

*For Lease in Downtown Santa Monica*

# Creative Office / Wellness Space

AVISON  
YOUNG

KWP  
REAL ESTATE

1417 2nd Street, Santa Monica, CA 90401



Click for Virtual Tour

## ▶ BROKER BONUS ◀

\$3 PSF to the procuring broker  
for a qualified executed lease

(See details on page 2)



## Available

|               |                        |
|---------------|------------------------|
| Suite 1417 D: | ±6,678 SF (two levels) |
| Rent:         | \$5.83 PSF/Mo., NNN    |
| NNN:          | ±\$0.74 PSF/Mo.        |
| Available:    | Immediately            |

## Features

- ▶ Turnkey wellness build-out with private bathroom, kitchenette, and conference room
- ▶ Modern infrastructure with exclusive private entrance, beautiful high bow truss ceilings, exposed brick, and natural light
- ▶ Strong neighboring tenants in direct trade area
- ▶ Located a few blocks from the ocean
- ▶ Easy access to parking with a city structure located steps away
- ▶ Two blocks to the Expo Line Santa Monica station
- ▶ More than 2,200 Santa Monica city employees, 3,124 multifamily units, and ±4.02 million square feet of office space in the area

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

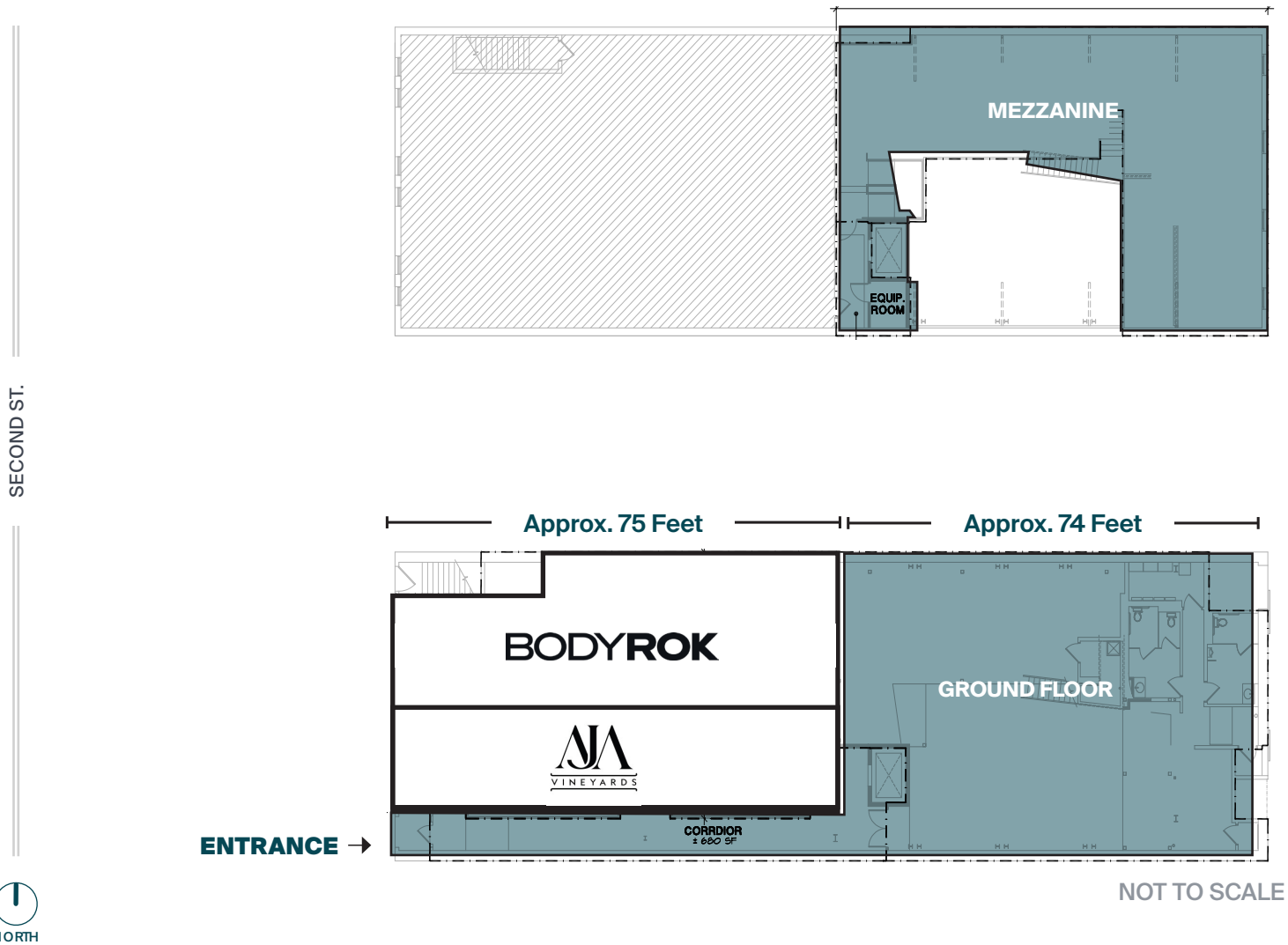
### ▶ **BROKER BONUS: \$3 PSF** ◀

To the procuring broker for a qualified executed lease

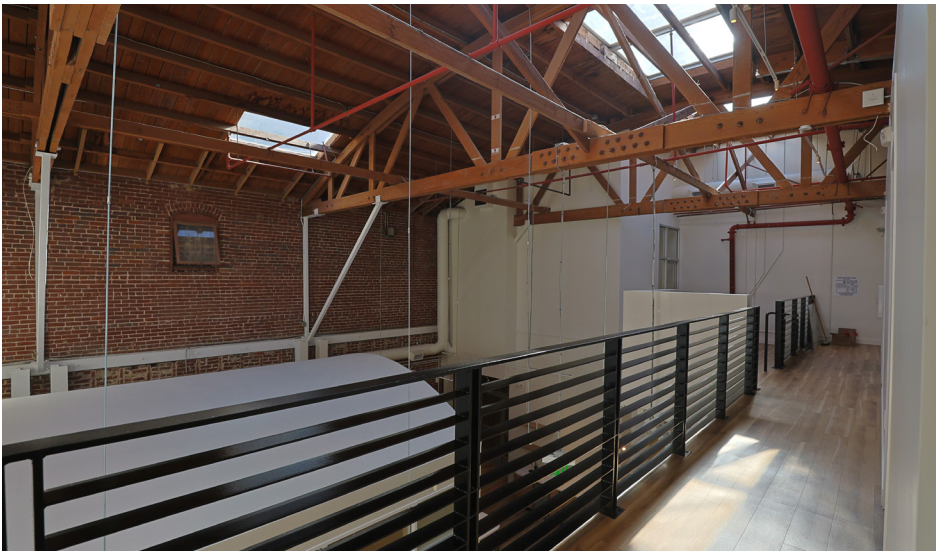
Procuring broker only. New leases only. Minimum 3-year term.  
Payment upon lease execution and removal of contingencies.



