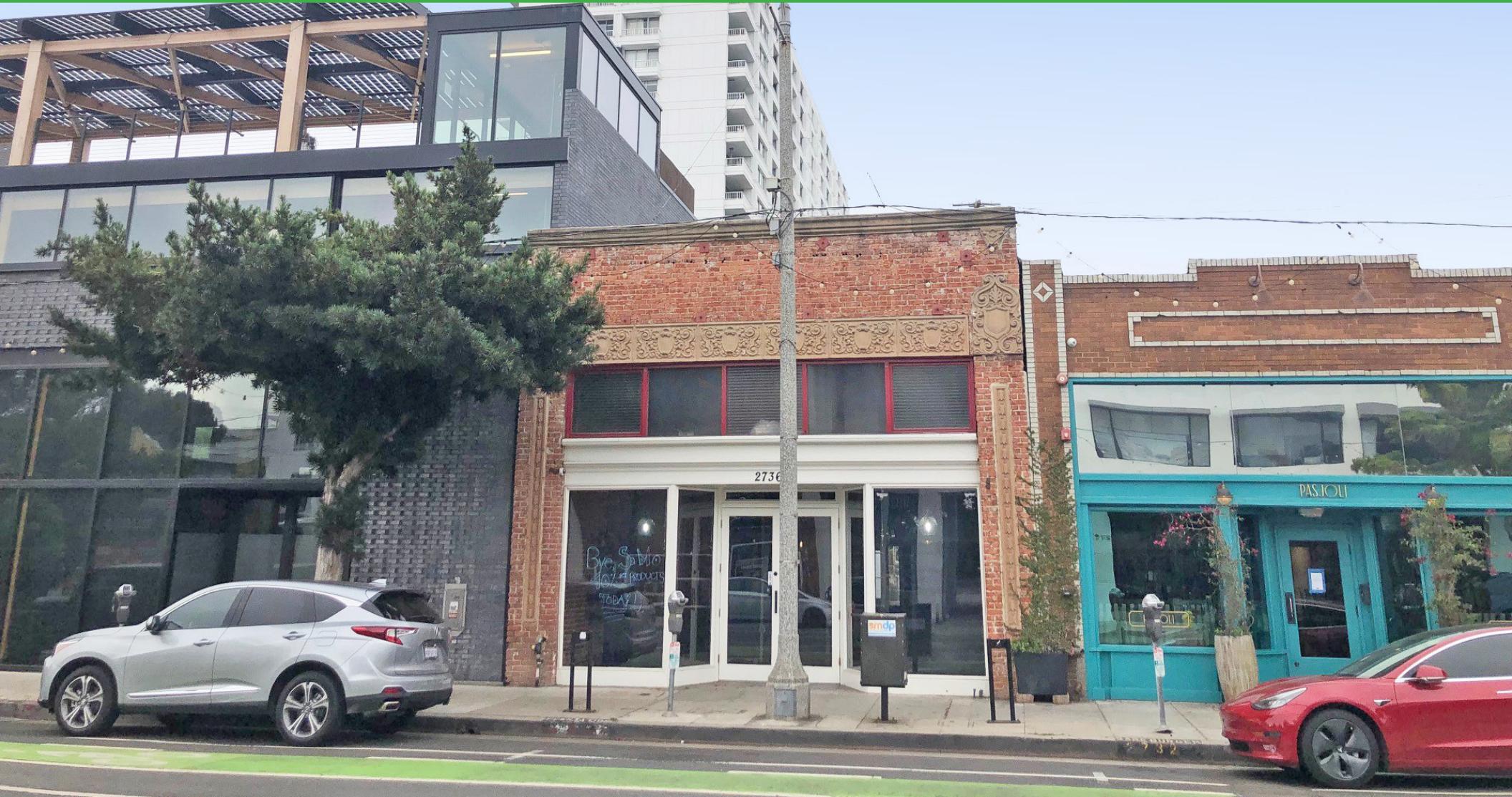


FOR SALE

OWNER / USER OPPORTUNITY

2736 MAIN STREET
SANTA MONICA, CA 90405



GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



INVESTMENT OVERVIEW

2736 MAIN STREET
SANTA MONICA, CA 90405

PRICE: **\$3,145,000**

ADDRESS: 2736 Main Street
Santa Monica, CA 90405

BUILDING: Approximately 2,465 Square Feet
(Price Per Square Foot: \$1,275)

