

DOWNTOWN SANTA MONICA · TWO BLOCKS FROM THE PACIFIC OCEAN

Restaurant/Retail/Fitness Space For Lease



1422 2nd Street, Santa Monica, CA 90401



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The proposed rendering is intended for illustrative purposes only and remains subject to formal review and approval.

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AVAILABLE

	Size (SF):	Rent (PSF/Mo., NNN):
Restaurant:	±1,708	\$6.00
2nd Gen Salon:	±1,158	\$6.50
NNN:	±\$0.95 PSF/Mo.	
Term:	Five to Ten Years	

PROPERTY HIGHLIGHTS

- 2nd gen fully fixtured salon space and move-in ready non-hooded quick service restaurant space
- Surrounded by well-known fitness concepts and trendy restaurants
- Incredible retail, services and dining nearby including: Apple, Lululemon, Anthropologie, Fogo de Chao, Miniso, North Italia, Hillstone, Elephante, Equinox, and Google
- Arte Museum (±48,000 SF) coming soon to Santa Monica Place
- Steps from the Third Street Promenade with over 15 million total pedestrian impressions in 2020-21
- Walking distance to multiple mixed-use projects
- Close proximity and walking distance to the Fairmont, The Santa Monica Proper Hotel, The Viceroy, Shutters, and The Beacon
- More than 2,200 Santa Monica city employees, ±3,124 multifamily units, and ±4.02 million square feet of office space in the area
- Steps away from public parking structure 6 (757 spaces; First 90 minutes free)
- Two blocks from the iconic Santa Monica Pier and the Pacific Ocean

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



TRADE AREA



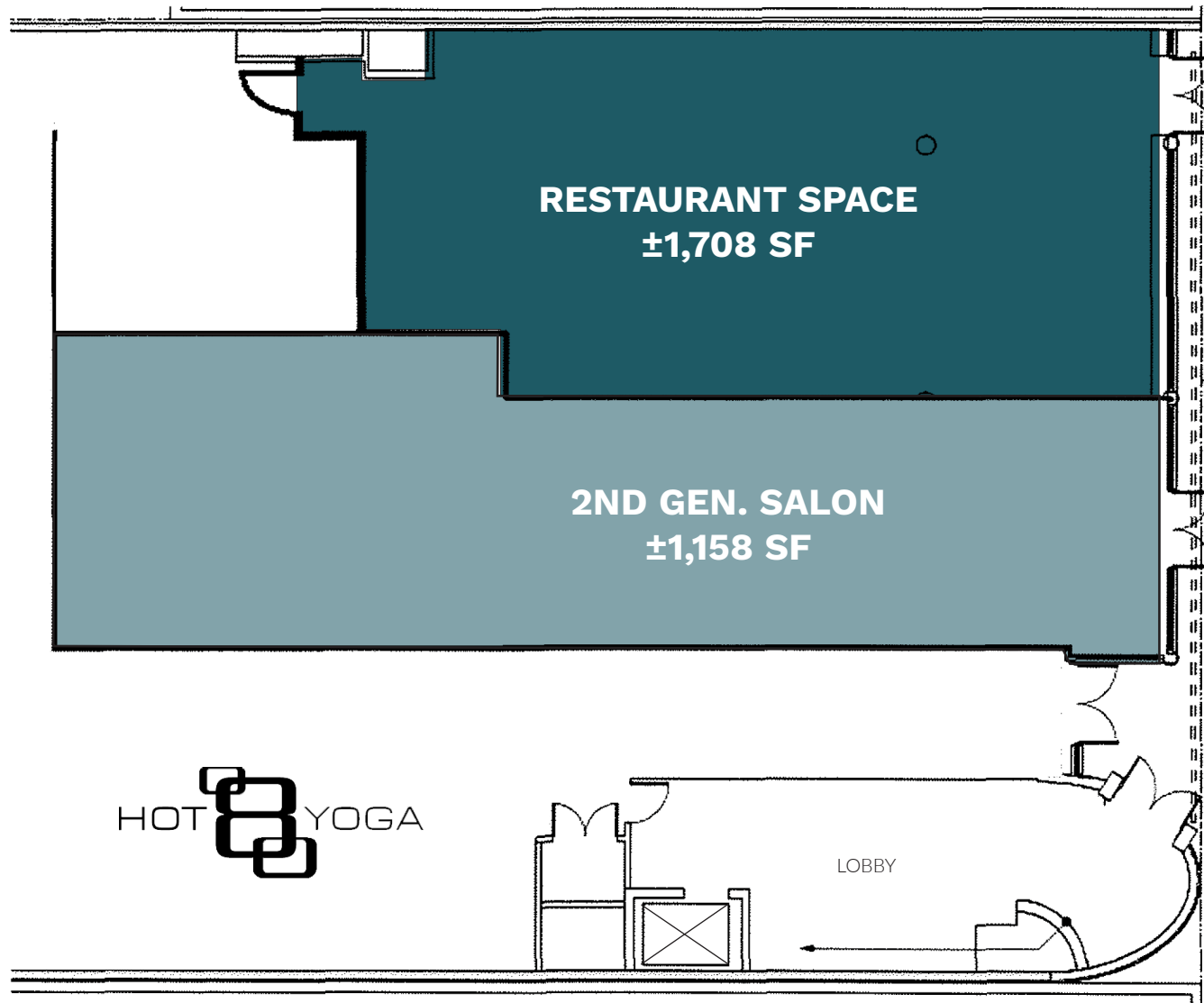
Disclosure: The property is located in the Santa Monica Business Assessment District bounded by Ocean Avenue to the west, Wilshire Boulevard to the north, Lincoln Boulevard to the east and the Santa Monica Freeway to the south and Landlord and Tenant are subject to additional City of Santa Monica fees.