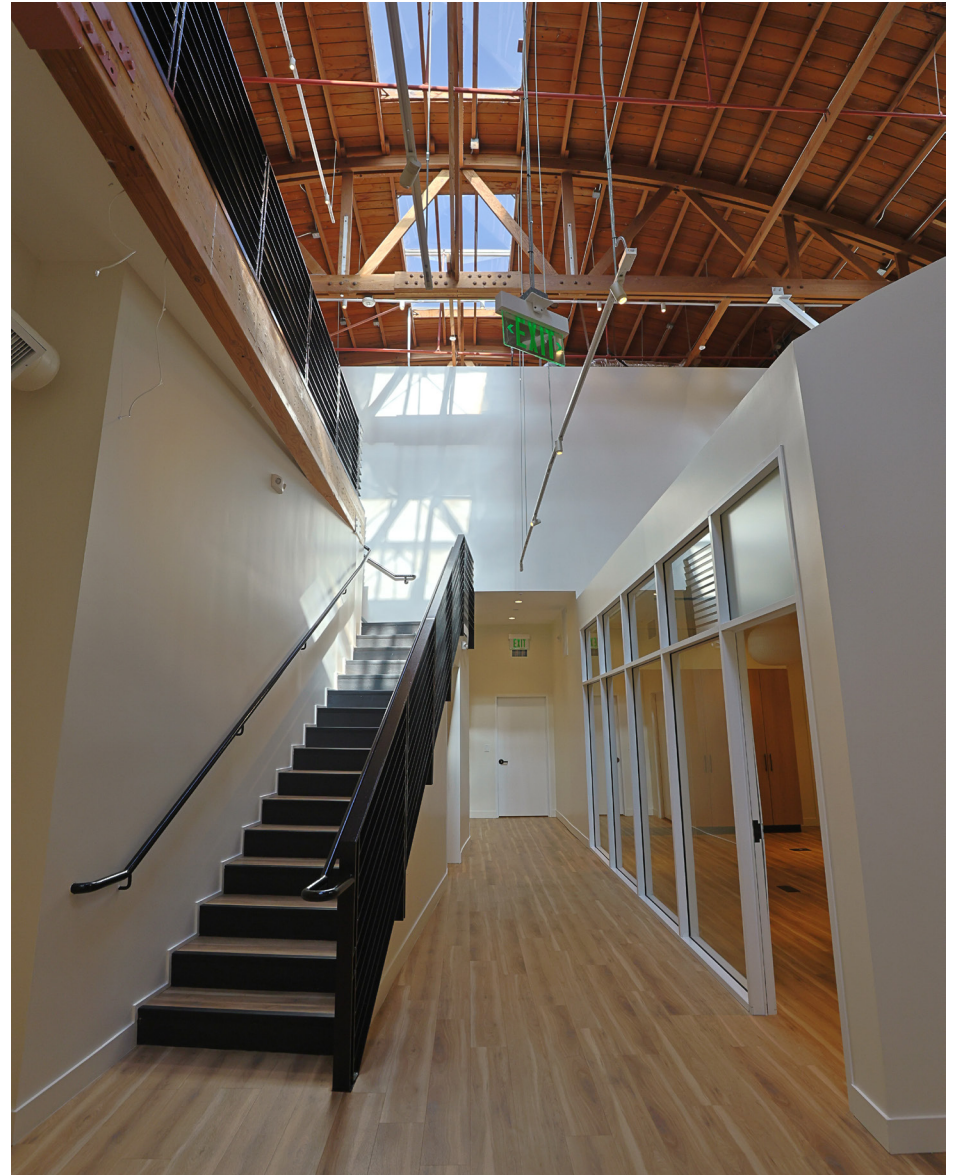
±6,678 Total SF



## Interiors



Mezzanine



