

# 520 BROADWAY

## Ground Floor Fitness & Bank Space

2ND GEN. SPACES FOR LEASE IN DOWNTOWN SANTA MONICA



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REAL ESTATE

# FULLY BUILT-OUT SECOND GENERATION SPACES

## Fitness & Bank Space for Lease



520 Broadway, Santa Monica, CA 90401

### AVAILABLE:

- Space 1: ±2,896 RSF (Former Bank)\*
- Space 2: ±3,138 RSF (Former Bank)\*  
\*Can be combined to ±6,034 RSF
- Space 3: ±5,091 RSF (2nd Gen. Fitness)
- Rent: \$5.25 RSF/Mo., MG

### PROPERTY HIGHLIGHTS

- Prime downtown Santa Monica location within walking distance to Third Street Promenade, Santa Monica Place and the Santa Monica Pier
- Signalized corner of Broadway and 6th Street
- Surrounded by well-known shopping, dining and fitness concepts
- Around the corner from The Park, a 249-unit luxury apartment building with Downtown Santa Monica's only Trader Joe's
- 350 new multi-family units recently completed or under construction within walking distance
- Blocks away from the Expo Line station with a total estimated ridership in 2022 of 9.3 million
- Walking distance to incredible hotels including The Fairmont, Santa Monica Proper Hotel, The Georgian, Shore Hotel and The Beacon
- On-site parking

