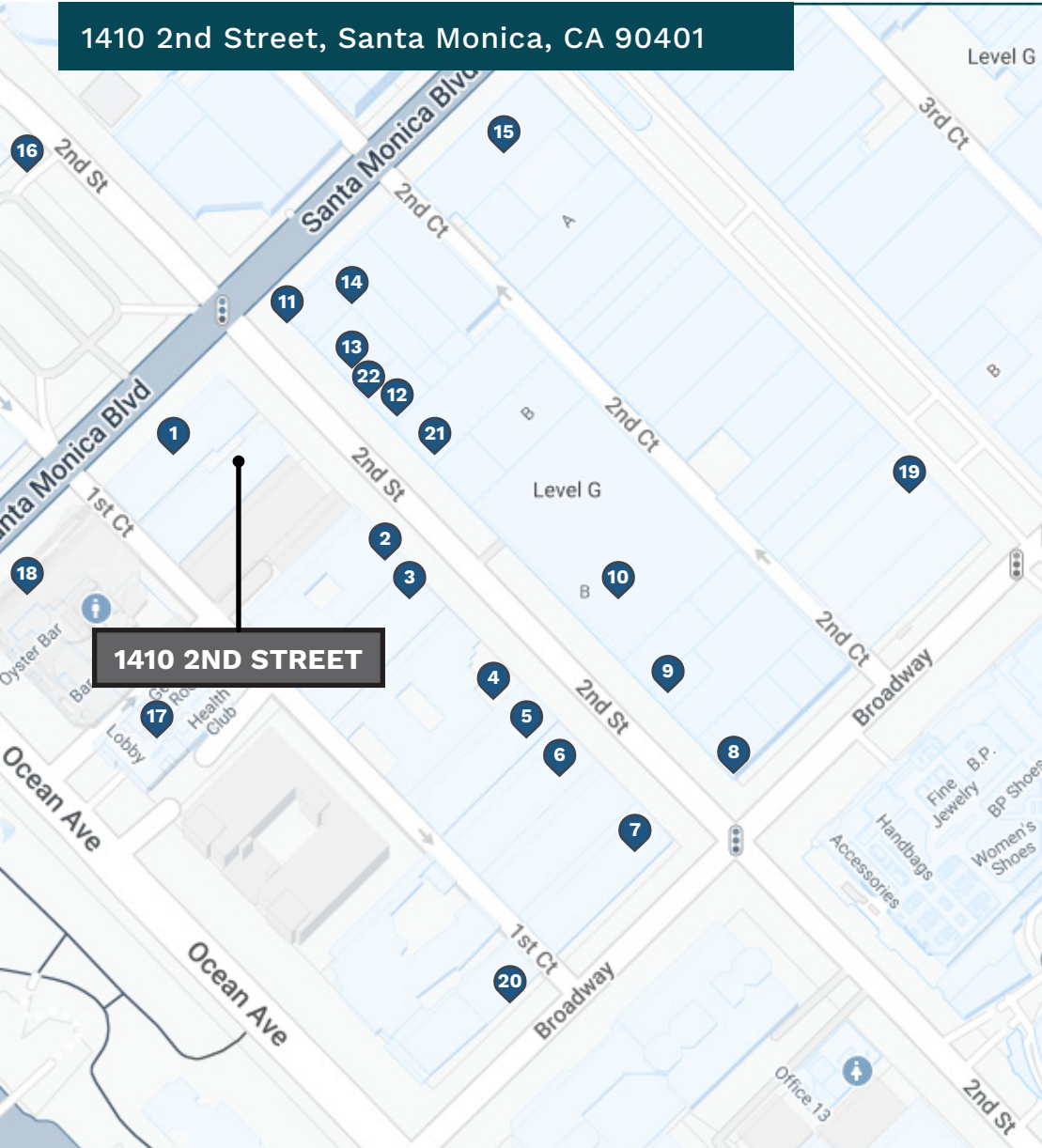


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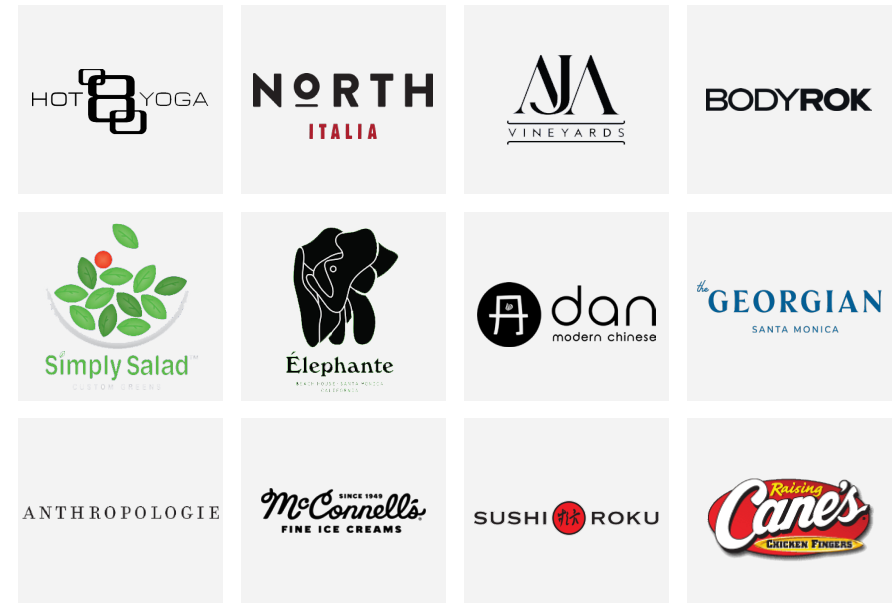
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Immediate Trade Area



1. Ye Olde King's Head Tavern
2. Hot 8 Yoga
3. Second Street Place
4. Rapp's Saloon
5. North Italia
6. Paul Mitchell
7. Sand 'N Surf
8. The Independence
9. Bar Chloe
10. Espresso Cielo
11. Raising Cane's (Coming Soon)
12. Dan Modern Chinese
13. Simply Salad
14. Little Japan
15. Anthropologie
16. Elephante
17. The Georgian
18. Sushi Roku
19. McConnell's
20. Joe's Pizza
21. AJA Vineyards
22. BodyRok Pilates

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2ND STREET
NEIGHBORING TENANTS

