

Across from the Santa Monica E Line Station

2nd Gen Fitness Space for Lease

505 Colorado Ave., Santa Monica, CA 90401



2ND GEN. FITNESS
1,921 SF

Available

Size: ±1,921 SF
Rent: \$3.85 PSF/Mo., NNN
NNN: ±\$1.00 PSF/Mo.
Parking: On-site valet
Available: Immediately

Features

- ▶ 2nd gen fitness space on ground floor below Hampton Inn & Suites (143 Keys) and across from Courtyard Santa Monica (136 Keys)
- ▶ Two (2) restrooms in place
- ▶ Directly across from the E Line Santa Monica station (2026 ridership: ±54,000 daily passengers)
- ▶ Just off the I-10 Freeway
- ▶ Busy pedestrian traffic and premier demographics
- ▶ Steps from the Pacific Ocean, Santa Monica Pier, Santa Monica Place and the Third Street Promenade
- ▶ Near Trader Joe's, Target, Barry's and Tu Madre; surrounded by hundreds of new residential units

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



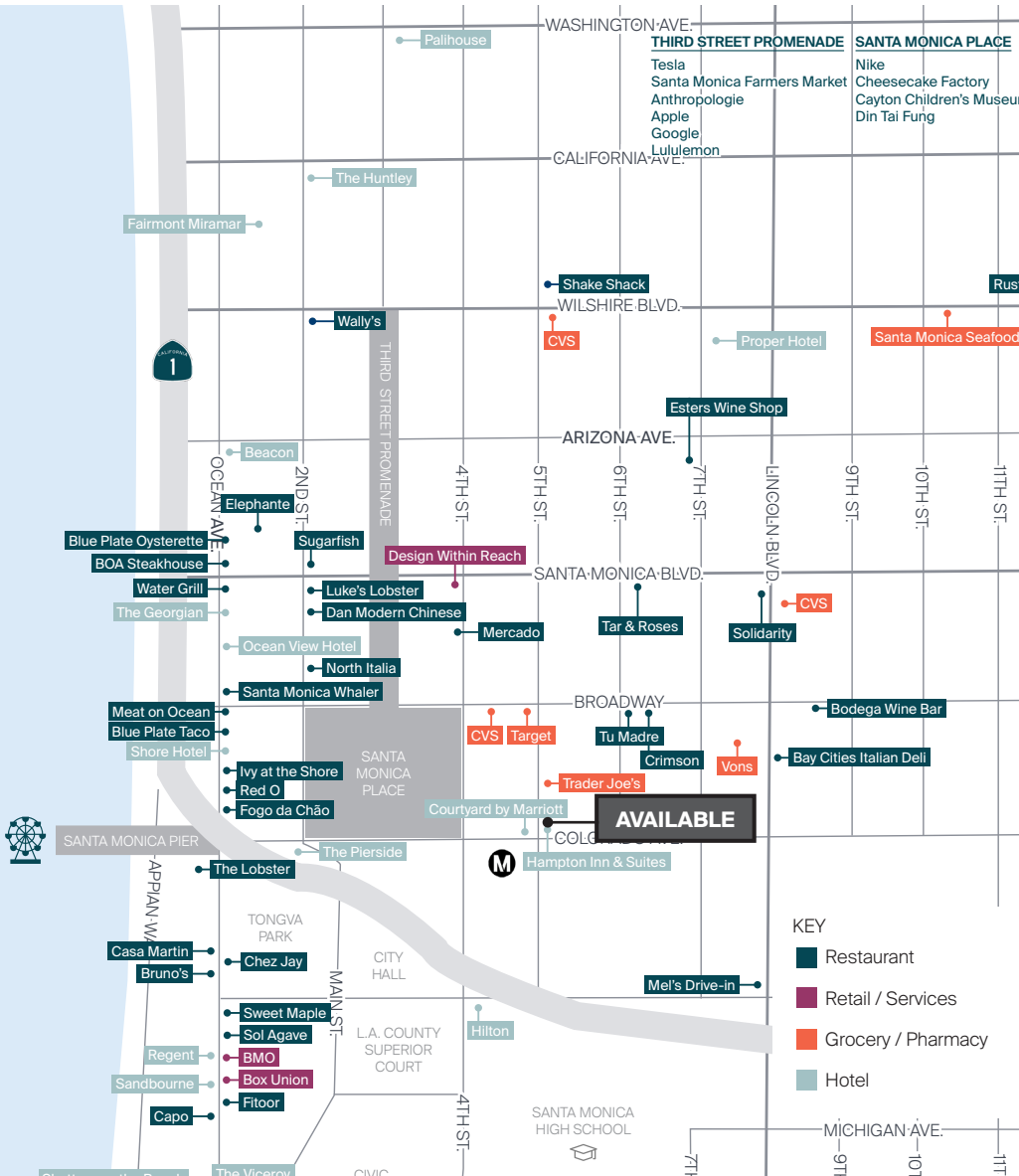
Interiors

±1,921 SF

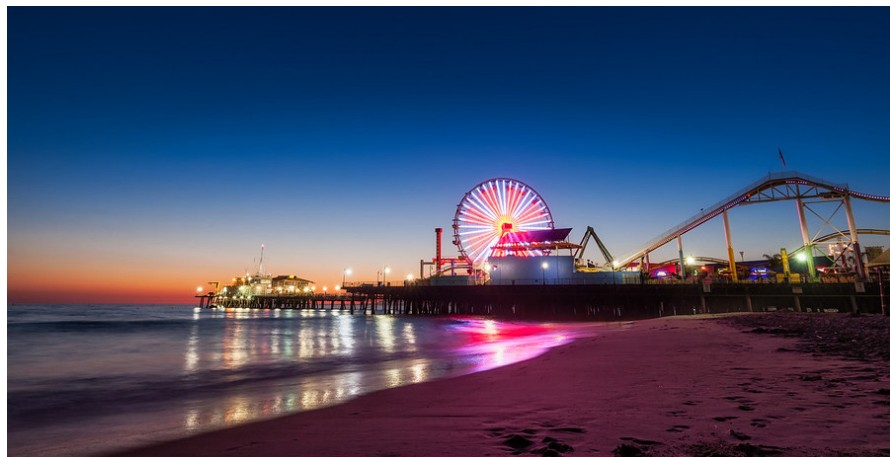


Premier Santa Monica Location

One of LA's most coveted submarkets, blending residential stability with vibrant commercial energy



Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	10,002	39,983	104,653
2030 Projected Population	10,310	38,826	99,893
2020 Census Population	7,899	36,679	99,918
2010 Census Population	6,352	34,360	96,099
Projected Annual Growth 2025 to 2030	0.6%	-0.6%	-0.9%
Historical Annual Growth 2010 to 2025	3.8%	1.1%	0.6%
2025 Median Age	39.2	41.1	42.3
HOUSEHOLDS			