LAND: Approximately 2,178 Square Feet

APN: 4288-010-001 / 4288-010-008

YEAR BUILT: 1927

PROPERTY: Retail / Office

ZONING: SMCM2*

PARKING: City of Santa Monica Parking Lot

INVESTMENT HIGHLIGHTS

- The Property is a single-story freestanding retail/office building which will be delivered vacant at the close of escrow
- Located on vibrant Main Street just a few blocks from the beach in Santa Monica with many walkable amenities in the area including restaurants, cafes, bars, an eclectic mix of retail shops and much more
- The demographic profile of the surrounding areas gives the underlying real estate a strong intrinsic value
- The average household income within a 3-mile radius of the subject property is \$139,550
- Close proximity to the beach and Downtown Santa Monica
- Great visibility with Main Street frontage and tremendous daily pedestrian and automobile traffic
- Neighbor's include Saturday Farmers Market, Lula Cocina Mexicana, Starbucks and more
- Exposed brick with an industrial-inspired interior

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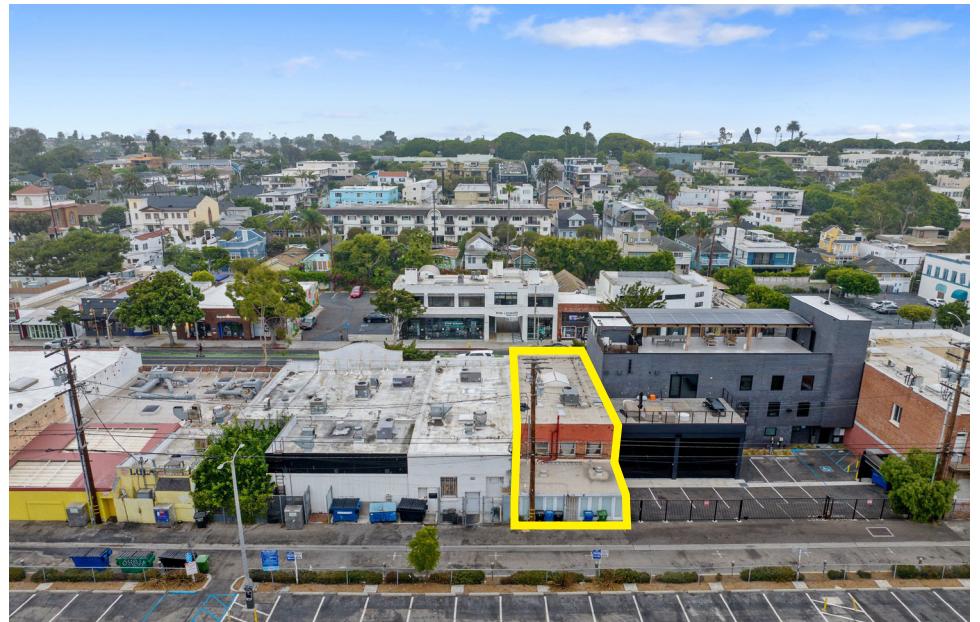
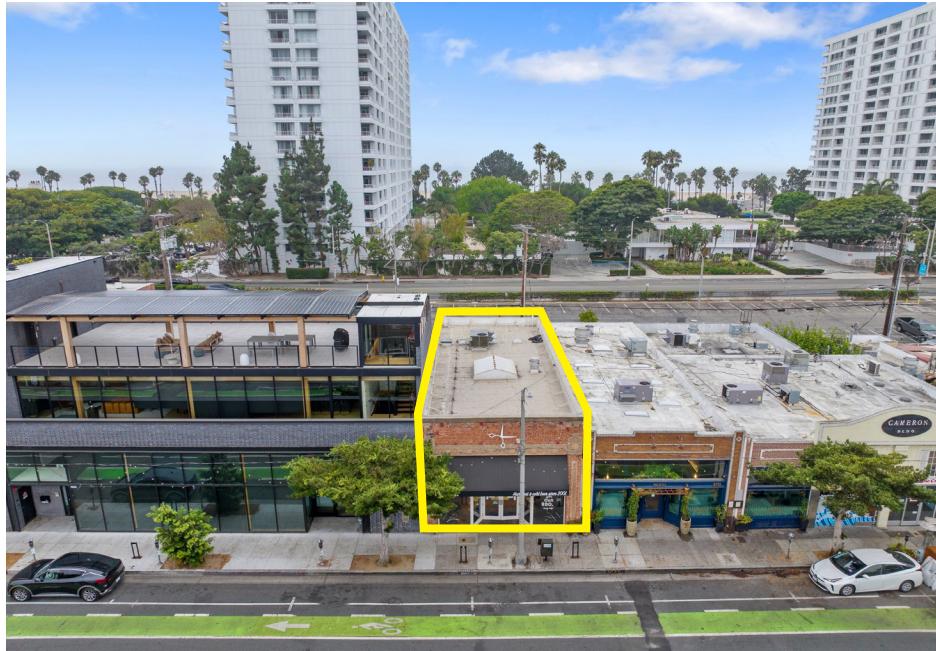
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EXTERIOR OVERVIEW