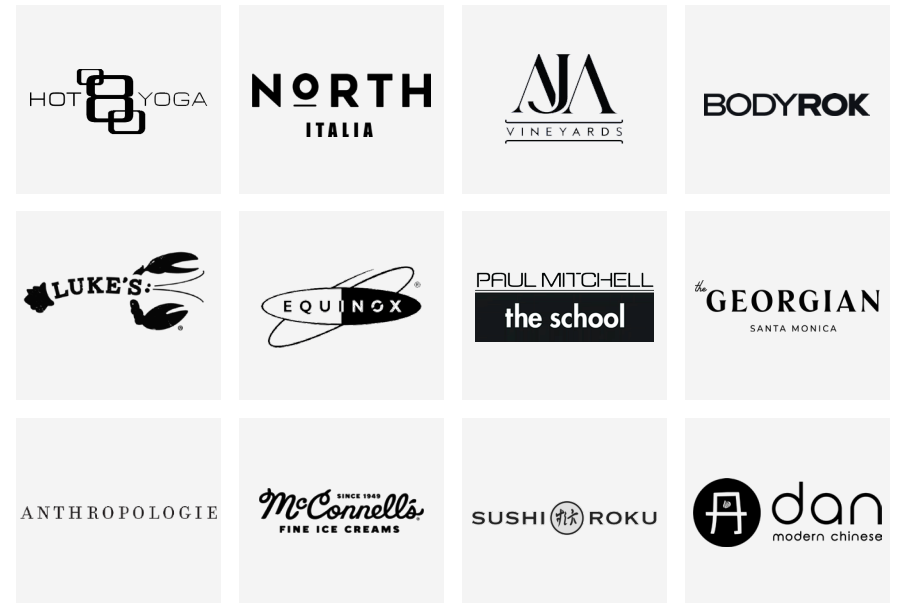
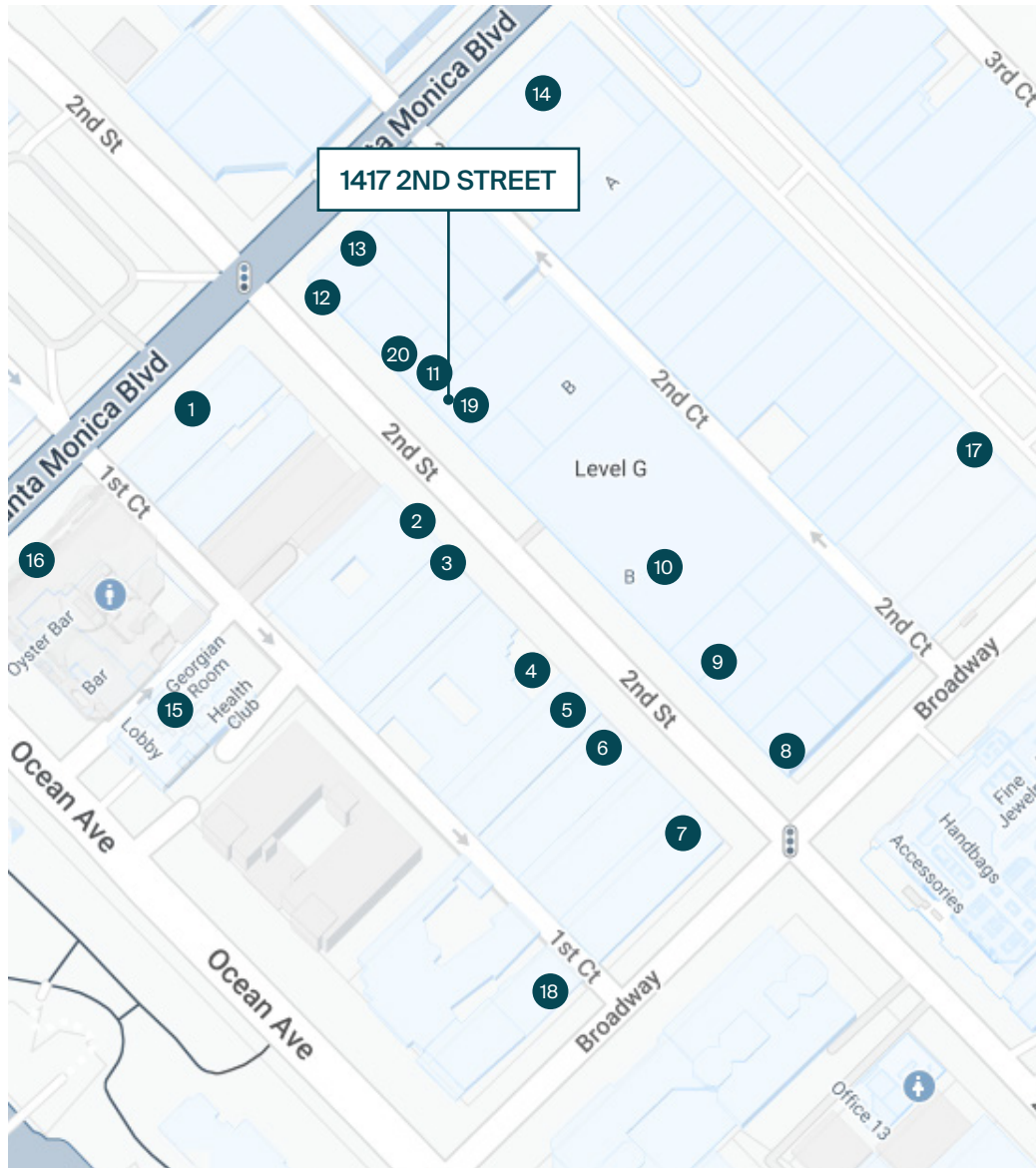
## Second Street Entry

