

THE CHARLIE

1450 Cloverfield Blvd & 2225 Broadway

LAST SPACE REMAINING: IDEAL FOR RESTAURANTS,
COFFEE SHOPS, WELLNESS AND DAILY NEEDS

±1,250 SF AVAILABLE FOR LEASE

SWTHZ
COMING SOON

HIGH END DENTIST
DR. SAFAIE DENTAL GROUP

LEASE PENDING
NATIONAL PILATES STUDIO

AVAILABLE

BSW
BODY SYSTEMS
WELLNESS
COMING SOON



Click Here
for Virtual Tour

RESIDENTIAL UNITS NOW 100% OCCUPIED!

KYLE WOODS

Senior Associate
Lic. 02034325
+1 310 363 4785
kyle.woods@cbre.com

BILL DURSLAG

Senior Vice President
Lic. 00498427
+1 213 613 3106
bill.durslag@cbre.com

TONY ITKIN

Sales Assistant
Lic. 02239147
+1 805 338 8454
tony.itkin@cbre.com

CBRE



THE CHARLIES: IN FOCUS



±1,250 SF Available for Lease



Rare Opportunity to Join a Synergistic Retail Line-Up Containing Class A Wellness Users



High Quality Finishes with ±15' Ceiling Heights



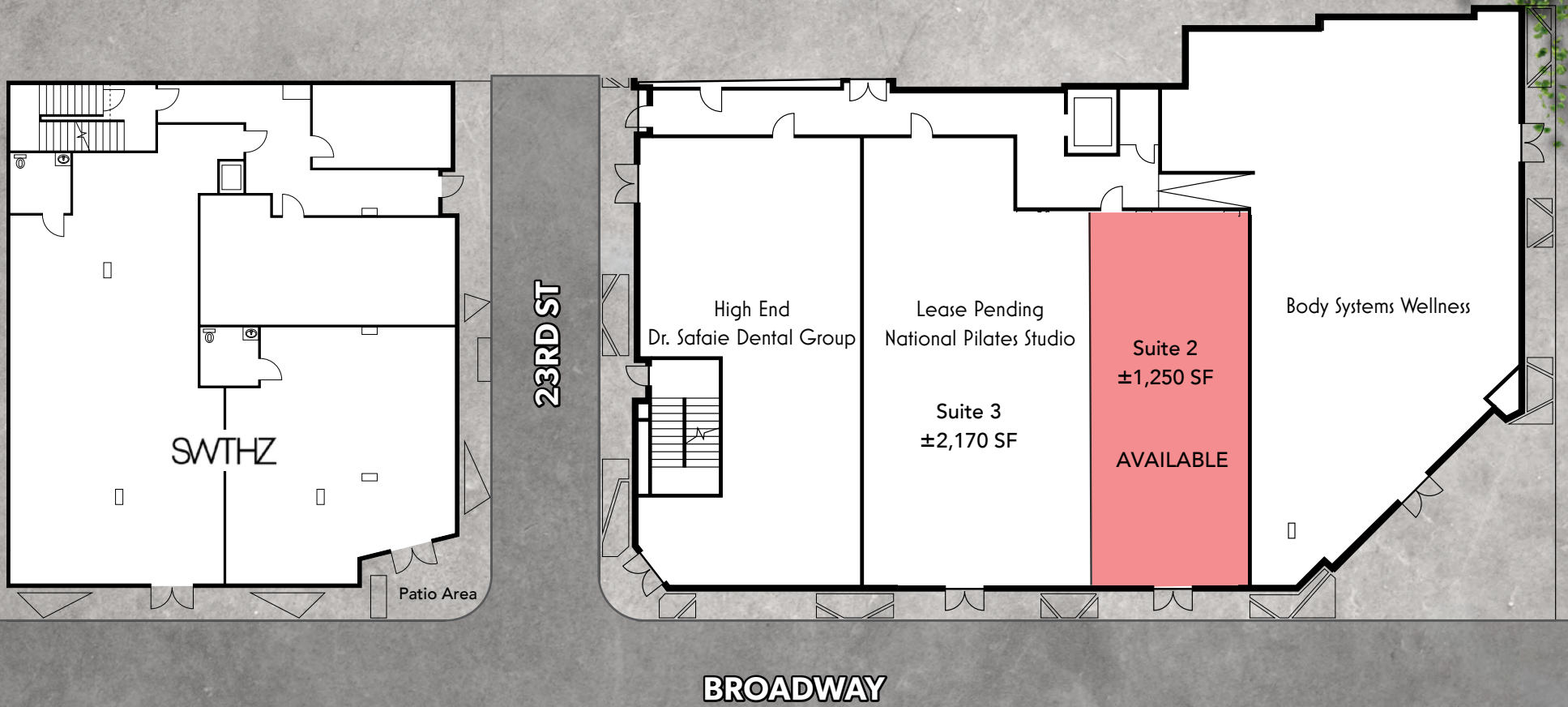
Restaurant Capable Space with All Utilities Stubbed, Sufficient Power and a Hood Shaft