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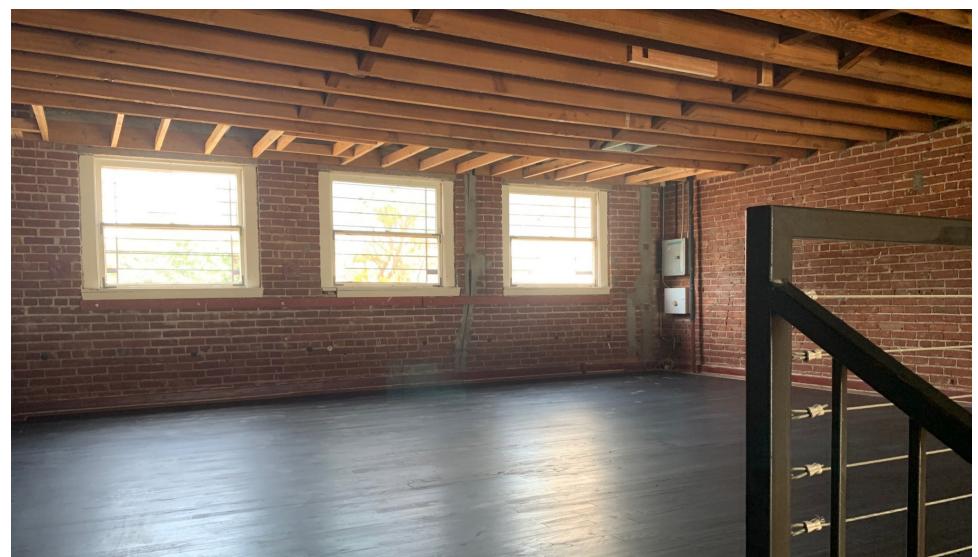
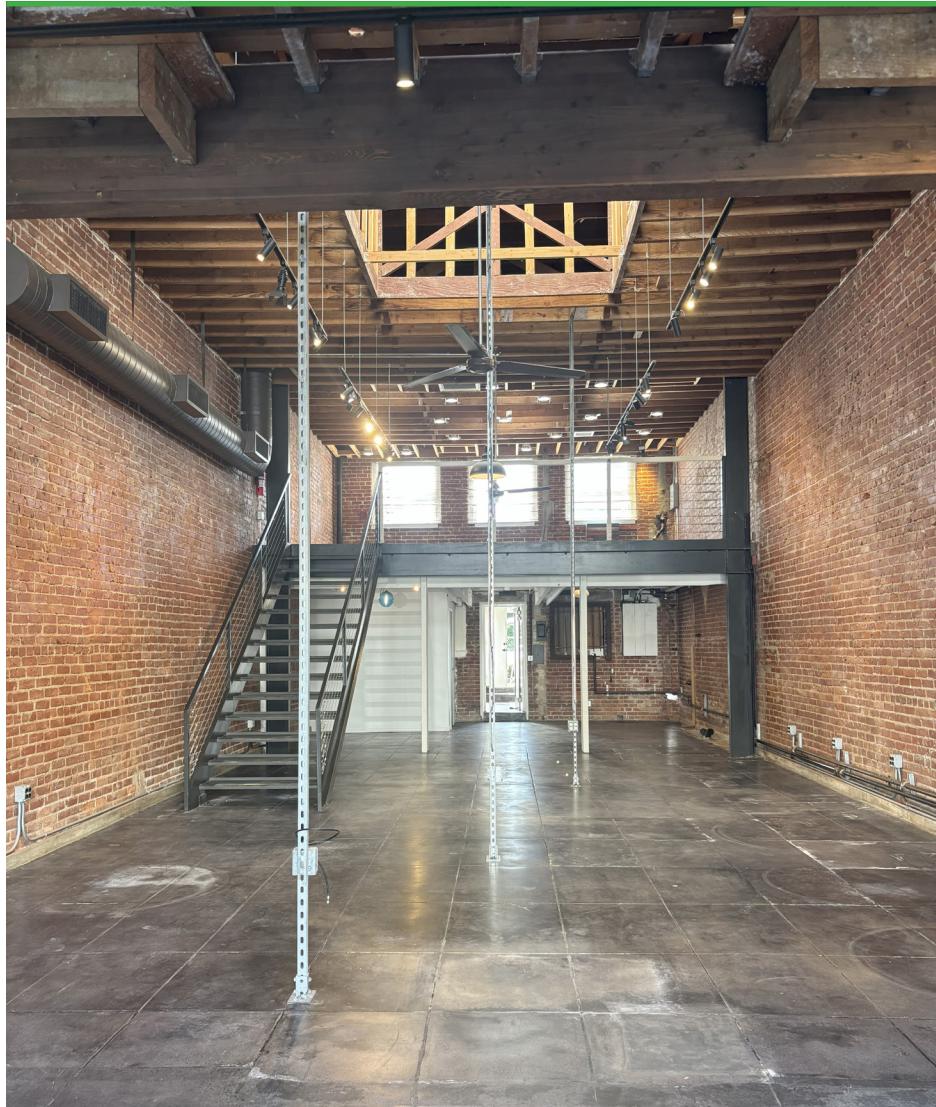
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INTERIOR VIEWS

