

**PRICE REDUCTION**

FOR LEASE

**3127 Santa Monica Blvd**

SANTA MONICA, CA 90404

**WESTMAC**

Commercial Brokerage Company

FOR MORE INFORMATION

**BRIAN R. HART**

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# PROPERTY INFORMATION



|               |   |
|---------------|---|
| ADDRESS       | 3127 Santa Monica Boulevard, Santa Monica, CA 90404         |
| BUILDING SIZE | Approximately 3,284 square feet of building                 |
| LAND SIZE     | Approximately 7,200 square feet                             |
| LEASE RATE    | <b>\$7,950</b> <del>\$9,500</del> per month, modified gross |
| YEAR BUILT    | 1952  |
| ZONING        | MUBL  |
| PARKING       | In Rear off Alley   |

## COMMENTS

- » Private Compound - former massage and wellness center
- » Property consists of 4 separate structures in a tranquil garden setting
- » 1st time available in over 20 years
- » Prime Location along Santa Monica Blvd
- » 50' of frontage

# PROPERTY PHOTOS



# DEMOGRAPHICS DATA

| POPULATION                   | 2-MILE  | 5-MILES | 10-MILES  |
|------------------------------|---------|---------|-----------|
| 2020 Population              | 136,779 | 513,611 | 1,605,409 |
| 2024 Population              | 141,415 | 528,459 | 1,619,694 |
| 2029 Population (Projection) | 138,899 | 518,890 | 1,583,579 |

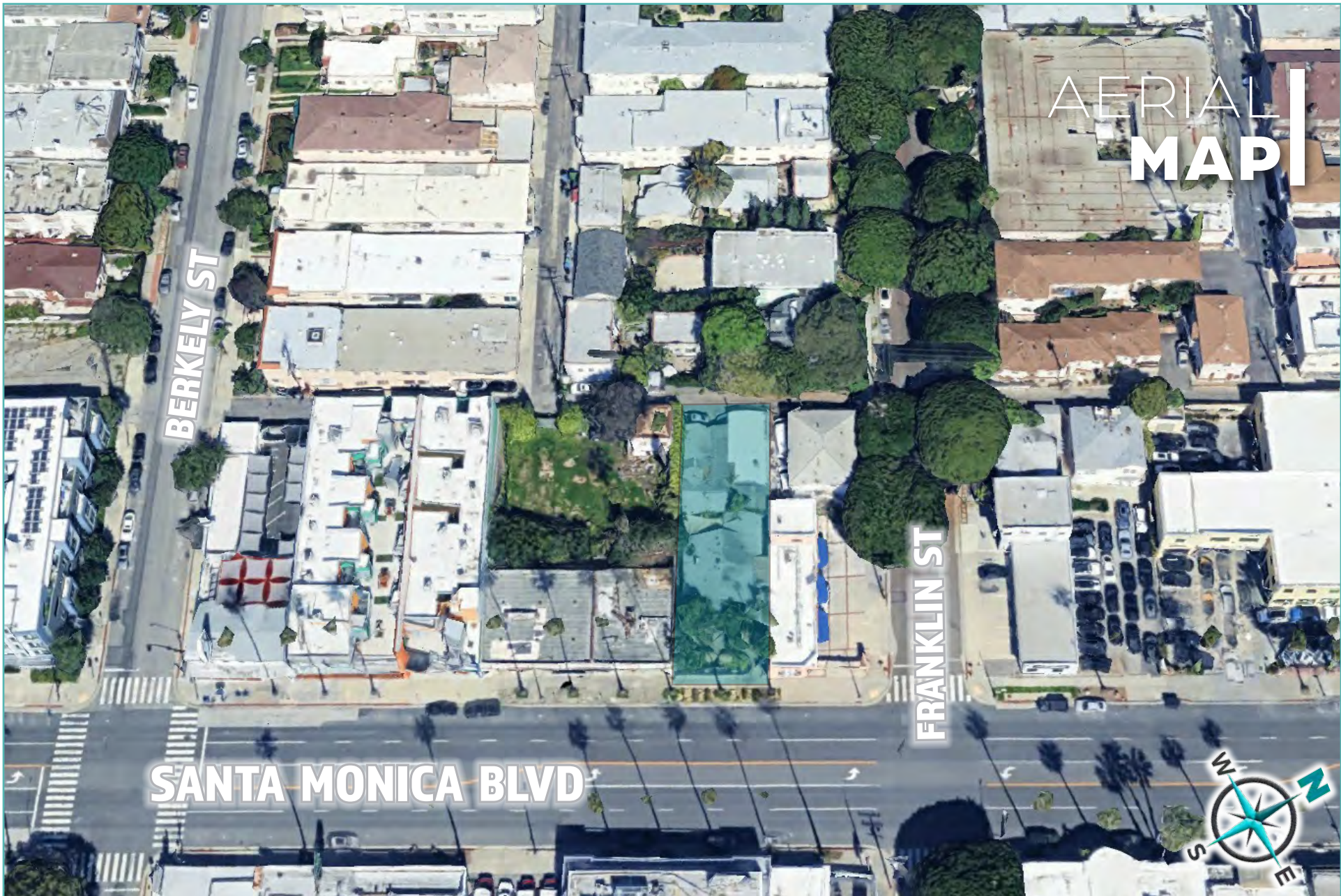
## HOUSEHOLD

|                          |           |           |           |
|--------------------------|-----------|-----------|-----------|
| 2024 Households          | 138,899   | 518,890   | 1,583,579 |
| Median Household Income  | \$106,016 | \$107,987 | \$87,552  |
| Average Household Income | \$136,374 | \$139,901 | \$120,148 |