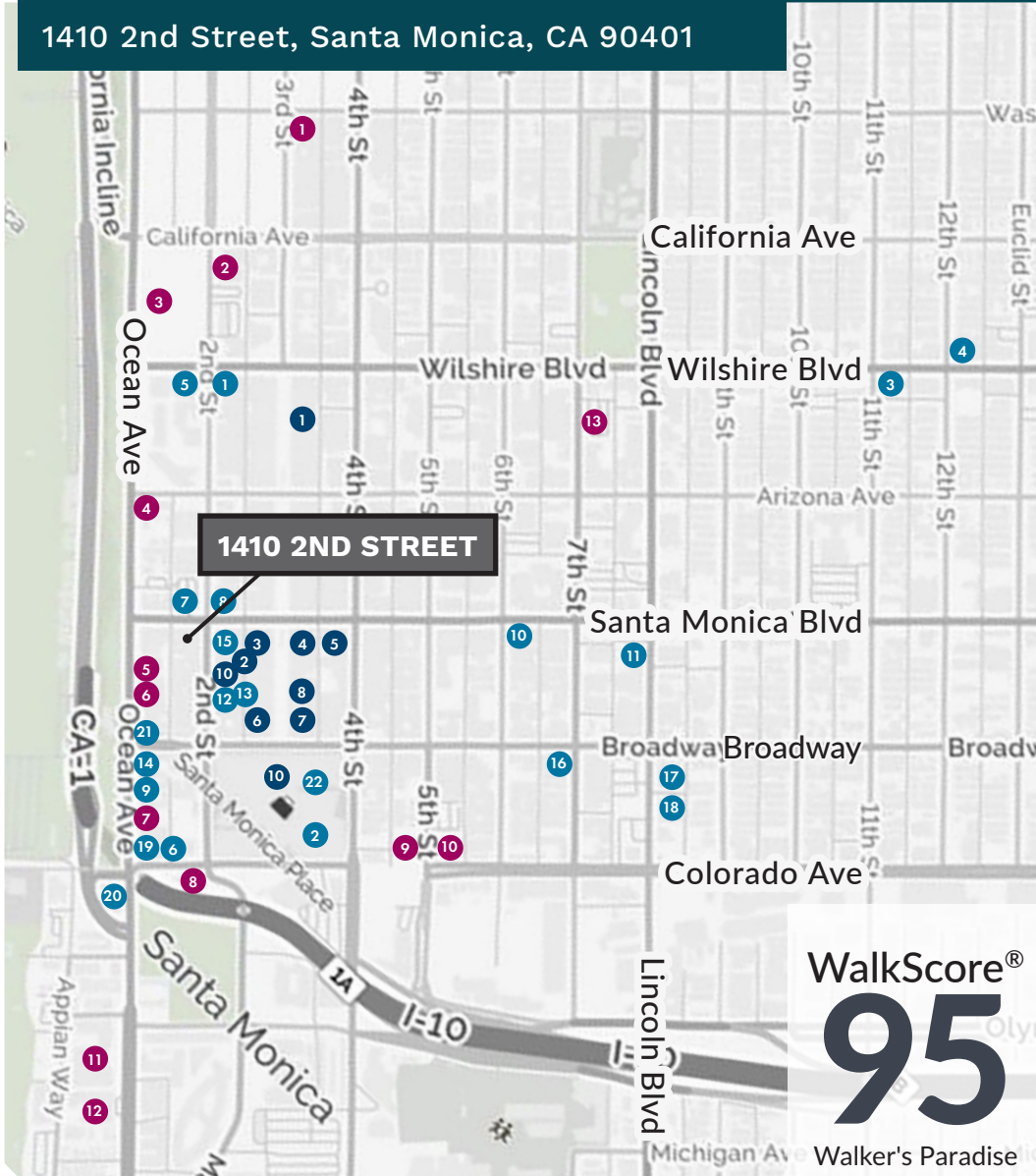


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LOCAL SANTA MONICA AMENITIES

DESTINATION RESTAURANTS

- | | | |
|----------------------|-----------------------|----------------------------|
| 1 Wally's | 9 Blue Plate Taco | 17 Bodega Wine Bar |
| 2 Cheesecake Factory | 10 Tar & Roses | 18 Bay Cities Italian Deli |
| 3 Melisse | 11 Solidarity | 19 Ivy at the Shore |
| 4 Rustic Canyon | 12 North Italia | 21 The Lobster |
| 5 Pacific Catch | 13 McConnell's | 22 Santa Monica Whaler |
| 6 Fogo De Chau | 14 Meat on Ocean | 23 Din Tai Fung |
| 7 Elephante | 15 Dan Modern Chinese | |
| 8 Sugarfish | 16 Crimson | |