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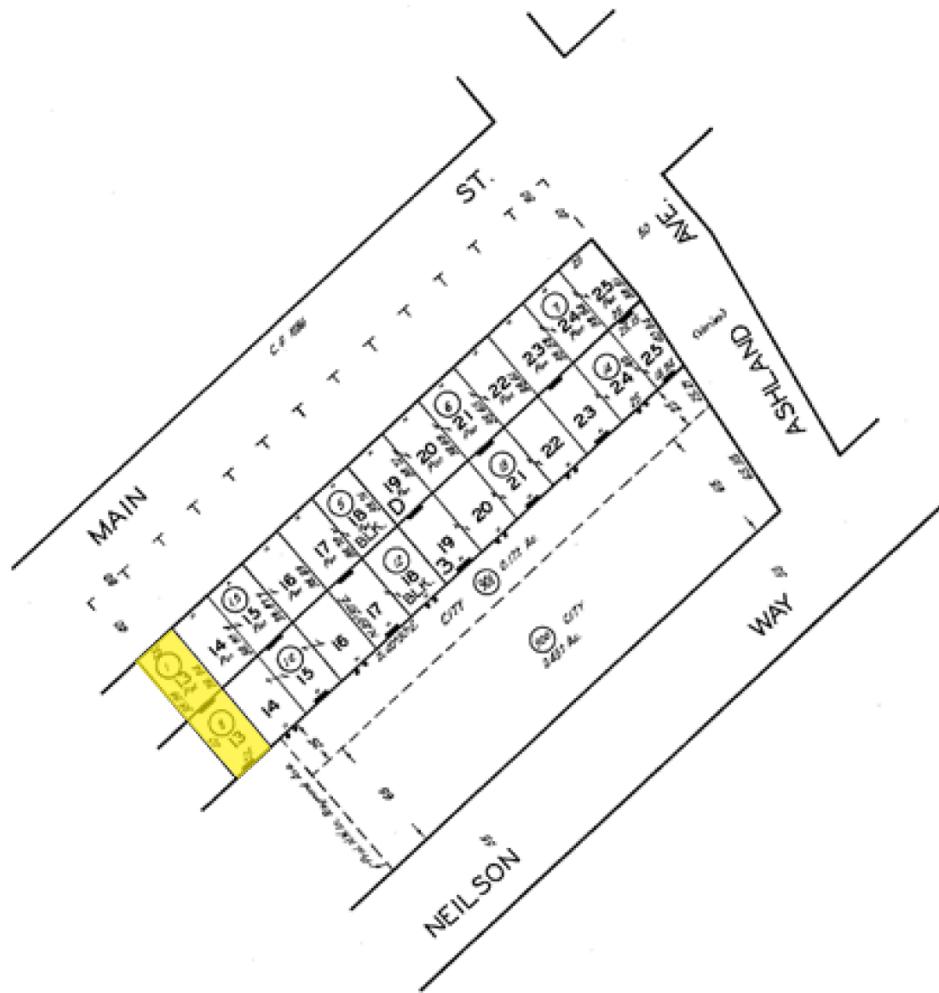
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PLAT MAP

