

RETAIL FOR LEASE

3001 MAIN ST. - TURN KEY RETAIL LOCATION

3001 Main St., Santa Monica, CA 90405



AVAILABLE SF: 2,929 SF

LEASE RATE: \$5.25 SF/Month (NNN)

TERM Negotiable

PROPERTY FEATURES

- Creative Retail Use
- Located in the heart of Silicon Beach
- Corner Location
- Two Restrooms, Storage Area and Back Office Area
- LED Track lighting and HVAC
- Ample parking adjacent to the building
- Polished Concrete Floors

KW COMMERCIAL
439 N. Canon Drive,
3rd Floor
Beverly Hills, CA 90210

GURU THAPAR, NPCC
Associate
O: 310.431.9643
C: 818.929.0536
guru@kw.com
CA DRE #01963206

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NEIGHBORHOOD OVERVIEW

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PROPERTY OVERVIEW

The Carlton Building dating to the 1930's is an iconic and historical mixed-use building located on Main Street in Santa Monica, on the Venice border, and two blocks from the beach. Retail tenants in the building include Via Veneto Italian restaurant, The Raven Spa, Angel City vintage Books and Records, Pedal or Not Bicycle Tours, Fedora Primo Hats, State Farm Insurance Agency, and the Sakya Buddhist Center. The five floors of apartments located in the building above serve as a built-in clientele for the commercial businesses in the building. This expansive corner location with display windows on two sides floods the interior with natural light and offers more display area than interior stores of a comparable size to attract both pedestrian and vehicular traffic. It is the tallest building on the street and is visible from miles around. A true Landmark.

LOCATION OVERVIEW

With a thriving and eclectic daytime and nighttime population, Main Street is increasingly an ideal location for successful retail stores looking to expand their physical presence or for the implementation of new retail concepts. Set just two blocks from the Pacific Ocean and the World Famous Venice Beach, Main Street stretches nearly a mile, with a unique laid-back collection of restaurants, popular boutiques, coffee shops, salons and community serving businesses. Independent retailers and small, local chains populate the tree-lined blocks between Pico Boulevard to the Venice boundary on the South. On most Sundays, resident families and tourists alike flock to Heritage Square at Ocean Park Boulevard for the popular Farmers Market, which features dining, shopping, live music, and free valet parking for cyclists. Other events that take place on the Street throughout the year include the Summer Solstice Festival in June, the 4th of July Parade and the Coastal Open Streets Event in September. The Main Street Merchants Association is active in planning events and promoting the Street to the Visitors and Residents alike.



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PHOTOS

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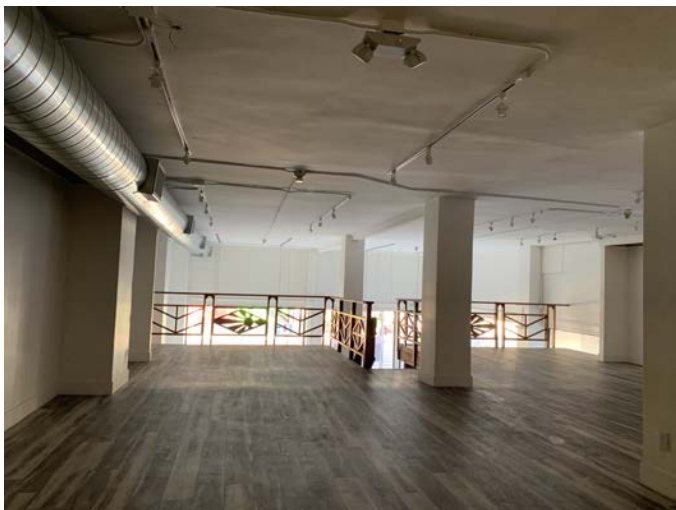
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INTERIOR PHOTOS

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BACK OFFICE AND CHANGING ROOMS