## BUSINESS

|                   |         |         |         |
|-------------------|---------|---------|---------|
| Total Businesses  | 18,700  | 56,490  | 131,300 |
| Total Employees   | 128,531 | 442,555 | 995,684 |
| Consumer Spending | \$2.4B  | \$8.7B  | \$23.9B |



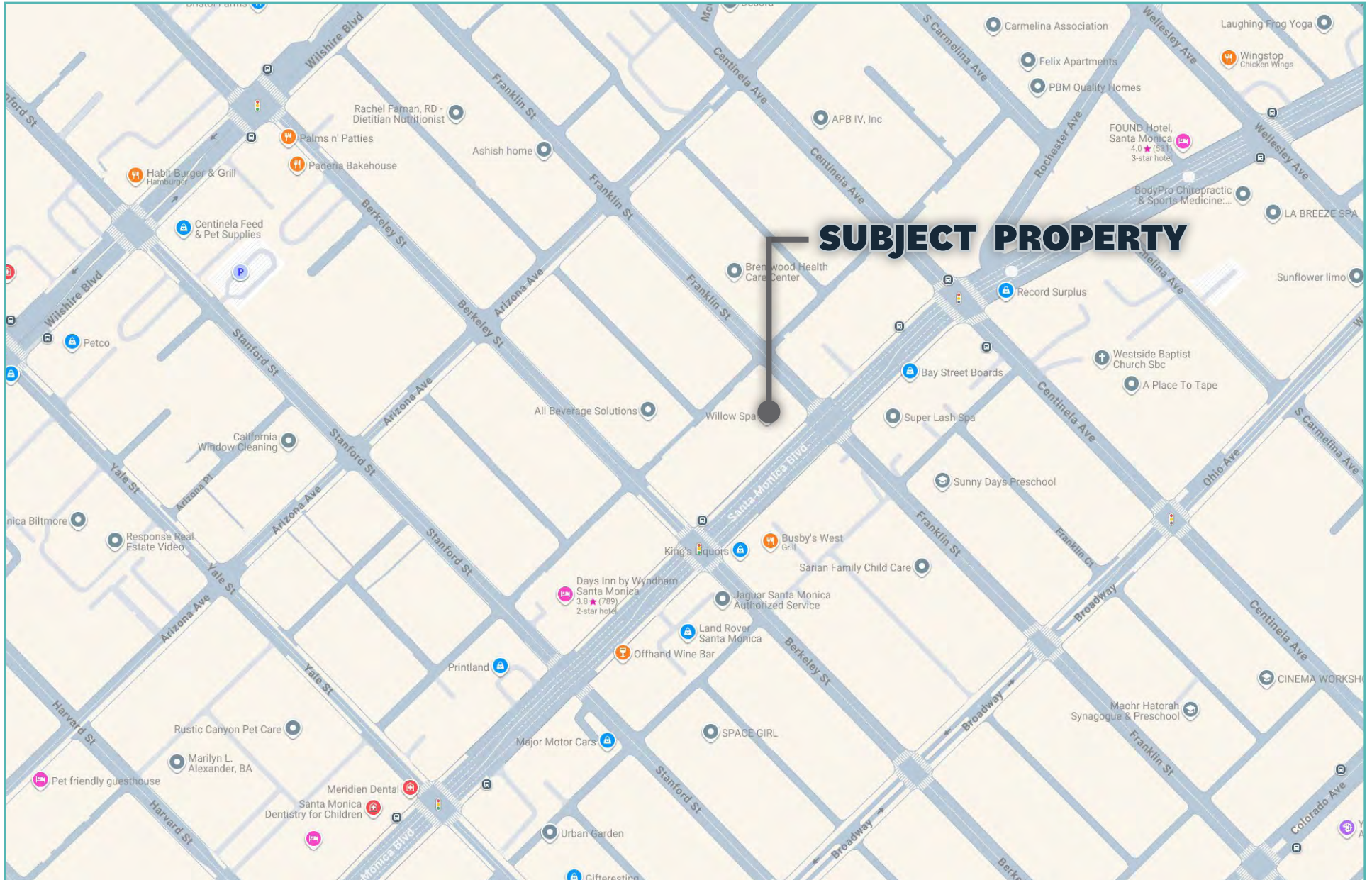


# AERIAL MAP

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# AMENITIES MAP



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