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



### TRADE AREA

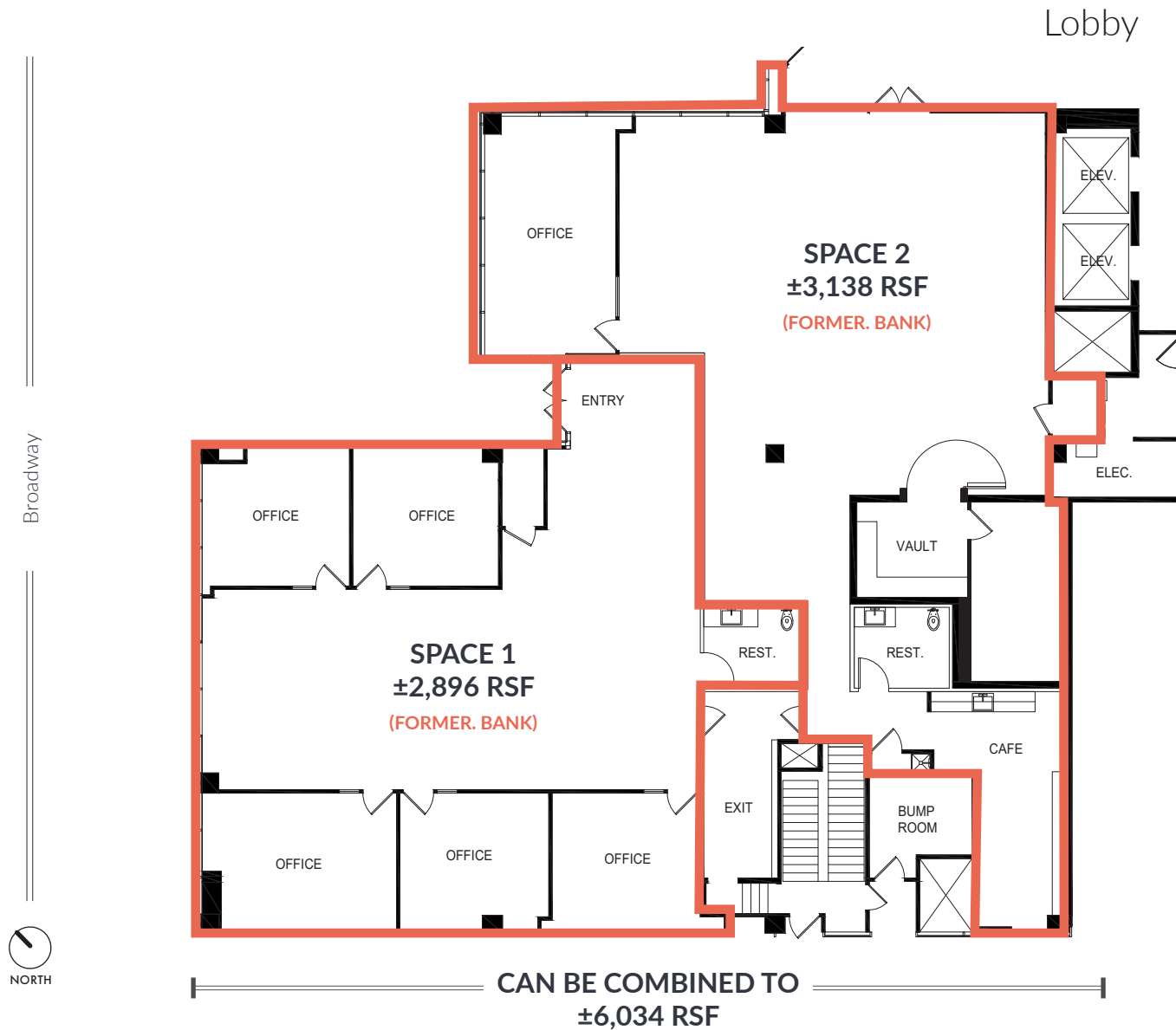


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### Space 3: Fitness (±5,091 RSF)