Secure On-Site Parking with 37 Spaces



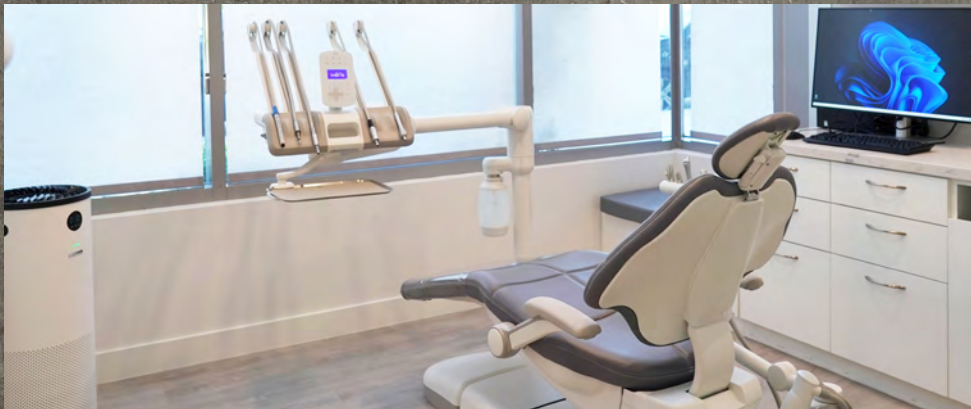
Rare Retail Opportunity in Luxury Residential Complexes (50 Units Total **with 100% Occupancy!**)



FLOOR PLAN

BSW

BODY SYSTEMS
WELLNESS



JOIN THE THRIVING TENANT MIX

Body Systems Wellness offers advanced treatments for rejuvenating the face, body, and hair, including skin lifting, tightening, and body sculpting. They provide Vitamin IV Infusions to boost health and wellness, and use integrative medicine to manage joint pain in areas like knees, elbows, and lower back. Their comprehensive approach ensures a fresh, youthful appearance and overall well-being. This creates great synergy making it an ideal spot for businesses looking to benefit from high foot traffic and a health-conscious clientele, fostering a community dedicated to wellness and innovation.

SweatHouz provides high-end wellness experiences with their luxurious saunas, invigorating cold plunges, and refreshing vitamin C showers. Located in a vibrant community, SweatHouz draws a consistent flow of health-conscious individuals, fostering a dynamic and supportive atmosphere.

Dr. Safaie is a renowned cosmetic dentist offering high-end dental services that enhance both the appearance and health of your smile. His expertise includes advanced procedures such as veneers, teeth whitening, and smile makeovers, ensuring top-tier results for his clients. Located in a bustling community, Dr. Safaie attracts a discerning clientele perfect for a businesses looking to benefit from a sophisticated, health-conscious customer base and the vibrant, high-traffic area, fostering a community dedicated to excellence and innovation.

THE CHARLIE



Curating a High-End Retail Destination. Ideal for Coffee Shops, Sushi Bars, Juice Bars, and Health-Oriented Tenants.

1450 Cloverfield

THE CHARLIE

LOCATION



WALKERS PARADISE
(WALKERS SCORE OF 92)