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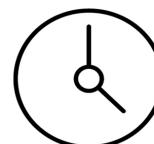
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AREA DEMOGRAPHICS

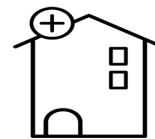
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Housing Units
18,020



Estimated Population
29,916



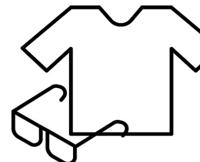
Median Home Value
\$1,119,350



Educational Attainment
63%
with college or higher degree



Average Household Income
\$128,977



Apparel, Food/Entertainment &
Services
\$251,069
2023 yearly consumer spending

POPULATION

2029 Projected Population

29,284

183,126

443,385

2024 Estimated Population

29,916

186,622

451,998

2020 Census Population

29,441

181,400

440,085

Growth 2024-2029

-2.11%

-1.87%

-1.94%

Growth 2020-2024

1.61%

2.88%

2.71%

2024 HOUSEHOLDS BY HH INCOME \$50,000 +

\$50,000-\$74,999

1,664

9,745

23,995

\$75,000-\$99,000

1,585

8,050

21,464

\$100,000 +

7,521

51,022

81,162

TOTAL

10,770

68,817

126,621

2024 Estimated Average HH Income

\$129,977

\$142,894

\$139,550

2024 Estimated Households

15,755

94,015

212,095