Incredible second generation fitness space with premium finishes and state of the art locker rooms.

[KWPREALESTATE.COM](http://KWPREALESTATE.COM)



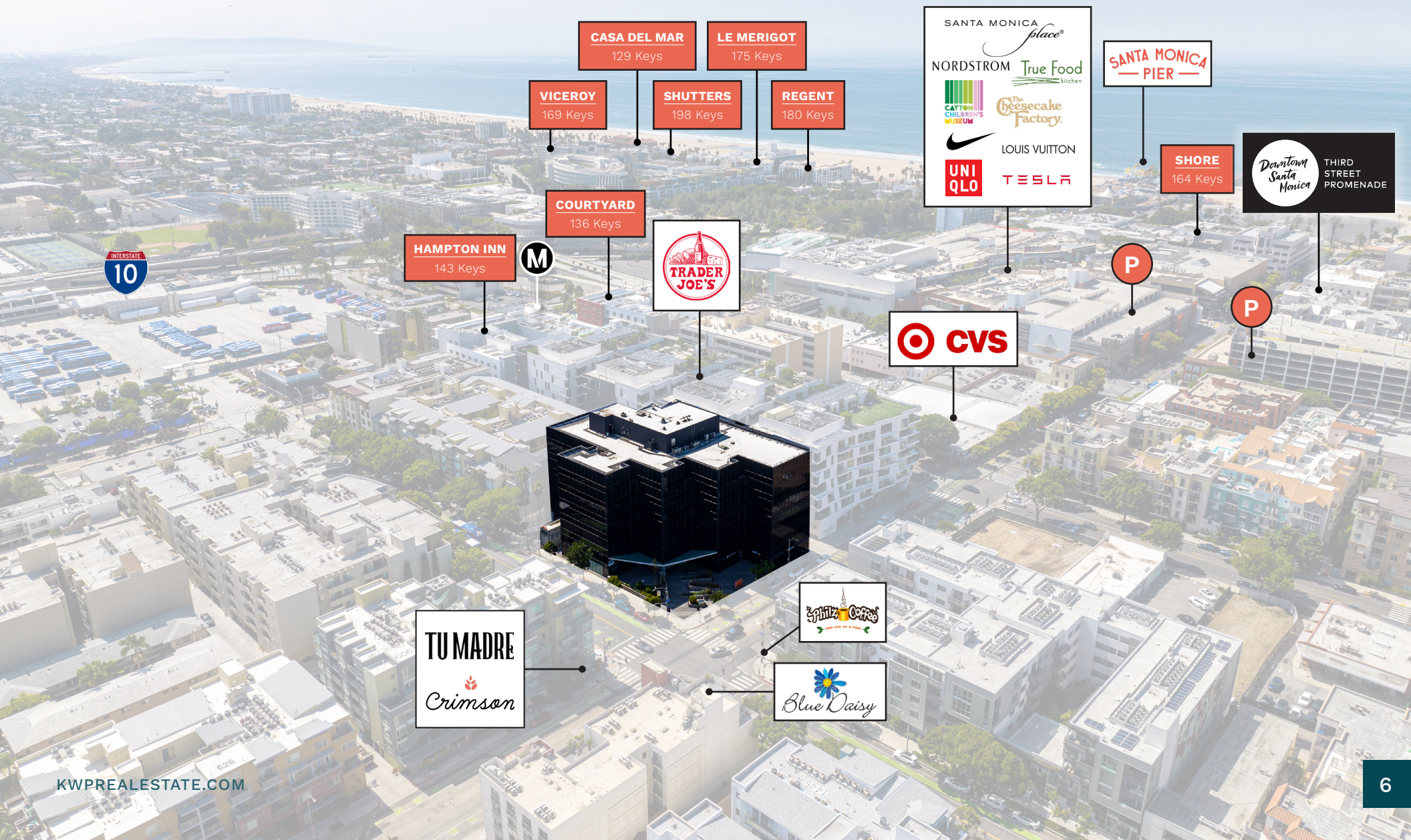
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### Surrounding Amenities