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Second Street



NORTH

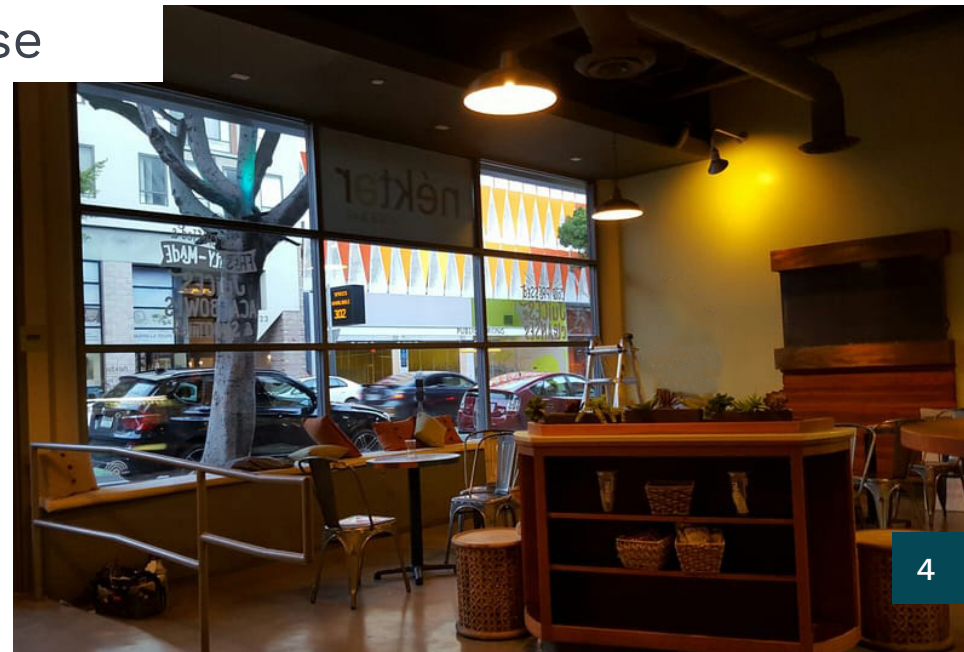
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Restaurant
Use



