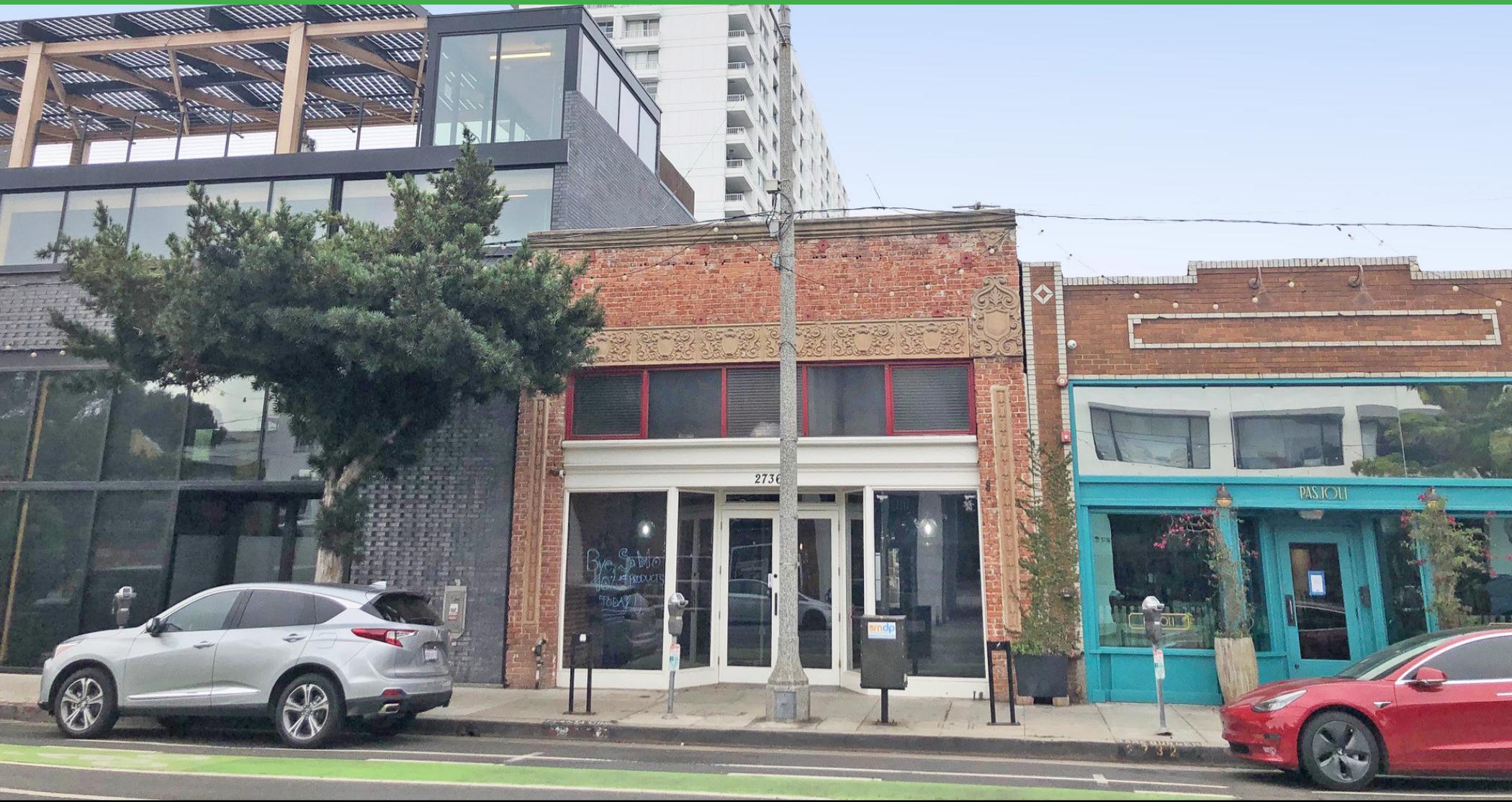


# FOR LEASE

RETAIL / OFFICE SPACE

2736 MAIN STREET  
SANTA MONICA, CA 90405



**GREG ECKHARDT**

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



# PROPERTY DETAILS

2736 MAIN STREET  
SANTA MONICA, CA 90405

**PRICE:** **\$4.50 psf per month, NNN**

**NNN:** \$1.71 psf per month

**SIZE:** Approximately 2,465 Square Feet