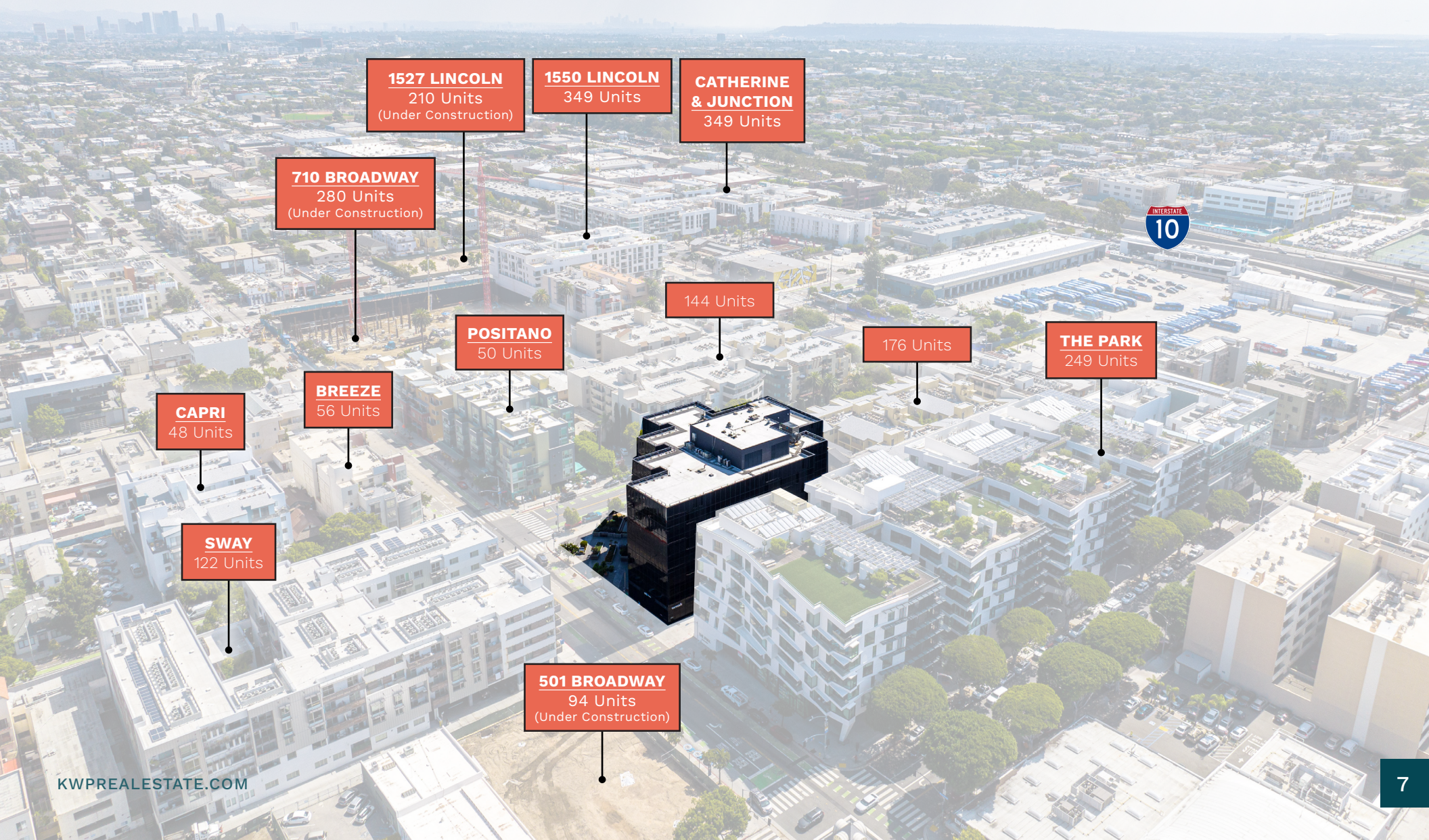
# FULLY BUILT-OUT SECOND GENERATION SPACES

