

CREATIVE OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Total Space Available:	9,300 SF
First Floor:	6,200 SF
Second Floor:	3,100 SF
Lease Rate:	\$3.50/SF/Month (NNN)
Lease Term:	Negotiable
Tenant Improvements:	Negotiable
Parking:	3/1,000 SF

PROPERTY HIGHLIGHTS

- In the heart of the Silicon Beach
- Near many media & tech companies
- High ceilings in the majority of the ground floor with lots of natural light
- Mix of private offices and open space, 3 kitchens, 4 bathrooms
- Potential for prominent signage
- Ample parking spaces in the surface lot surrounding the building
- Close to Expo Line Station at 16th & Colorado
- Easy access to the Santa Monica (10) Freeway

Joseph Gabbaian

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PROPERTY PHOTOS



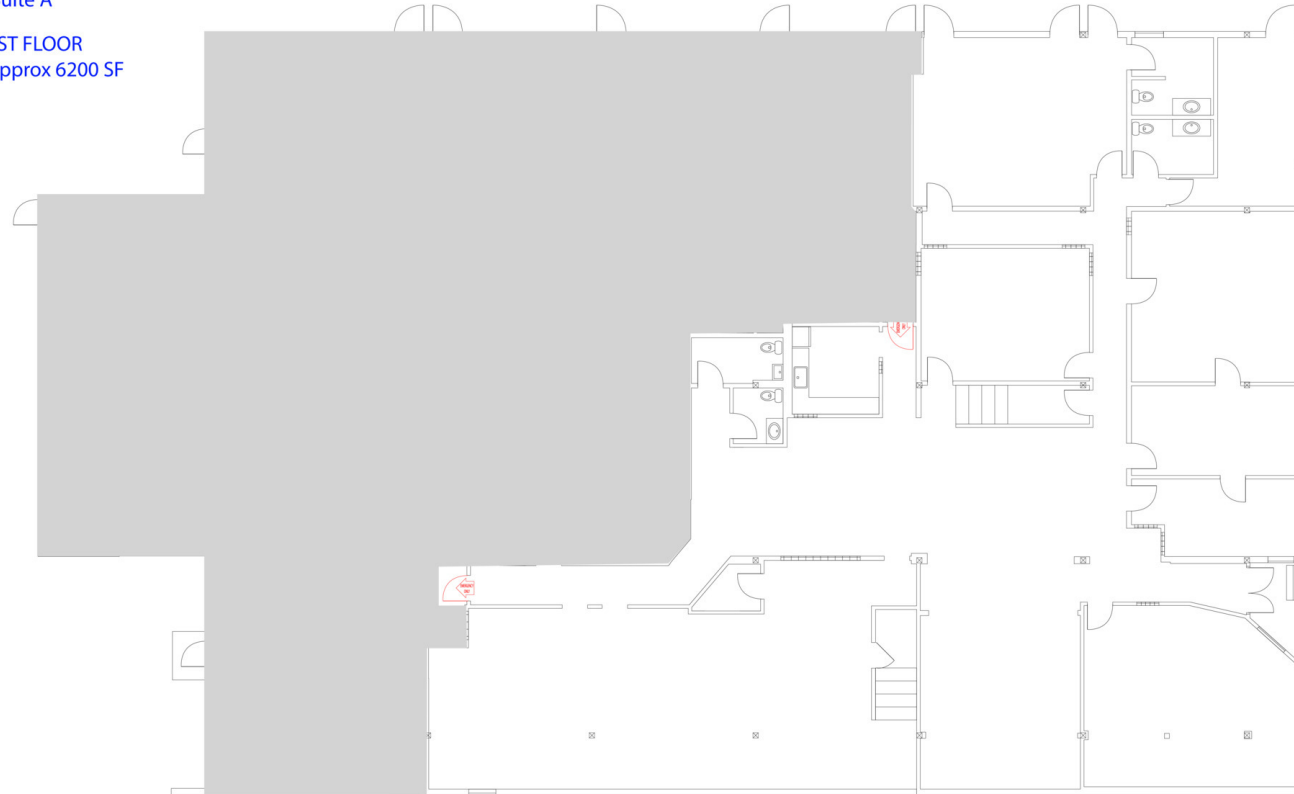
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1ST FLOOR PLAN