NOTABLE RETAIL

- | | | |
|-----------------|-----------------------|-------------|
| 1 Tesla | 4 Apple | 7 Lululemon |
| 2 Miniso | 5 Design Within Reach | 8 Uniqlo |
| 3 Anthropologie | 6 Google | 9 Nike |

HOTELS

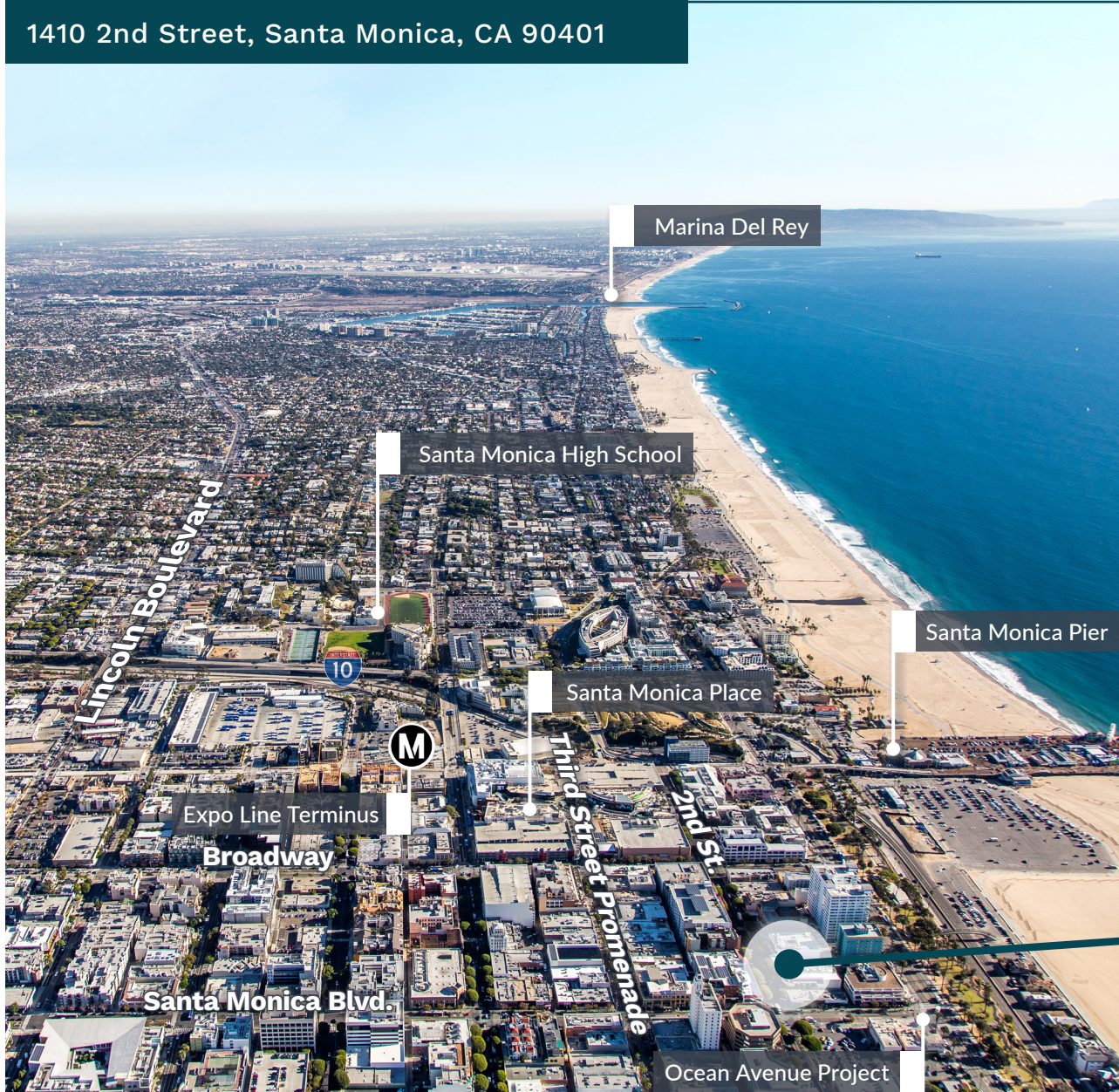
- | | | |
|--------------------------|-------------------------|------------------------------|
| 1 Palihouse | 6 Ocean View Hotel | 11 Regent |
| 2 The Huntley | 7 Shore Hotel | 12 Shutters on the Beach |
| 3 Fairmont Miramar Hotel | 8 Wyndham Santa Monica | 13 Santa Monica Proper Hotel |
| 4 The Beacon | 9 Courtyard by Marriott | |
| 5 The Georgian | 10 Hampton Inn & Suites | |