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### Surrounding Multifamily



**1527 LINCOLN**  
210 Units  
(Under Construction)

**1550 LINCOLN**  
349 Units

**CATHERINE & JUNCTION**  
349 Units

**710 BROADWAY**  
280 Units  
(Under Construction)

144 Units

**POSITANO**  
50 Units

176 Units

**THE PARK**  
249 Units

**CAPRI**  
48 Units

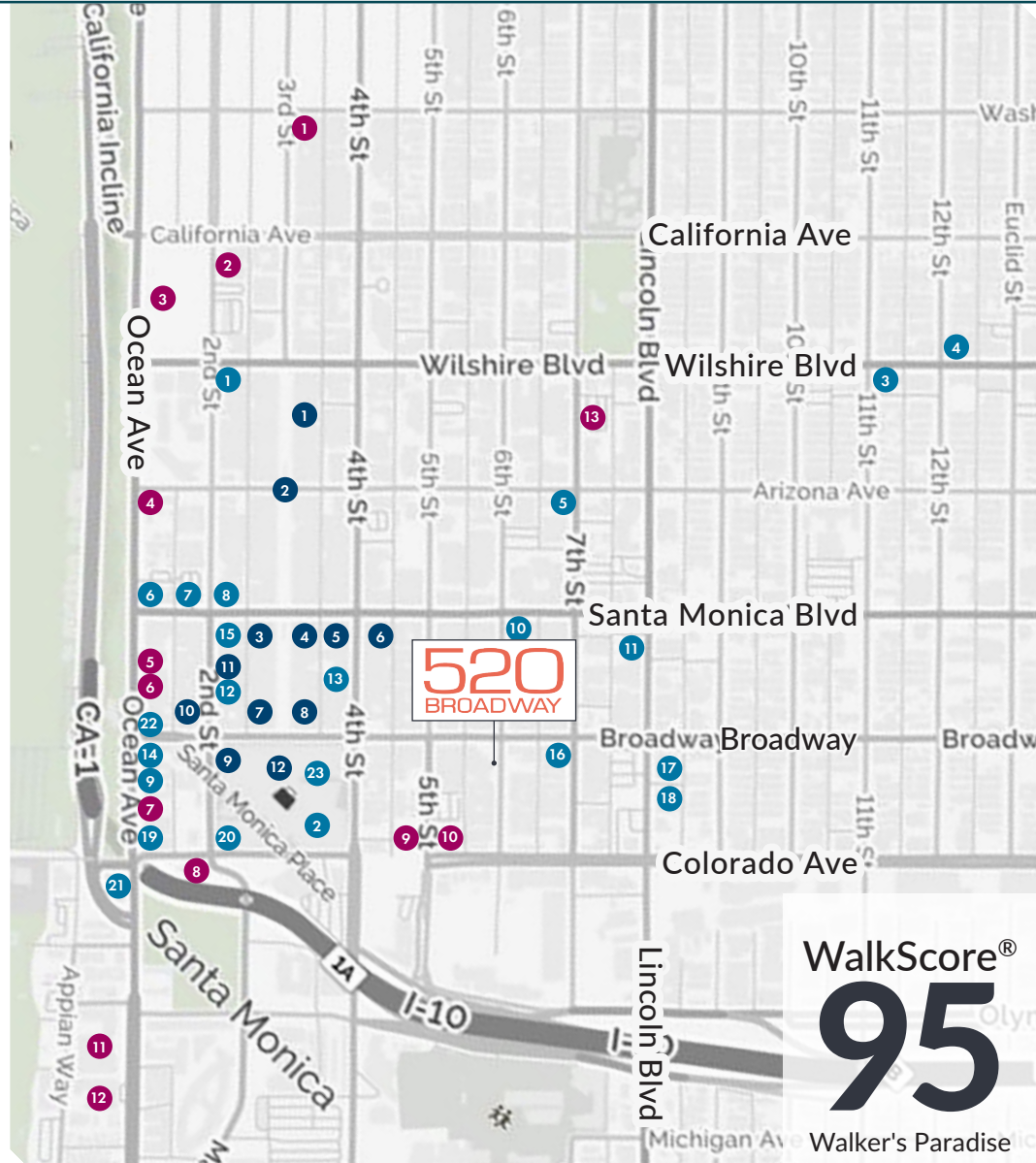
**BREEZE**  
56 Units

**SWAY**  
122 Units

**501 BROADWAY**  
94 Units  
(Under Construction)

# FULLY BUILT-OUT SECOND GENERATION SPACES

## Fitness & Bank Space for Lease



### 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       | 20 True Food Kitchen          |
| 5 Cassia                | 13 Mercado            | 21 The Lobster                |
| 6 Blue Plate Oysterette | 14 Meat on Ocean      | 22 Santa Monica Whaler        |
| 7 Elephante             | 15 Dan Modern Chinese | 23 Din Tai Fung (Coming Soon) |
| 8 Sugarfish             | 16 Crimson            |                               |

#### NOTABLE RETAIL

- |                     |                       |                         |
|---------------------|-----------------------|-------------------------|
| 1 Tesla             | 5 Design Within Reach | 9 Nordstrom             |
| 2 SM Farmers Market | 6 REI                 | 10 Paul Mitchell School |
| 3 Anthropologie     | 7 H&M                 | 11 Tia                  |
| 4 Apple             | 8 Lululemon           | 12 Nike                 |