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2nd Gen. Salon
Use

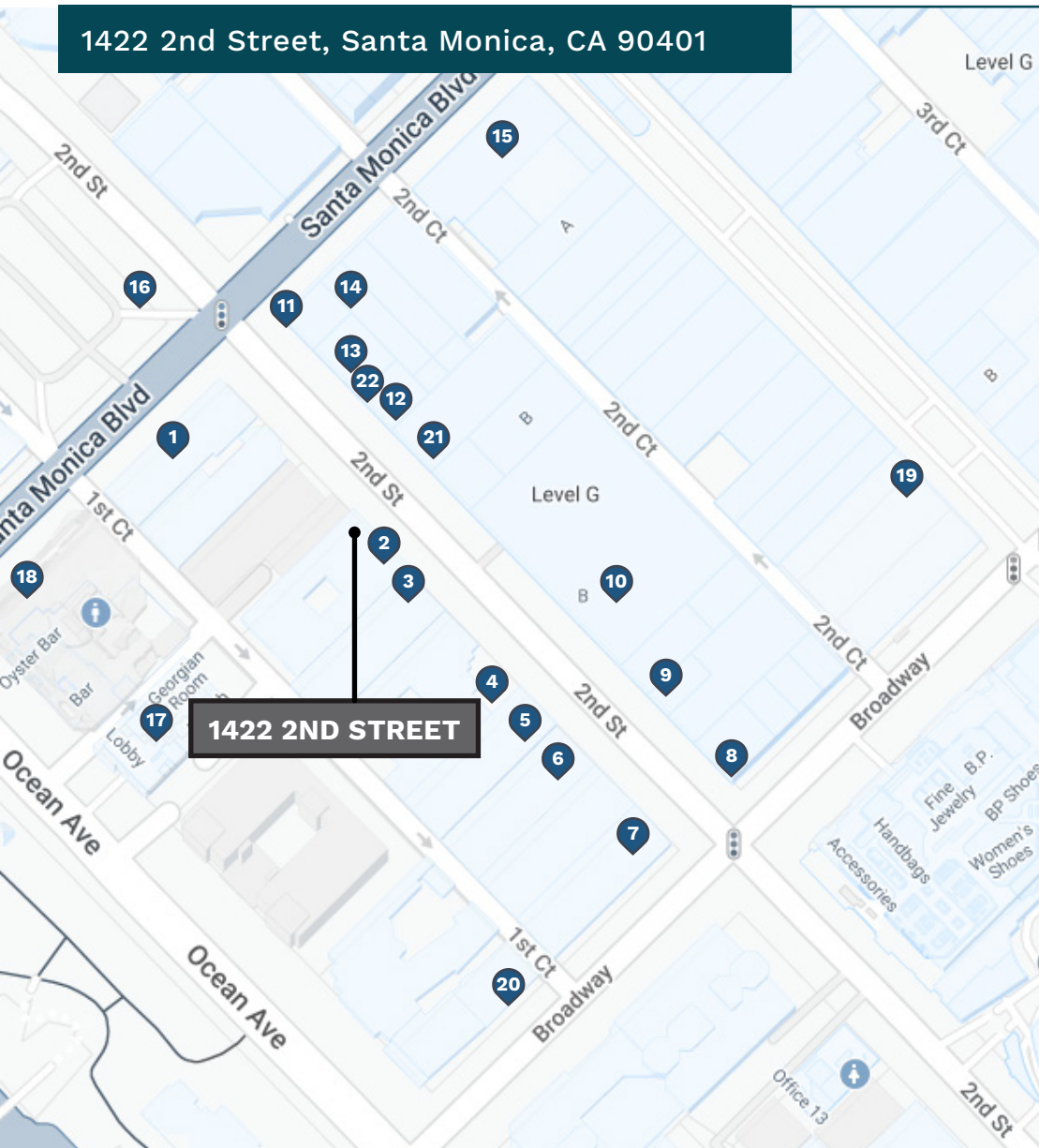


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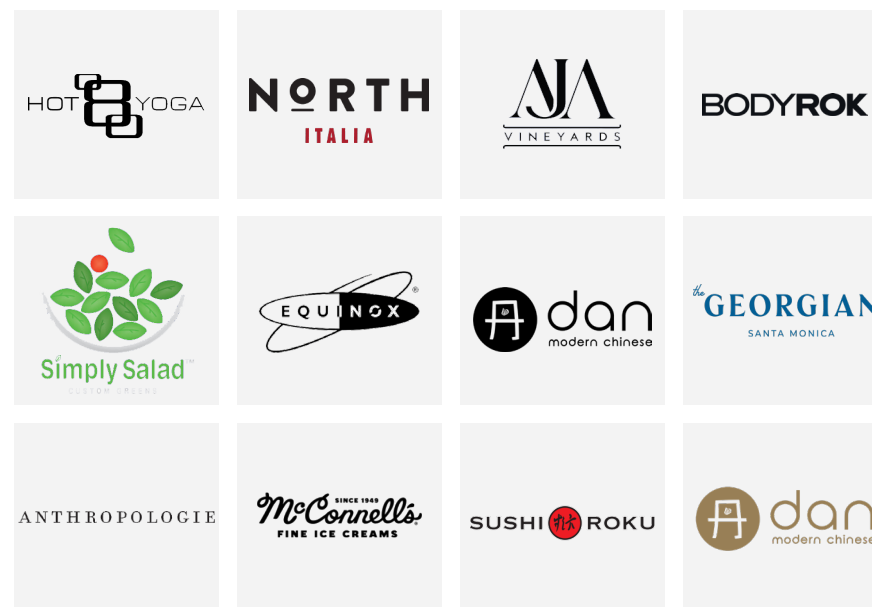
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Immediate Trade Area



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

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2nd Street
Neighboring Tenants