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STORAGE

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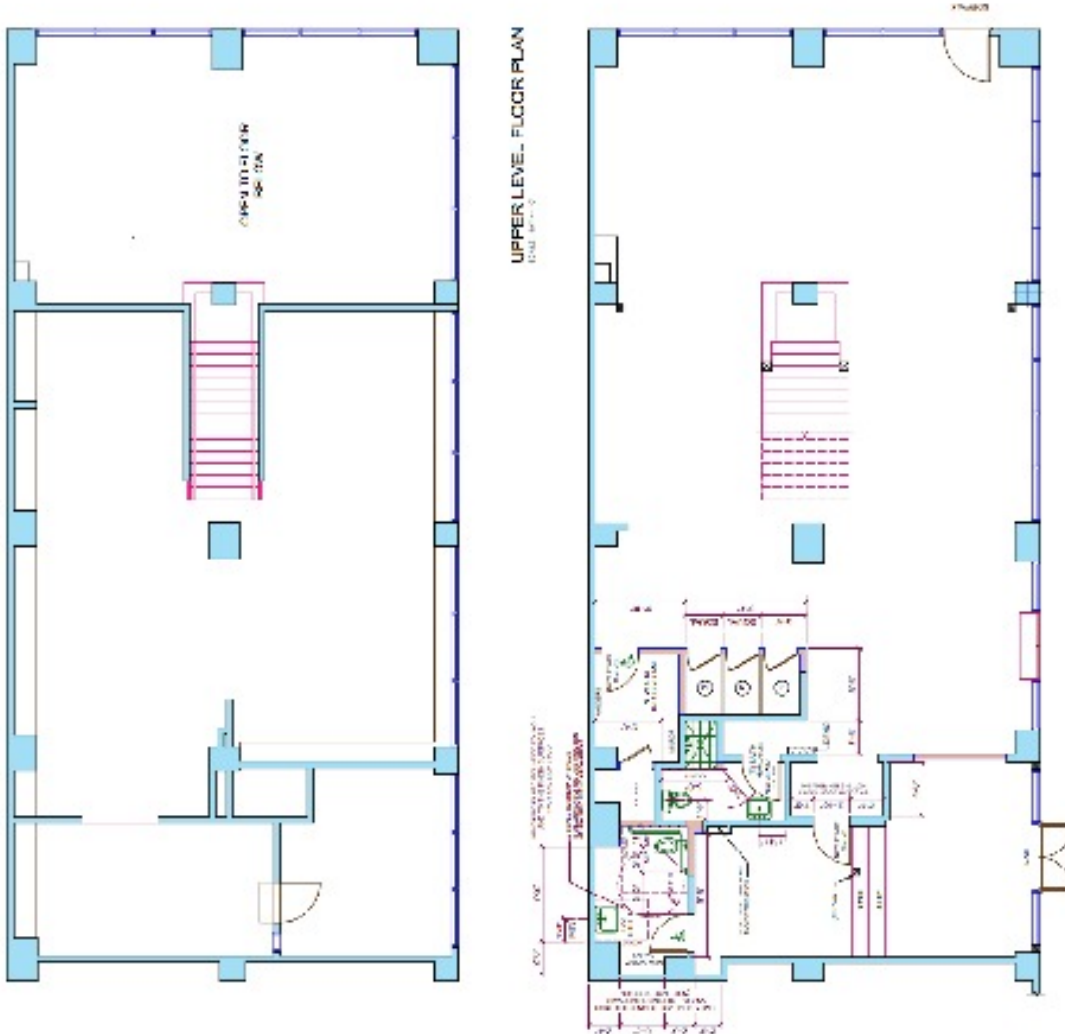
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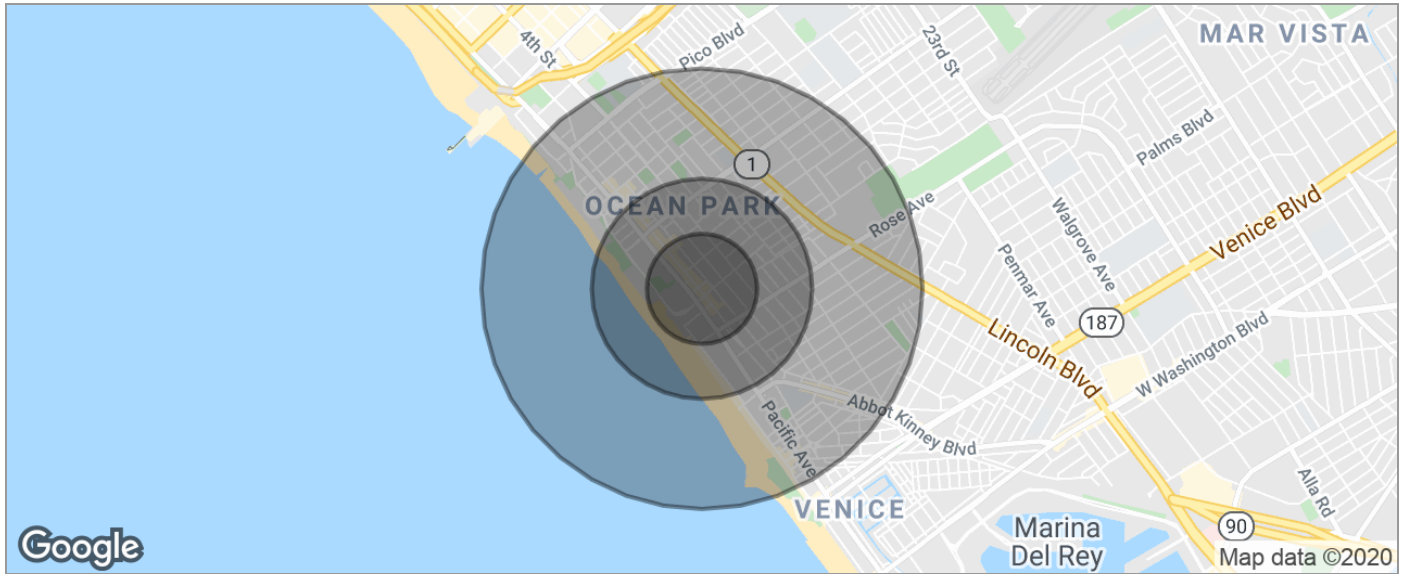
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DEMOGRAPHICS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,566	8,694	25,108
MEDIAN AGE	38.3	37.9	37.7
MEDIAN AGE (MALE)	40.0	39.7	38.7
MEDIAN AGE (FEMALE)	36.5	35.9	36.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,532	5,049	13,822
# OF PERSONS PER HH	1.7	1.7	1.8
AVERAGE HH INCOME	\$103,581	\$103,277	\$101,753
AVERAGE HOUSE VALUE	\$940,566	\$939,503	\$974,319

* Demographic data derived from 2010 US Census

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AGENT BIOGRAPHY

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ASSOCIATE

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BACKGROUND

Licensed Salesman, Low-Income Housing Tax Compliance Specialist, Director of Overseas Investments for Apartment Corp.
Extensive experience in Multi-Family, Low Income Housing, and Retail Lease.
Owned and Managed Multiple Restaurants in Santa Monica, CA

EDUCATION

Low Income Tax Compliance Certification (NPCC)
Novogradac 2016
Major in Real Estate and Marketing
UCLA 2004
Business Administration
Pepperdine University 2002

MEMBERSHIPS & ASSOCIATIONS

Beverly Hills/Greater Los Angeles Association of Realtors
Member California Association of Realtors
Member Novogradac Tax Compliance Specialist

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