SHORT WALK TO
THE METRO E LINE



WITHIN A HALF
MILE TO THE I-10
FREEWAY

THE CHARLIE

MEDIA AND TECH NEIGHBORS

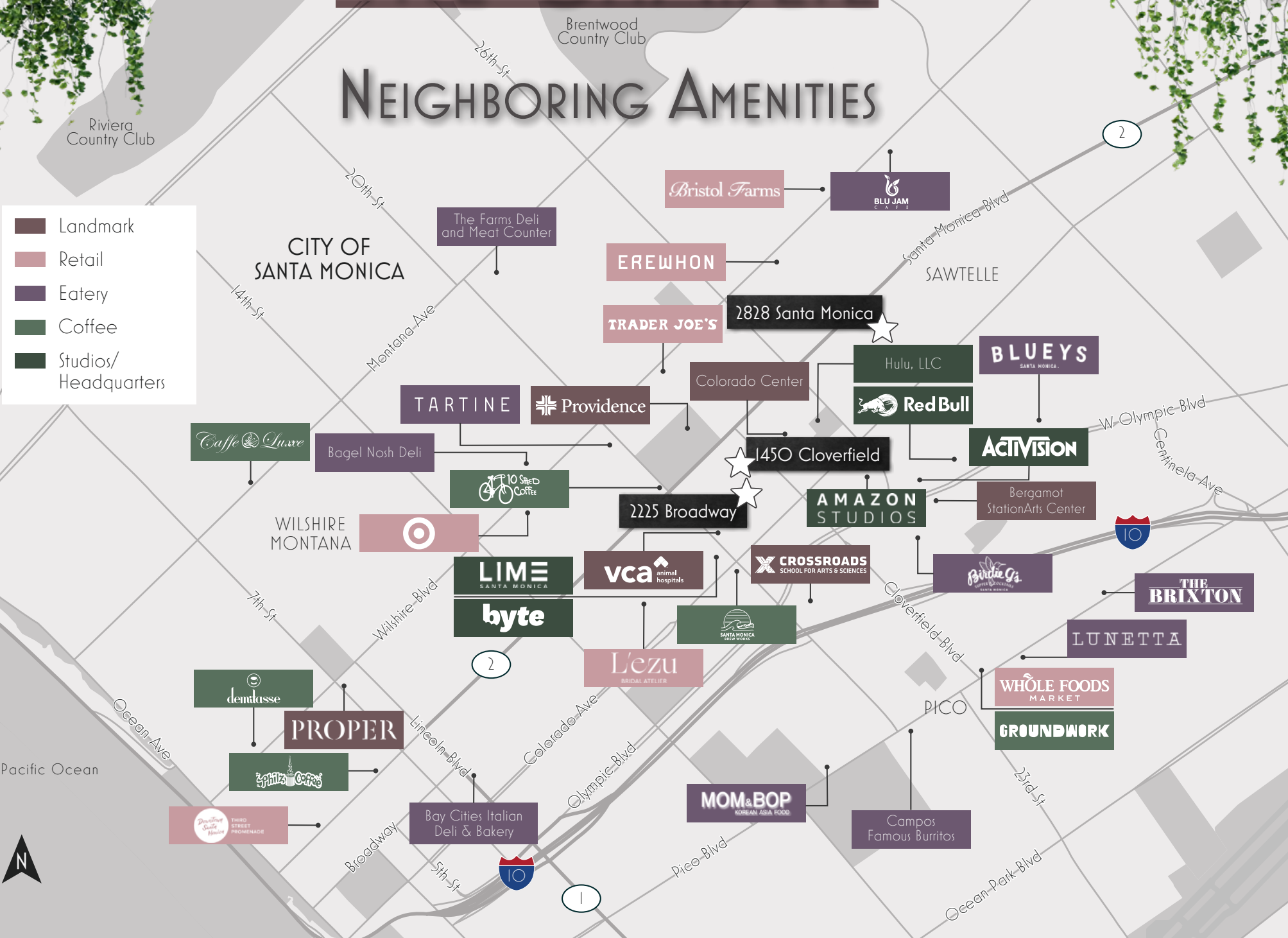


PRIME RETAIL LOCATION DIRECTLY ACROSS FROM MEDIA DISTRICT WITH 4 MILLION SF OF OFFICE SPACE CURRENTLY 92% OCCUPIED

THE CHARLIE

NEIGHBORING AMENITIES

- Landmark
- Retail
- Eatery
- Coffee
- Studios/Headquarters



SANTA MONICA OVERVIEW

Households

0.5 Mile Radius	3,762
1 Mile Radius	18,695
2 Mile Radius	72,899

Businesses

0.5 Mile Radius	2,144
1 Mile Radius	5,221
2 Mile Radius	17,561

Average
Population

249,424

3-MILE 2024

Average Household Income

\$172,403

3-MILES 2024

Average
Employees

216,442

3-MILE 2024



Data Source: ESRI



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