

For Lease Near Providence St. John's



Retail Opportunity in Santa Monica

1909 Santa Monica Blvd., Santa Monica, CA 90404



Available

Size:	±2,522 SF
Rent:	\$2.95 PSF/Mo., NNN
NNN	±\$0.60 PSF/Mo.
Parking:	5 dedicated spaces
Available:	Immediately

Features

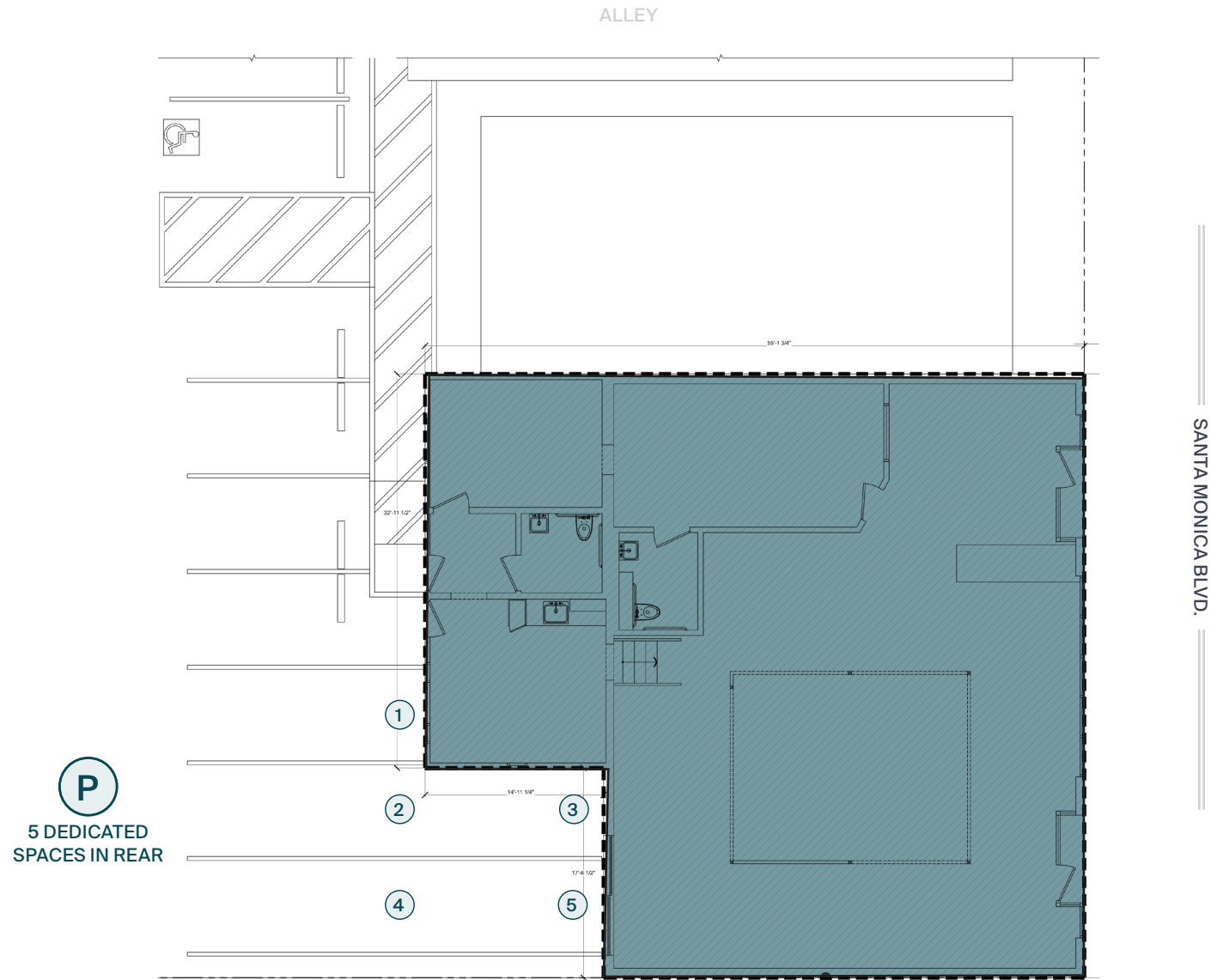
- ▶ Great frontage on main thoroughfare of Santa Monica Blvd.
- ▶ Walking distance to Providence St. John's Health Center and close to UCLA Medical Center
- ▶ Adjacent to Santa Monica's automobile row
- ▶ Busy daytime traffic along this corridor of Santa Monica
- ▶ Population of ±43,119 within one mile
- ▶ Affluent demographics with HHI of ±\$196,368 within two miles