2025 Estimated Households	5,767	21,990	52,387
2030 Projected Households	6,198	22,125	51,706
2020 Census Households	4,797	20,738	51,131
2010 Census Households	3,916	19,987	50,210
Projected Annual Growth 2025 to 2030	1.5%	0.1%	-0.3%
Historical Annual Growth 2010 to 2025	3.1%	0.7%	0.3%
RACE & ETHNICITY			
2025 Estimated White	57.8%	63.3%	63.3%
2025 Estimated Black or African American	8.9%	6.2%	5.6%
2025 Estimated Asian or Pacific Islander	12.3%	11.4%	11.4%
2025 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.7%
2025 Estimated Other Races	20.3%	18.6%	19.0%
2025 Estimated Hispanic	24.1%	22.7%	23.1%
INCOME			
2025 Estimated Average Household Income	\$175,183	\$170,341	\$196,266
2025 Estimated Median Household Income	\$106,927	\$112,935	\$125,768
2025 Estimated Per Capita Income	\$102,015	\$94,222	\$98,643
EDUCATION			
2025 Estimated High School Graduate	9.0%	9.6%	8.9%
2025 Estimated Some College	11.2%	11.3%	11.3%
2025 Estimated Associates Degree Only	5.0%	5.2%	5.7%
2025 Estimated Bachelors Degree Only	46.6%	39.7%	38.8%
2025 Estimated Graduate Degree	23.2%	28.6%	29.4%
BUSINESS			
2025 Estimated Total Businesses	2,613	5,013	11,081
2025 Estimated Total Employees	23,109	40,869	85,949
2025 Estimated Employee Population per Business	8.8	8.2	7.8
2025 Estimated Residential Population per Business	3.8	8.0	9.4

Your trusted *partners*

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

Christine Deschaine

Christine.Deschaine@kwprealestate.com
310-887-6440
DRE #00905121