#### HOTELS

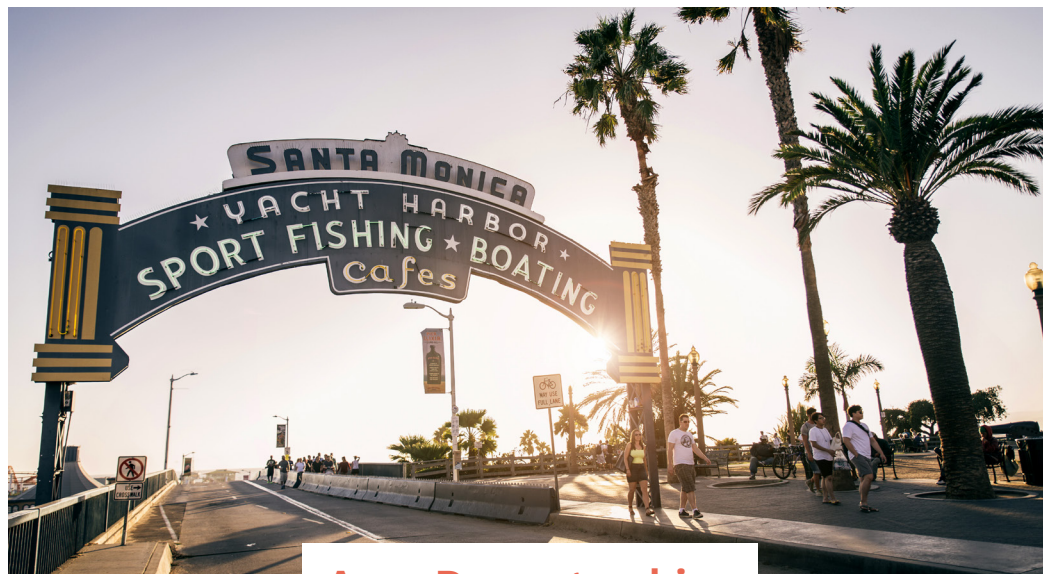
- |                          |                         |                              |
|--------------------------|-------------------------|------------------------------|
| 1 Palihouse              | 6 Ocean View Hotel      | 11 Regent Santa Monica Beach |
| 2 The Huntley            | 7 Shore Hotel           | 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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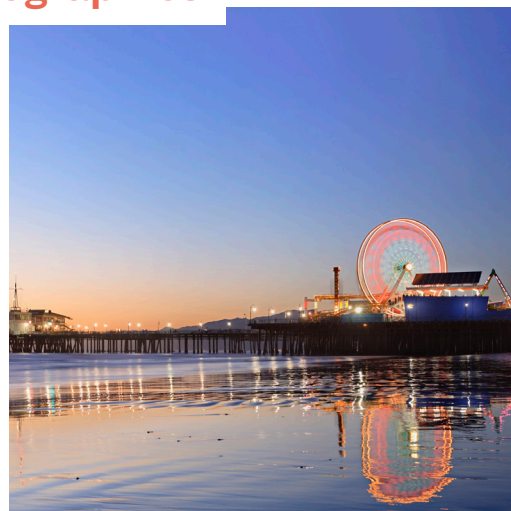
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### Area Demographics



#### POPULATION

	0.5 Mile	1 Mile	2 Miles
<b>2025 Estimated Population</b>	<b>9,917</b>	<b>41,143</b>	<b>104,009</b>
2030 Projected Population	9,833	39,533	99,062
2020 Census Population	8,313	38,136	99,798
2010 Census Population	6,783	35,793	96,054
Projected Annual Growth 2025 to 2030	-0.2%	-0.8%	-1.0%
Historical Annual Growth 2010 to 2025	3.1%	1.0%	0.6%
2025 Median Age	39.8	41.2	42.3

#### HOUSEHOLDS

2025 Estimated Households	5,793	22,575	52,147
2030 Projected Households	6,000	22,540	51,440
2020 Census Households	5,098	21,540	50,995
2010 Census Households	4,245	20,784	50,107
Projected Annual Growth 2025 to 2030	0.7%	-	-0.3%
Historical Annual Growth 2010 to 2025	2.4%	0.6%	0.3%

#### RACE & ETHNICITY

2025 Estimated White	58.9%	64.0%	64.0%
2025 Estimated Black or African American	8.9%	6.2%	5.6%
2025 Estimated Asian or Pacific Islander	12.5%	11.2%	11.2%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2025 Estimated Other Races	19.0%	18.1%	18.6%
2025 Estimated Hispanic	22.9%	22.1%	22.7%

#### INCOME

<b>2025 Estimated Average Household Income</b>	<b>\$170,564</b>	<b>\$170,237</b>	<b>\$195,976</b>
2025 Estimated Median Household Income	\$106,171	\$109,395	\$121,413
2025 Estimated Per Capita Income	\$100,644	\$93,941	\$98,640

#### EDUCATION

2025 Estimated High School Graduate	8.1%	9.4%	8.8%
2025 Estimated Some College	11.1%	11.3%	11.3%
2025 Estimated Associates Degree Only	5.1%	5.3%	5.8%
2025 Estimated Bachelors Degree Only	47.7%	39.5%	38.7%
2025 Estimated Graduate Degree	23.9%	28.8%	29.5%

#### BUSINESS

2025 Estimated Total Businesses	2,932	5,247	11,159
<b>2025 Estimated Total Employees</b>	<b>26,768</b>	<b>41,829</b>	<b>86,447</b>
2025 Estimated Employee Population per Business	9.1	8.0	7.7
2025 Estimated Residential Population per Business	3.4	7.8	9.3



R E A L E S T A T E

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