1119 Colorado Ave
Suite A

1ST FLOOR
Approx 6200 SF



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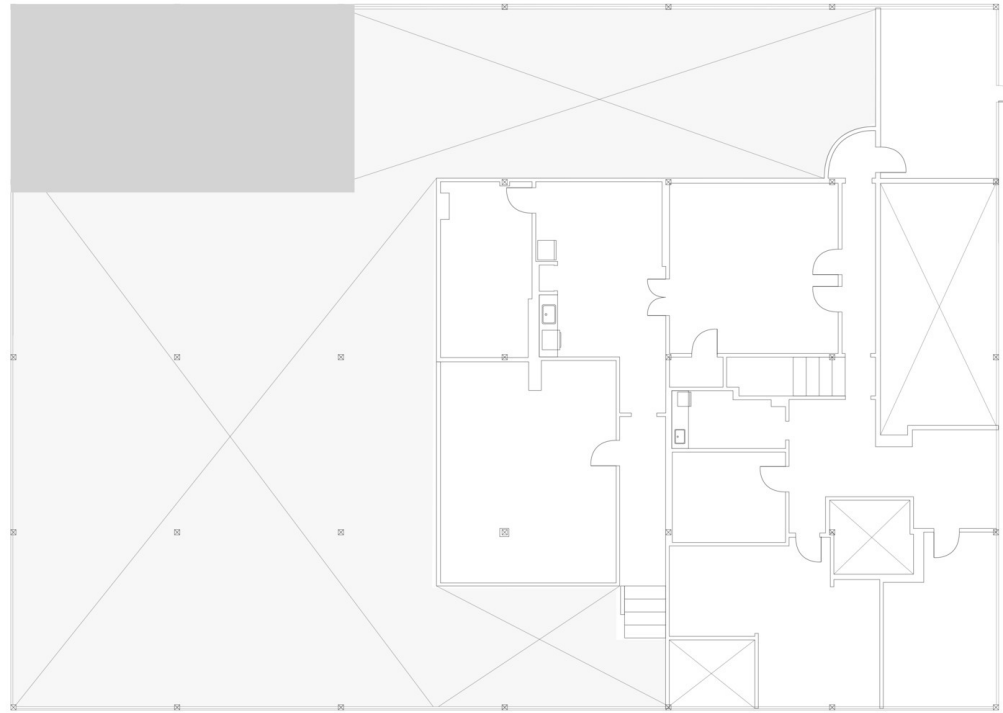
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2ND FLOOR PLAN