Building co-tenants include Bodyrok pilates and AJA Vineyards tasting room



## Surrounding Tenants on Second Street

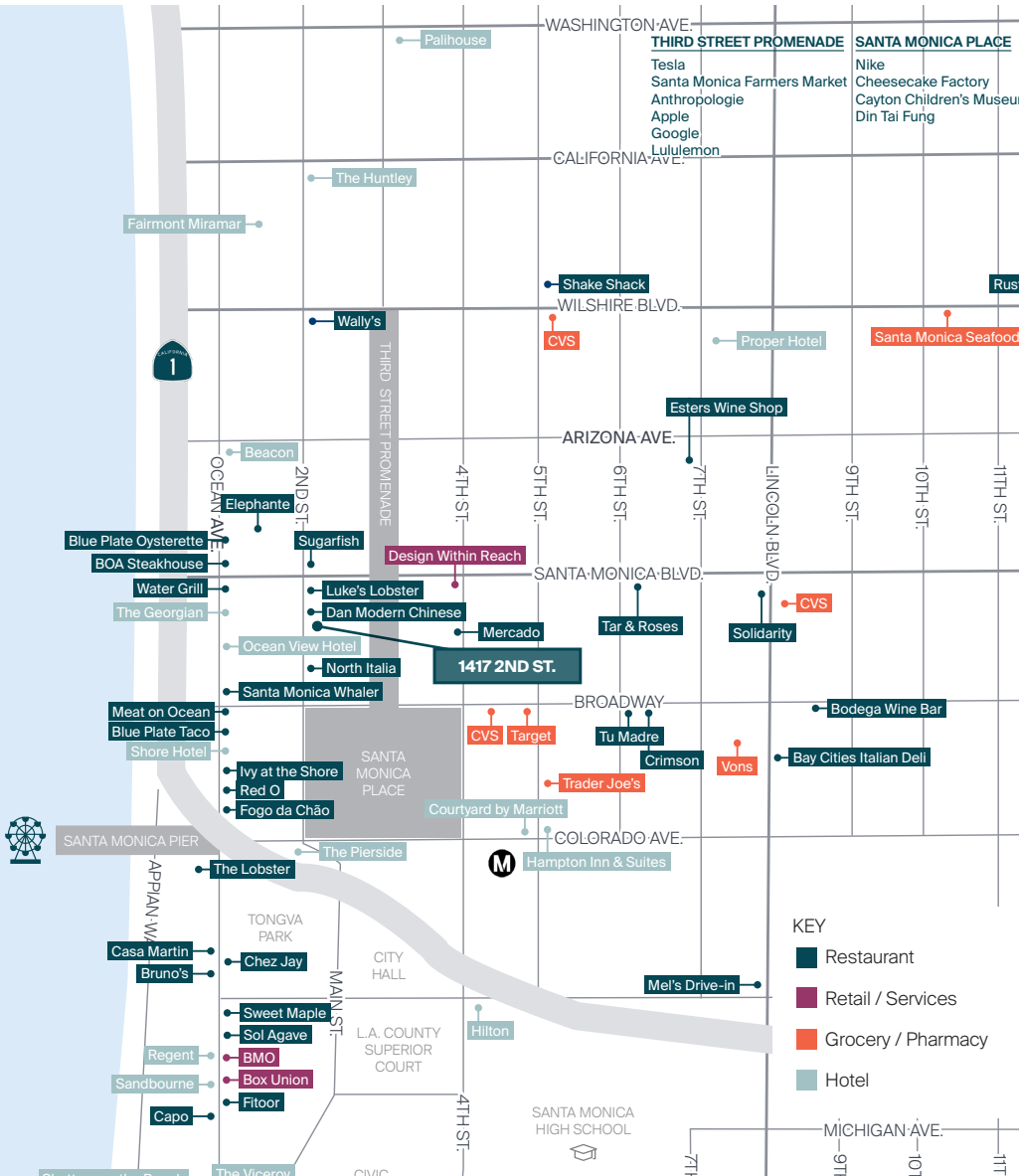
Notable tenants closest to 1417 2nd Street



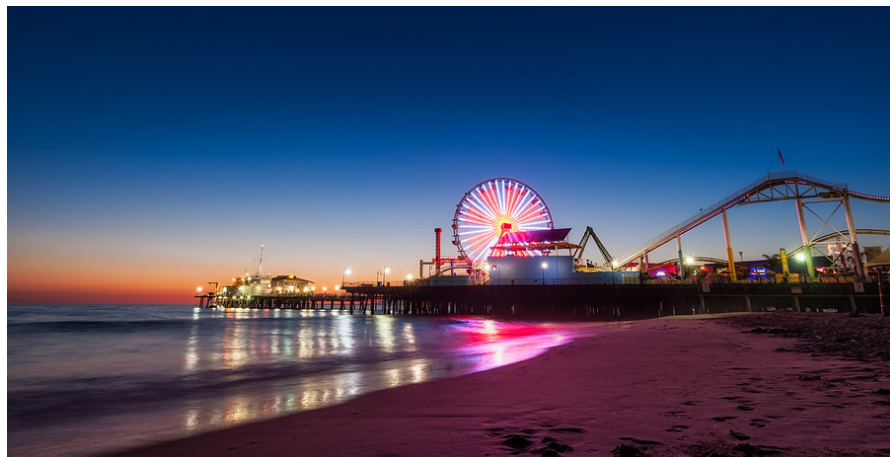
- |                               |                        |
|-------------------------------|------------------------|
| 1. Ye Olde King's Head Tavern | 11. Dan Modern Chinese |
| 2. Hot 8 Yoga                 | 12. Luke's Lobster     |
| 3. Second Street Place        | 13. Little Japan       |
| 4. Rapp's Saloon              | 14. Anthropologie      |
| 5. North Italia               | 15. The Georgian       |
| 6. Paul Mitchell              | 16. Sushi Roku         |
| 7. Sand 'N Surf               | 17. McConnell's        |
| 8. The Independence           | 18. Joe's Pizza        |
| 9. Bar Chloe                  | 19. AJA Vinyards       |
| 10. Espresso Cielo            | 20. BodyRok Pilates    |