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



Available

±2,522 SF



Interiors



Interiors



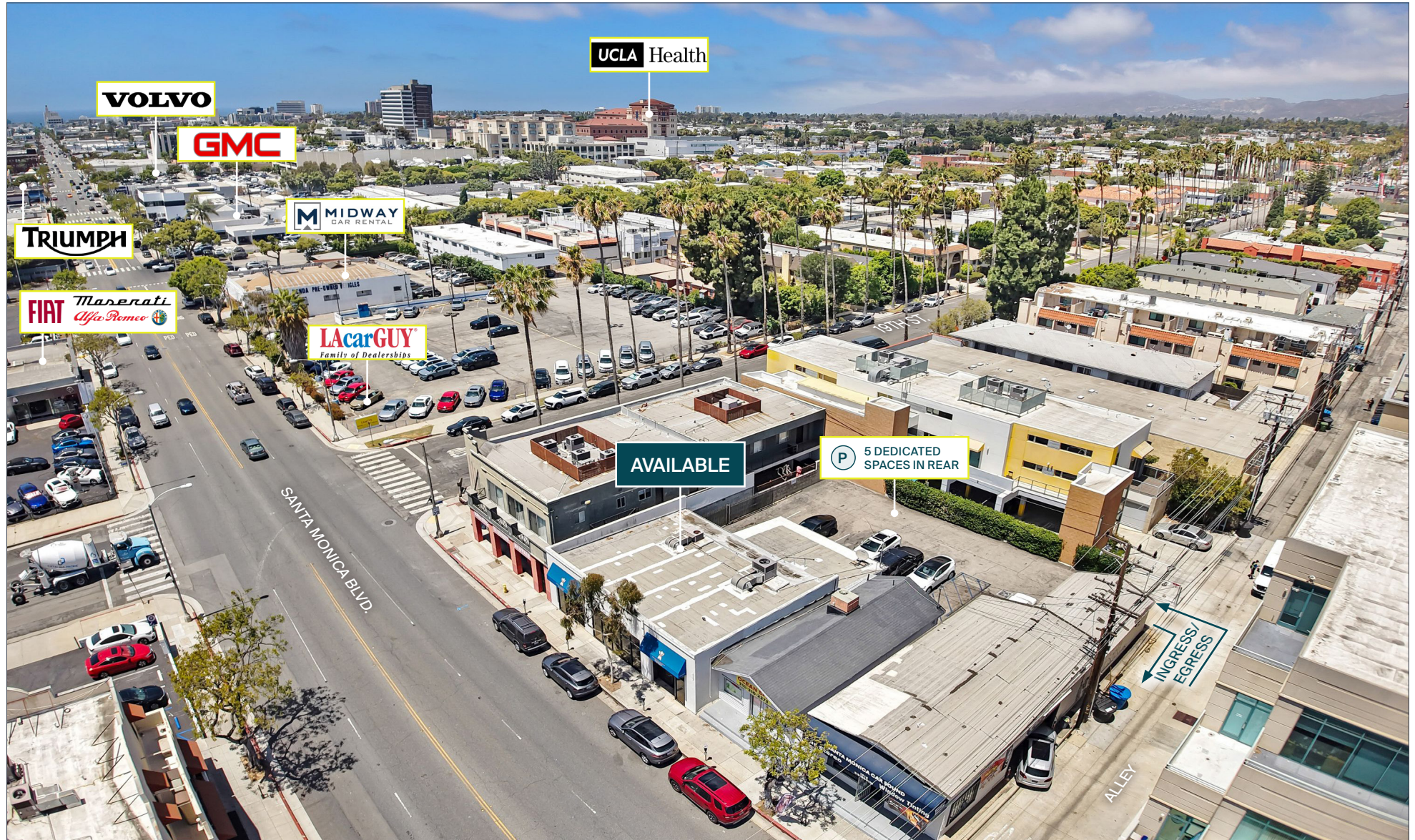
Parking

5 dedicated spaces in private lot accessible through alley



Looking Northwest

Less than half a mile from UCLA Medical Center and near Santa Monica's auto row



Looking East

Just one block from Providence Saint John's Health Center



Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	9,748	43,119	142,310
2030 Projected Population	9,234	41,571	137,608
2020 Census Population	9,442	40,993	132,836
2010 Census Population	9,240	39,351	127,852
Projected Annual Growth 2025 to 2030	-1.1%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.8%
2025 Median Age	41.7	40.9	40.7
HOUSEHOLDS			
2025 Estimated Households	4,557	20,959	70,860
2030 Projected Households	4,432	20,864	70,848
2020 Census Households	4,532	20,144	68,089
2010 Census Households	4,586	19,823	65,899
Projected Annual Growth 2025 to 2030	-0.6%	-	-
Historical Annual Growth 2010 to 2025	-	0.4%	0.5%
RACE & ETHNICITY			
2025 Estimated White	60.8%	60.1%	62.2%
2025 Estimated Black or African American	6.2%	5.9%	4.7%
2025 Estimated Asian or Pacific Islander	13.1%	12.8%	14.0%
2025 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2025 Estimated Other Races	19.2%	20.5%	18.5%
2025 Estimated Hispanic	22.9%	24.3%	22.4%
INCOME			
2025 Estimated Average Household Income	\$175,110	\$176,936	\$196,368
2025 Estimated Median Household Income	\$137,543	\$122,077	\$126,430
2025 Estimated Per Capita Income	\$82,379	\$86,345	\$98,024
EDUCATION			
2025 Estimated High School Graduate	10.0%	9.9%	8.8%
2025 Estimated Some College	11.4%	11.7%	11.3%
2025 Estimated Associates Degree Only	5.8%	5.7%	5.4%
2025 Estimated Bachelors Degree Only	40.7%	39.1%	39.1%
2025 Estimated Graduate Degree	25.1%	27.0%	29.9%
BUSINESS			
2025 Estimated Total Businesses	1,976	5,605	17,061
2025 Estimated Total Employees	16,321	47,031	131,168
2025 Estimated Employee Population per Business	8.3	8.4	7.7
2025 Estimated Residential Population per Business	4.9	7.7	8.3

Your trusted *partners*

Kyle Fishburn

kyle.fishburn@kwprealestate.com

310-887-6216

DRE #01909843

Ed Sachse

ed.sachse@kwprealestate.com

310-887-6250

DRE #01021349