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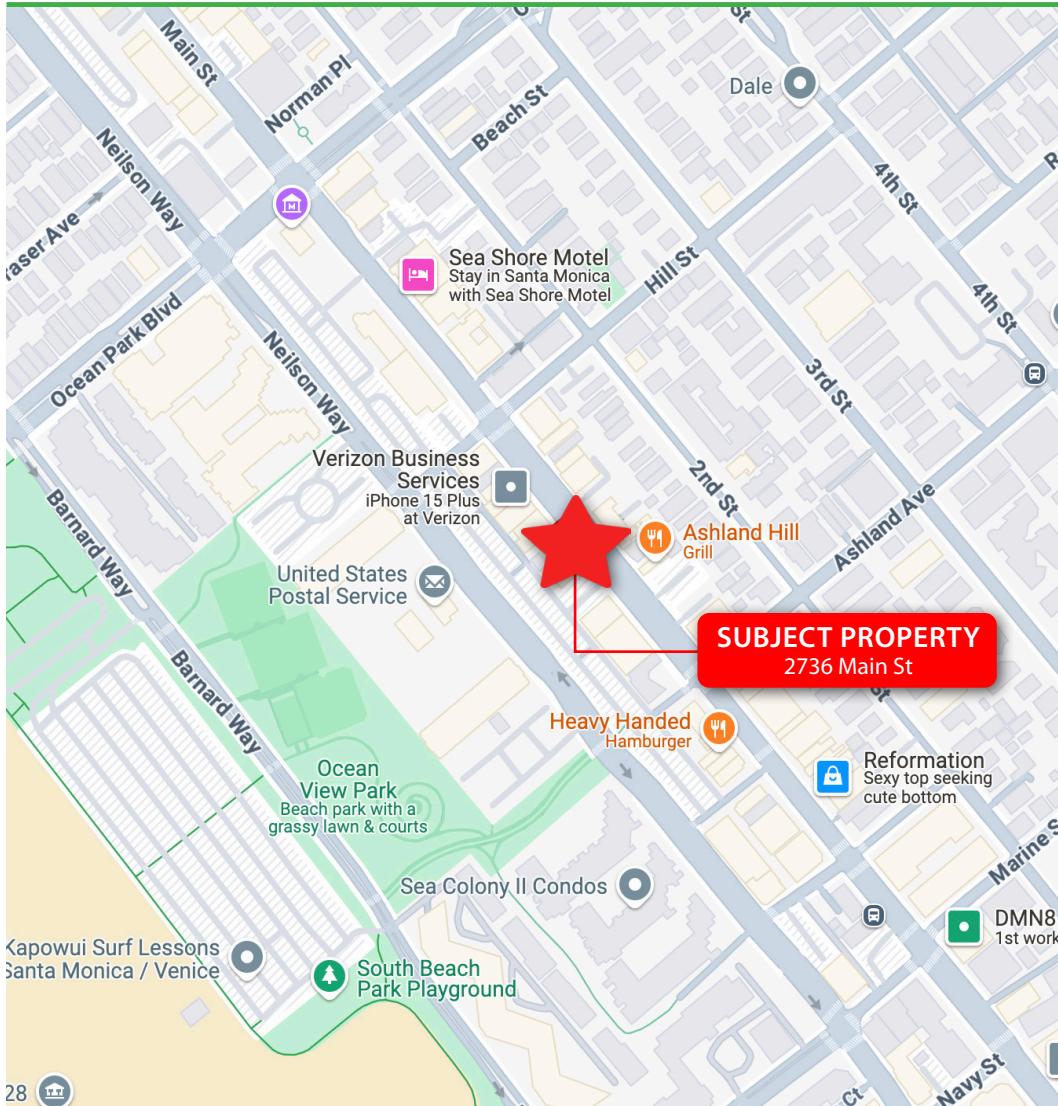
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AREA OVERVIEW

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Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts and recreational venues. Recently named by National Geographic as one of the "Top 10 Beach Cities in The World", and by TIME as one of the "Best Places to Live", Santa Monica features 3 miles of Pacific beaches and the Santa Monica Pier. Santa Monica's residential population is approximately 93,000 increasing to an estimated 250,000 during the day with tourist, shoppers and employees. Tourism attracts over 8 million visitors annually. Part of the reason that so many world-renowned chefs set up shop in Santa Monica is due to its numerous bountiful farmers markets. Named by Travel + Leisure as the best farmers market in the country, Santa Monica's four weekly farmers markets attract the city's residents and local chefs with the freshest produce, flowers, meats, cheeses, nuts, fish, and more.

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