

1149 3RD STREET
SANTA MONICA, CA
CREATIVE OFFICE BUILDING



CLICK TO ACCESS
OFFICE SUITE #200
VIRTUAL WALK-THROUGH



DISCLAIMER & CONFIDENTIALITY AGREEMENT

EXCLUSIVE LISTING BROKERS

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THIRD ST. PROMENADE ADJACENT CREATIVE OFFICE BUILDING

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PROPERTY HIGHLIGHTS
& LISTING OVERVIEW

AN EXQUISITE LEASE OFFERING

LISTING OVERVIEW:

ADDRESS: 1149 Third Street, Santa Monica, CA 90403
AVAILABILITY: **Suite #210: 2,750 SF, \$3.50/SF/mo MG,**
SPACE NOTES: Exquisite creative office space with ample
LEASE TYPE: natural light and beautiful hardwood floors.
LEASE TERMS: 3-10 years
PARKING: Up to 10 onsite parking spots at \$150/space/mo.



DOWNTOWN SANTA MONICA

Unparalleled Creative Office Suites For Lease With Outdoor Deck & Patio Spaces

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PROPERTY OVERVIEW





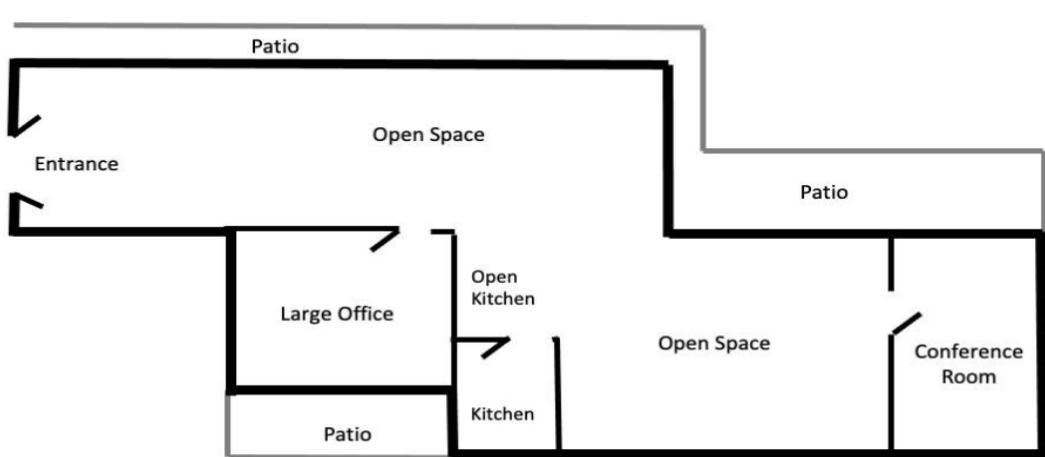
PROMINENT LOCATION
ADJACENT TO THE FAMOUS
3RD STREET PROMENADE



PROPERTY PHOTOS



CREATIVE INTERIOR SPACE WITH NATURAL LIGHT, OPEN FLOORPLAN AND BEAUTIFUL FLOORING AND ARCHITECTURAL FEATURES.



THIRD STREET PROMENADE ADJACENT SANTA MONICA, CA OPPORTUNITY HIGHLIGHTS



MEI Real Estate Services is pleased to offer a rare opportunity to occupy creative office space located on 3rd Street at Wilshire Blvd. in Santa Monica, California. Just off Santa Monica's coastline and adjacent to the famous 3rd street promenade is this unique mixed-use retail and office building. Home to more than 150 high-end retailers, restaurants, & service establishments, the 3rd St. Promenade & Downtown Santa Monica are West LA's premiere shopping and dining destinations.

Available for the first time in over 20 years, the creative office suite #200 is occupied by a prestigious law firm and features an expansive outdoor deck with an additional outdoor balcony facing south. The space features original exposed ceilings, polished concrete floors, glass upgrades throughout and three offices with French doors that open to the outdoor deck. Suite #300 is the penthouse office suite that spans the full 3rd floor of the building. It has multiple offices, a kitchenette, multiple conference rooms, a bullpen area and several outdoor decks. It also has prestigious controlled access entry from the elevator into the full floor suite. The building features 2 levels of surface and subterranean parking and new tenants can rent up to 21 spaces in the secure garage. There is also free 90-minute parking directly across from the building in a public city lot.

Fueled by booming tech industries, luxury retail, restaurant and service-related industries, this location presents an unparalleled opportunity for any creative office, tech, or appointment only service-related use to call home. The property is located in Santa Monica, CA, home of the famous 3rd Street Promenade, Santa Monica Place, the Santa Monica Pier, and the breathtaking California Coast. These attractions and sites in addition to an abundance of food and shopping concepts keep the property in the heart of constant foot traffic, resulting in higher business revenues and long-term performance.

Artistically designed inside and out with original building details, this exclusive opportunity poses as the perfect space for any upscale office user. Please call agent for more details and to set up a tour.

***PLEASE DO NOT DISTURB EXISTING TENANTS**



UNPRECEDENTED LOCATION SURROUNDED BY WORLD CLASS TECH,
RETAIL, DINING, HOTELS, EXCLUSIVE RESIDENCES & CREATIVE CULTURE

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AREA OVERVIEW



LOCATION, LOCATION, LOCATION.