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DOWNTOWN SANTA MONICA FACTS

- 8 millions visitors come to Santa Monica annually
- ±5,641 residential units in Downtown Santa Monica
- More than \$1B is slated to be invested in Downtown Santa Monica including new hotels and more than ±1,300 apts.
- Downtown Santa Monica has a strong work force with ±2,238 employers and ±27,516 employees
- Exciting tenants coming soon to Downtown Santa Monica include: Arte Museum, Din Tai Fung, Ghirardelli, JD Sports, Club Studio, and Holy Moley



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AREA DEMOGRAPHICS

Notable Santa Monica Employers

Adobe
Carbon Five
Microsoft Studios
Salesforce
Tastemade
ZipRecruiter Inc.

Top Santa Monica Employers

	# Employees
Pacific Park (Santa Monica Pier)	406
PatientPop Inc.	350
TrueCar	320
Macerich Company	212
GoodRx Inc.	200
ZipRecruiter	187
Apple Inc.	148
Total employees in DT Santa Monica: 23,670	

0.5 Mile 1 Mile 2 Miles

POPULATION

2024 Estimated Population	7,564	31,725	87,092
2029 Projected Population	7,838	31,392	85,055
2020 Census Population	6,964	31,191	87,530
2010 Census Population	5,792	28,994	83,995
Projected Annual Growth 2024 to 2029	0.7%	-0.2%	-0.5%
Historical Annual Growth 2010 to 2024	2.2%	0.7%	0.3%
2024 Median Age	40.7	41.4	42.3

HOUSEHOLDS

2024 Estimated Households	4,859	18,778	46,126
2029 Projected Households	5,126	18,851	45,693
2020 Census Households	4,425	18,094	45,420
2010 Census Households	3,767	17,359	44,570
Projected Annual Growth 2024 to 2029	1.1%	-	-0.2%
Historical Annual Growth 2010 to 2024	2.1%	0.6%	0.2%

RACE & ETHNICITY

2024 Estimated White	60.2%	64.8%	64.6%
2024 Estimated Black or African American	8.9%	6.1%	5.6%
2024 Estimated Asian or Pacific Islander	12.0%	11.1%	10.9%
2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2024 Estimated Other Races	18.3%	17.4%	18.3%
2024 Estimated Hispanic	22.1%	21.7%	22.6%

INCOME

2024 Estimated Average Household Income	\$164,663	\$169,279	\$194,826
2024 Estimated Median Household Income	\$101,595	\$105,012	\$120,891
2024 Estimated Per Capita Income	\$106,851	\$100,756	\$103,579

EDUCATION

2024 Estimated High School Graduate	9.6%	9.9%	9.4%
2024 Estimated Some College	10.9%	12.1%	12.3%
2024 Estimated Associates Degree Only	5.8%	5.4%	5.6%
2024 Estimated Bachelors Degree Only	40.5%	36.9%	36.8%
2024 Estimated Graduate Degree	27.0%	29.7%	29.7%

BUSINESS

2024 Estimated Total Businesses	2,595	4,207	9,908
2024 Estimated Total Employees	24,108	36,572	79,964
2024 Estimated Employee Population per Business	9.3	8.7	8.1
2024 Estimated Residential Population per Business	2.9	7.5	8.8



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