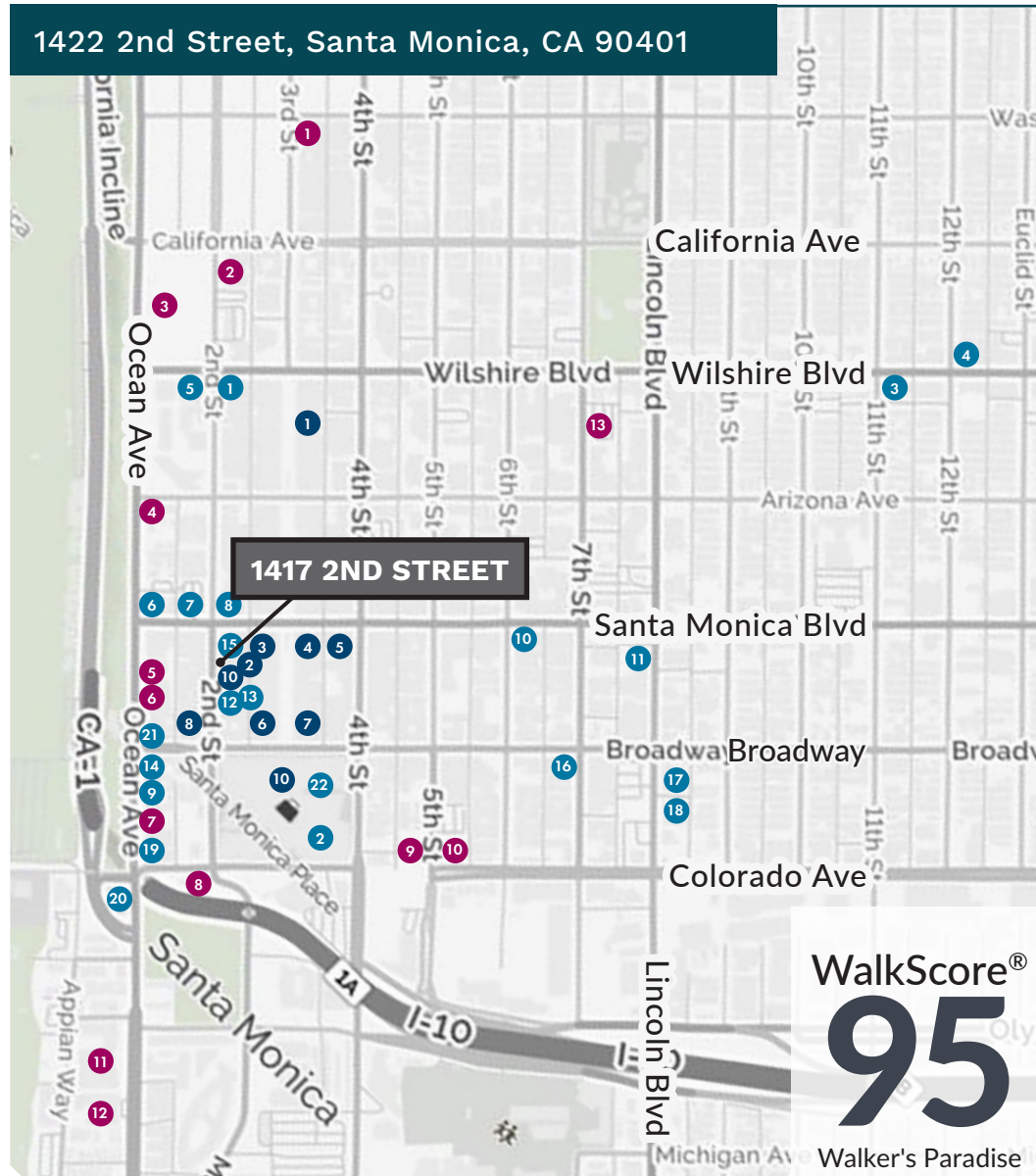


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Local Santa Monica Amenities

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 | 21 The Lobster |
| 5 Pacific Catch | 13 McConnell's | 22 Santa Monica Whaler |
| 6 Blue Plate Oysterette | 14 Meat on Ocean | 23 Din Tai Fung |
| 7 Elephante | 15 Dan Modern Chinese | |
| 8 Sugarfish | 16 Crimson | |

NOTABLE RETAIL

- | | | |
|-----------------|-----------------------|------------------------|
| 1 Tesla | 4 Apple | 7 Lululemon |
| 2 Miniso | 5 Design Within Reach | 8 Paul Mitchell School |
| 3 Anthropologie | 6 Google | 9 Nike |

HOTELS

- | | | |
|--------------------------|-------------------------|------------------------------|
| 1 Palihouse | 6 Ocean View Hotel | 11 Regent |
| 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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Trade Area Overview

- ±3,221 multifamily units
- ±4.02 million square feet of office space
- ±849 new residential units under construction
- ±2,711 new units in projects approved by the city not yet being built
- ±2,518 new units proposed but not yet approved
- ±2,615 units completed since 2010
- Expo Line ridership in 2022 of 9.3 million
- Close proximity and walking distance to the Fairmont, The Santa Monica Proper Hotel, The Viceroy, Shutters, and Regent Hotel & Resort
- One block from Santa Monica Place, anchored by Nordstrom



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101 Santa Monica Blvd.
100 Residential Units
36,100 SF. of Retail Space

The Ocean Avenue Project is a Frank Gehry-designed development which would bring new housing, a 120 room hotel, outdoor space and commercial uses to the northeast corner of Ocean Ave. and Santa Monica Blvd. There will also be subterranean parking for up to 285 vehicles.