Santa Monica is one of the most amenity rich and most recognized areas of Los Angeles. The famed Third Street Promenade and Montana Avenue are known around the world as destinations of the arts and entertainment. Restaurants, attractions, museums, theaters, farmer's markets, parks, schools, ocean-front hotels, organic fare and luxury sport clubs are all within walking distance. Located within a 1.5 mile radius of the Property is Santa Monica Place, the Santa Monica Pier, the famous 3rd Street Promenade and the breathtaking California Coast. These attractions and sites in addition to an abundance of new restaurant and shopping concepts attract crowds from all around the world that wish to experience the trendy flair that the area exudes.

The current epicenter of Los Angeles' business and start-up scene is Santa Monica, an 8.3 square mile stretch of beachside now known as Silicon Beach. This area incorporates a balance of vibrant commercial districts, neighboring residential communities, recreational and art venues, a plethora of new and established businesses, and of course- beaches. The city offers convenient access to major freeways, bus lines, airports, the brand new Exposition Light Rail, and its surrounding cities. It is served by two freeways, Santa Monica (Interstate 10) and San Diego (405); and by four major east-west thoroughfares: Santa Monica (Route 66), Wilshire, Olympic and Pico Boulevards. It is located approximately six miles from Los Angeles International Airport.

The city of Santa Monica rests on a mostly flat slope that angles down towards Ocean Avenue and towards the south with high bluffs separate the north side of the city from the beaches. Santa Monica enjoys an average of 310 days of sunshine a year and the rainy season spans from late October through late March. The City of Santa Monica has a population of approximately 94,802 people and an average HH income of \$175,772, compared to \$105,029 for all U.S. households. The average household income in Santa Monica is projected to increase even more significantly to \$207,681 in just five years.

Santa Monica is also known for its excellent public and private schools. The quality of education available is outstanding and is a prime reason that many businesses and families choose to locate in Santa Monica. There are over ten elementary schools, two middle schools, three high schools and an alternative K-8 school in the Santa Monica-Malibu Unified School District, which serves both Santa Monica and Malibu residents. The city presents a prime location for new business and expanding or relocating business to thrive and succeed. With its great weather, pedestrian-friendly streets lined with a generous selection of eateries, attractions and restaurants, Santa Monica offers businesses a high success rate and a supportive environment catered for growth.



EXQUISITE DINING & RETAIL
Montana Avenue



LOCAL ORGANIC FARE
and Farmers Markets



WORLD FAMOUS
Third Street Promenade



LUXURY GOODS
Santa Monica Place

MULTITUDE OF
WALKABLE AMENITIES
& CITY LANDMARKS

DOWNTOWN SANTA MONICA
Santa Monica Pier



DEMOGRAPHIC ANALYSIS



EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Population			
2010 Population	29,472	151,265	365,937
2020 Population	31,650	156,754	386,978
2022 Population	31,578	155,887	387,624
2027 Population	31,120	154,408	384,332
2010-2020 Annual Rate	0.72%	0.36%	0.56%
2020-2022 Annual Rate	-0.10%	-0.25%	0.07%
2022-2027 Annual Rate	-0.29%	-0.19%	-0.17%
2022 Male Population	48.5%	49.0%	49.1%
2022 Female Population	51.5%	51.0%	50.9%
2022 Median Age	43.1	41.8	38.6

Median Age

The median age in this area is 38.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	70.7%	68.2%	62.2%
2022 Black Alone	4.1%	3.6%	3.6%
2022 American Indian/Alaska Native Alone	0.3%	0.7%	0.7%
2022 Asian Alone	9.5%	9.5%	15.2%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	4.4%	6.1%	7.0%
2022 Two or More Races	10.7%	11.8%	11.3%
2022 Hispanic Origin (Any Race)	11.4%	14.6%	15.6%



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EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	65.9%	77.9%	66.1%
Median Household Income			
2022 Median Household Income	\$112,608	\$119,076	\$114,588
2027 Median Household Income	\$141,551	\$147,130	\$137,317
2022-2027 Annual Rate	4.68%	4.32%	3.69%
Average Household Income			
2022 Average Household Income	\$163,950	\$181,373	\$175,772
2027 Average Household Income	\$203,677	\$215,968	\$207,681
2022-2027 Annual Rate	4.44%	3.55%	3.39%
Per Capita Income			
2022 Per Capita Income	\$93,887	\$90,433	\$81,414
2027 Per Capita Income	\$116,967	\$107,961	\$96,302
2022-2027 Annual Rate	4.49%	3.61%	3.42%
Households by Income			
Current median household income is \$114,588 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$137,317 in five years, compared to \$84,445 for all U.S. households			
2020 Total Housing Units	20,298	85,296	194,562
2020 Vacant Housing Units	2,324	7,950	18,125
2022 Total Housing Units	20,497	5,983	197,361
2022 Owner Occupied Housing Units	3,097	26,105	63,029
2022 Renter Occupied Housing Units	14,821	51,260	114,823
2022 Vacant Housing Units	2,579	8,618	19,509
2027 Total Housing Units	20,211	5,916	196,951
2027 Owner Occupied Housing Units	3,064	25,955	62,739
2027 Renter Occupied Housing Units	14,649	50,885	114,035
2027 Vacant Housing Units	2,498	9,076	20,177



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