**TERM:** 3 - 5 years

**AVAILABILITY:** Immediately

**PARKING:** City of Santa Monica Parking Lot

## PROPERTY HIGHLIGHTS

- 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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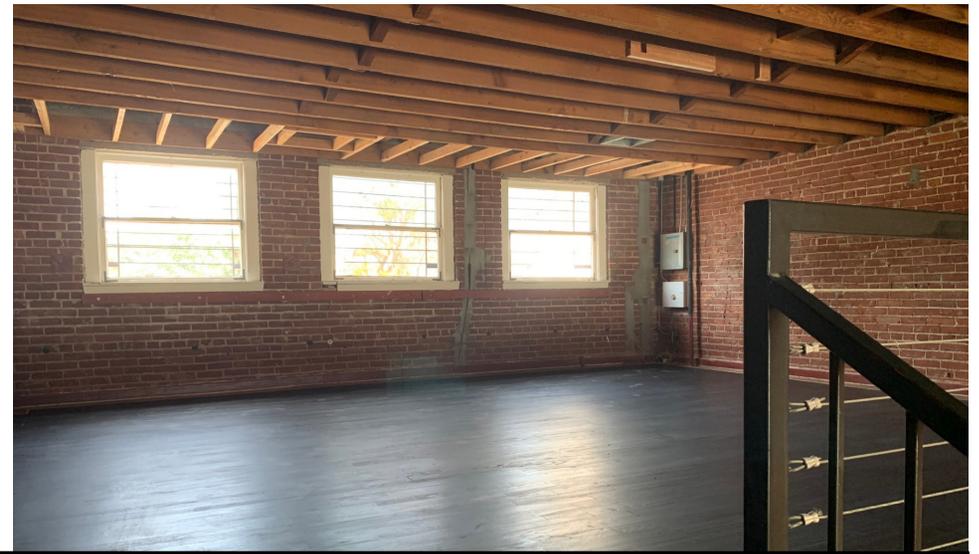
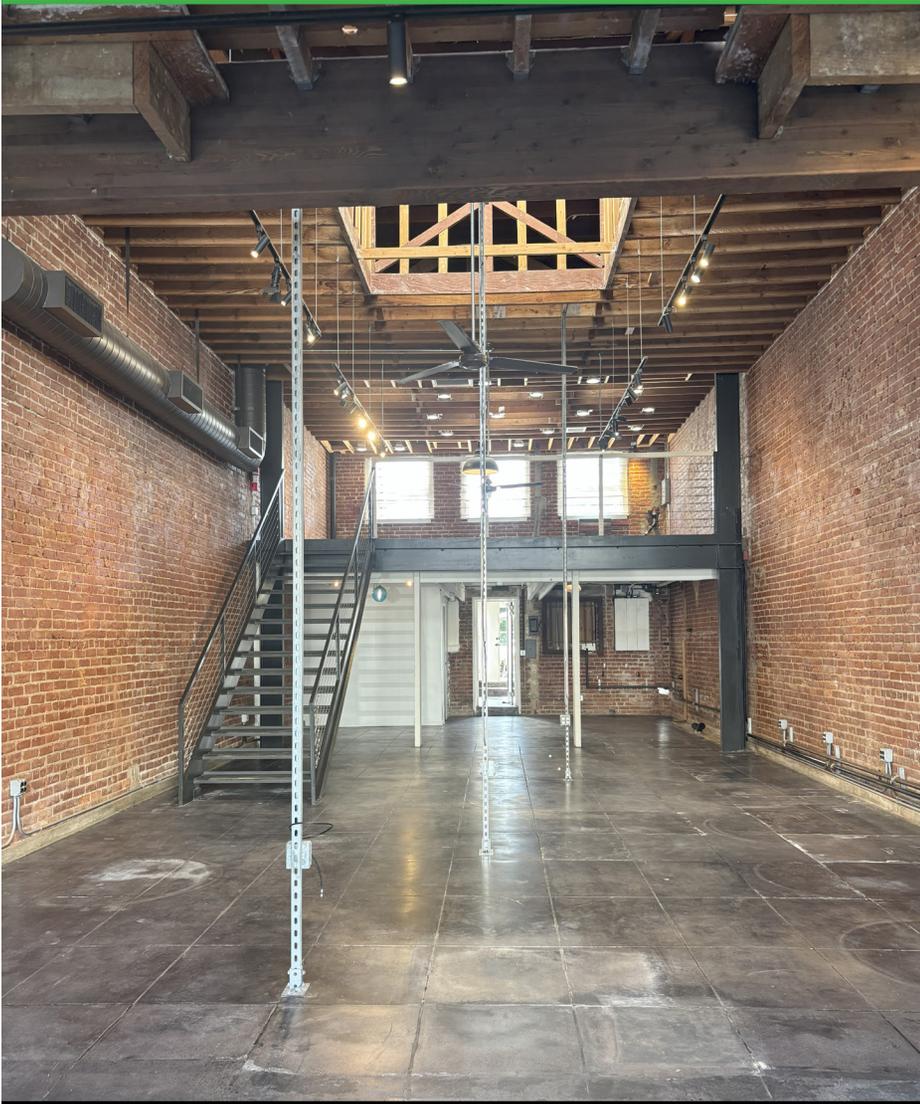
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# INTERIOR VIEWS