1550 Lincoln Boulevard
100 Residential Units
12,529 SF. of Retail Space

New mixed-use property in Downtown Santa Monica with 91 parking space and large covered patios. Close proximity to grocery, fitness, Metro E line and 10 Freeway

Santa Monica Mixed-Use Developments



528 Arizona Ave. • 80 Residential Units • 6,500 SF. of Retail Space
528 Arizona consists of a 6-story mixed-use building including 80 residential units, ground floor neighborhood-serving retail space, and 2 levels of subterranean parking with 76 total parking spaces and 136 total bicycle parking spaces.



1537 Lincoln Blvd. • 114 Residential Units • 8,800 SF. of Retail Space
The proposed project consists of a 5-story mixed-use building including 114 residential units (including 8 onsite deed-restricted affordable units and 21 offsite deed-restricted affordable units), ground floor neighborhood-serving retail space, and 1 level of subterranean parking with 98 total parking spaces and 192 total bicycle parking spaces.



710 Broadway • 280 Residential Units • 99,000 SF. of Retail Space
Related California, which is developing the project at 710 Broadway, hopes to build a new five-to-eight-story building featuring 280 apartments above 99,000 square-feet of ground-floor commercial space which would be occupied by a new Vons location, a gym, and other retail uses. Plans also call for 354 parking stalls on two basement levels.

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Employers & Demographics

Notable Employers in Downtown Santa Monica

Adobe
Carbon Five
Microsoft Studios
Salesforce
Tastemade
ZipRecruiter Inc.

Top Employers in Downtown Santa Monica

Employees

Santa Monica Pier 406
PatientPop Inc. 350
TrueCar 320
Macerich Company 212
GoodRx Inc. 200
ZipRecruiter 187
Apple Inc. 148
Total employees: 23,670

0.5 Mile 1 Mile 2 Miles

POPULATION

2024 Estimated Population	6,859	31,827	87,309
2029 Projected Population	7,191	31,528	85,263
2020 Census Population	6,185	31,295	87,766
2010 Census Population	4,968	29,079	84,250
Projected Annual Growth 2024 to 2029	1.0%	-0.2%	-0.5%
Historical Annual Growth 2010 to 2024	2.7%	0.7%	0.3%
2024 Median Age	40.0	41.3	42.3

HOUSEHOLDS

2024 Estimated Households	4,388	18,859	46,263
2029 Projected Households	4,685	18,950	45,824
2020 Census Households	3,942	18,163	45,555
2010 Census Households	3,239	17,421	44,700
Projected Annual Growth 2024 to 2029	1.4%	-	-0.2%
Historical Annual Growth 2010 to 2024	2.5%	0.6%	0.2%

RACE & ETHNICITY

2024 Estimated White	58.9%	64.6%	64.5%
2024 Estimated Black or African American	9.7%	6.2%	5.6%
2024 Estimated Asian or Pacific Islander	12.2%	11.1%	10.9%
2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2024 Estimated Other Races	18.6%	17.6%	18.3%
2024 Estimated Hispanic	22.4%	21.9%	22.7%

INCOME

2024 Estimated Average Household Income	\$158,589	\$168,721	\$194,909
2024 Estimated Median Household Income	\$96,703	\$104,623	\$120,965
2024 Estimated Per Capita Income	\$102,669	\$100,537	\$103,671

EDUCATION

2024 Estimated High School Graduate	9.4%	9.9%	9.4%
2024 Estimated Some College	10.8%	12.2%	12.4%
2024 Estimated Associates Degree Only	6.1%	5.4%	5.6%
2024 Estimated Bachelors Degree Only	42.0%	37.0%	36.8%
2024 Estimated Graduate Degree	25.8%	29.5%	29.7%

BUSINESS

2024 Estimated Total Businesses	2,569	4,165	9,928
2024 Estimated Total Employees	23,842	36,329	80,035
2024 Estimated Employee Population per Business	9.3	8.7	8.1
2024 Estimated Residential Population per Business	2.7	7.6	8.8



REAL ESTATE

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