## 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    |
|--|-----------|-----------|-----------|
| <b>POPULATION</b>                                  |           |           |           |
| 2025 Estimated Population                          | 7,482     | 34,658    | 92,251    |
| 2030 Projected Population                          | 7,458     | 33,185    | 87,964    |
| 2020 Census Population                             | 6,287     | 31,883    | 88,195    |
| 2010 Census Population                             | 5,117     | 29,643    | 84,667    |
| Projected Annual Growth 2025 to 2030               | -         | -0.8%     | -0.9%     |
| Historical Annual Growth 2010 to 2025              | 3.1%      | 1.1%      | 0.6%      |
| 2025 Median Age                                    | 40.4      | 41.5      | 42.5      |
| <b>HOUSEHOLDS</b>                                  |           |           |           |
| 2025 Estimated Households                          | 4,486     | 19,369    | 46,946    |
| 2030 Projected Households                          | 4,674     | 19,313    | 46,367    |
| 2020 Census Households                             | 4,010     | 18,477    | 45,733    |
| 2010 Census Households                             | 3,343     | 17,735    | 44,880    |
| Projected Annual Growth 2025 to 2030               | 0.8%      | -         | -0.2%     |
| Historical Annual Growth 2010 to 2025              | 2.3%      | 0.6%      | 0.3%      |
| <b>RACE &amp; ETHNICITY</b>                        |           |           |           |
| 2025 Estimated White                               | 59.4%     | 64.8%     | 64.6%     |
| 2025 Estimated Black or African American           | 9.2%      | 6.1%      | 5.5%      |
| 2025 Estimated Asian or Pacific Islander           | 12.5%     | 11.3%     | 11.1%     |
| 2025 Estimated American Indian or Native Alaskan   | 0.6%      | 0.5%      | 0.6%      |
| 2025 Estimated Other Races                         | 18.4%     | 17.3%     | 18.1%     |
| 2025 Estimated Hispanic                            | 22.0%     | 21.3%     | 22.2%     |
| <b>INCOME</b>                                      |           |           |           |
| 2025 Estimated Average Household Income            | \$176,427 | \$170,847 | \$195,515 |
| 2025 Estimated Median Household Income             | \$109,451 | \$108,432 | \$120,263 |
| 2025 Estimated Per Capita Income                   | \$106,925 | \$96,045  | \$99,900  |
| <b>EDUCATION</b>                                   |           |           |           |
| 2025 Estimated High School Graduate                | 7.7%      | 9.1%      | 8.9%      |
| 2025 Estimated Some College                        | 10.7%     | 11.3%     | 11.4%     |
| 2025 Estimated Associates Degree Only              | 4.8%      | 5.4%      | 5.6%      |
| 2025 Estimated Bachelors Degree Only               | 48.7%     | 39.7%     | 38.2%     |
| 2025 Estimated Graduate Degree                     | 24.4%     | 28.9%     | 30.2%     |
| <b>BUSINESS</b>                                    |           |           |           |
| 2025 Estimated Total Businesses                    | 2,674     | 4,516     | 10,192    |
| 2025 Estimated Total Employees                     | 24,315    | 37,423    | 79,840    |
| 2025 Estimated Employee Population per Business    | 9.1       | 8.3       | 7.8       |
| 2025 Estimated Residential Population per Business | 2.8       | 7.7       | 9.1       |



# Your trusted *partners*

## Christine Deschaine

KWP Real Estate  
christine.deschaine@kwprealestate.com  
310-887-6440  
DRE #00905121

## Mark Mattis

Avison Young  
mark.mattis@avisonyoung.com  
310-215-8500  
DRE #00934378