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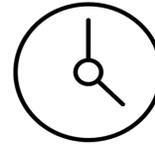
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# AREA DEMOGRAPHICS

2736 MAIN STREET  
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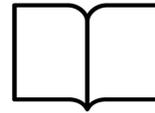
Housing Units  
**18,020**



Estimated Population  
**29,916**



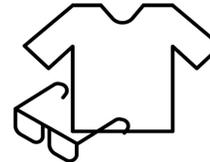
Median Home Value  
**\$1,119,350**



Educational Attainment  
**63%**  
with college or higher degree



Average Household Income  
**\$128,977**



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

## POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
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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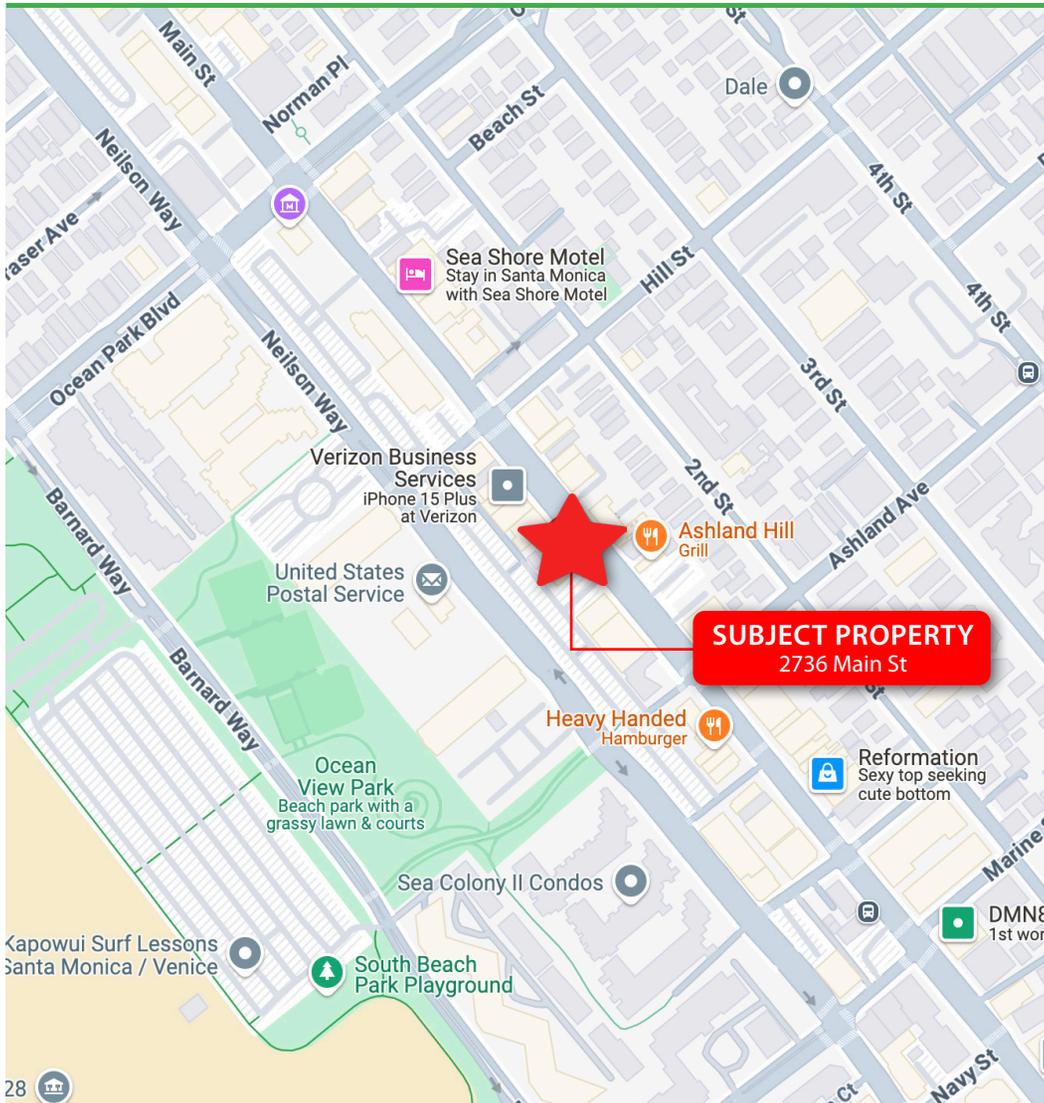


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# AREA OVERVIEW

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SANTA MONICA, CA 90405



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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