1119 Colorado Ave
Suite A

2ND FLOOR
Approx 3100 SF

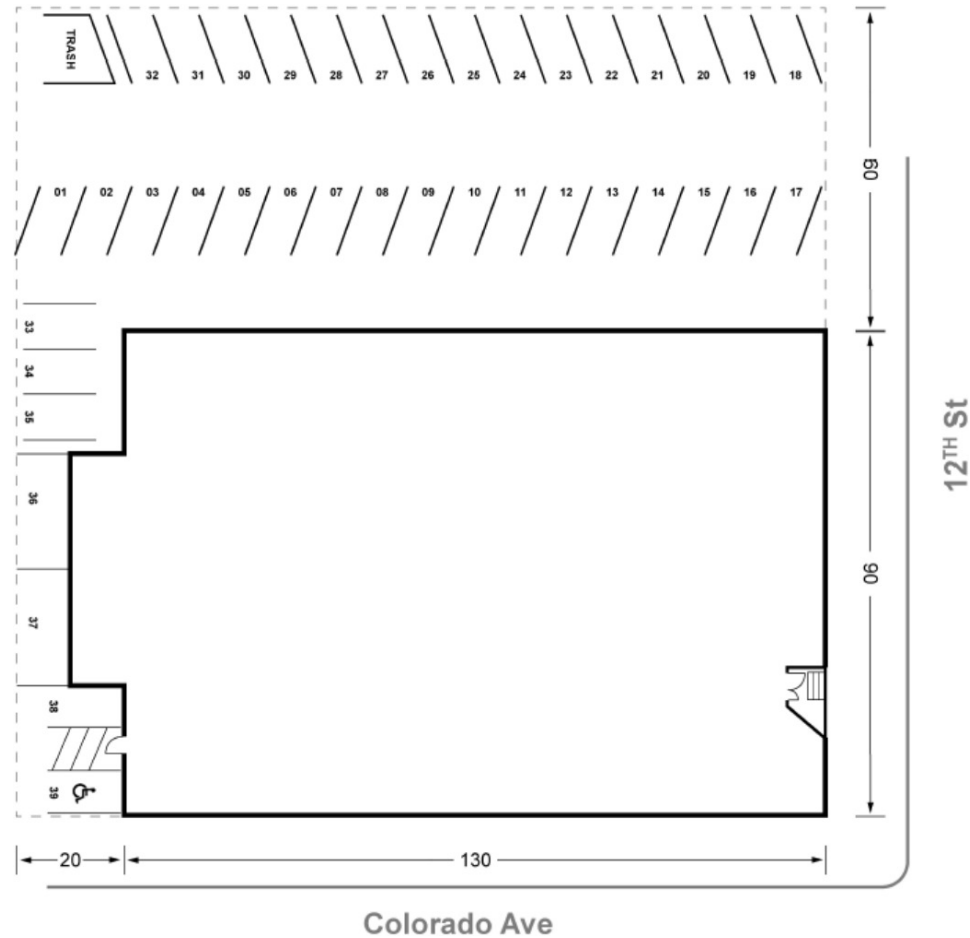


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SITE PLAN

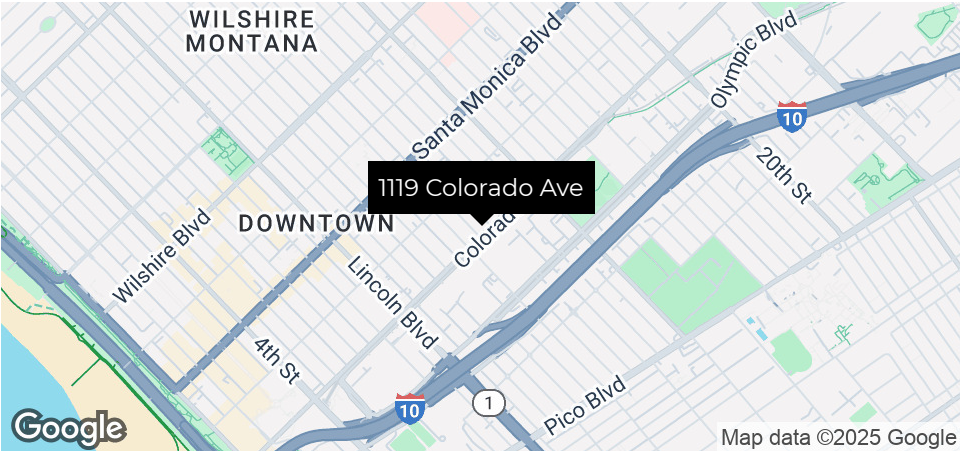


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CITY OF SANTA MONICA



DESCRIPTION

Situated amid the thriving tech and entertainment hub of Silicon Beach, the area offers unparalleled access to innovative companies and creative talent. Just steps away from iconic landmarks like Third Street Promenade and Santa Monica Place, the location boasts a lively atmosphere and endless opportunities for networking and collaboration. With its fusion of creativity, culture, and commerce, Santa Monica provides the perfect backdrop for a modern, dynamic office or creative/loft space.

DEMOGRAPHICS

County	Los Angeles
Total Population:	98,029
Daytime Employees:	92,912
Total Businesses:	11,493
Average Household Income:	\$196,000
Est. Bachelor's Degree Only:	38.4%

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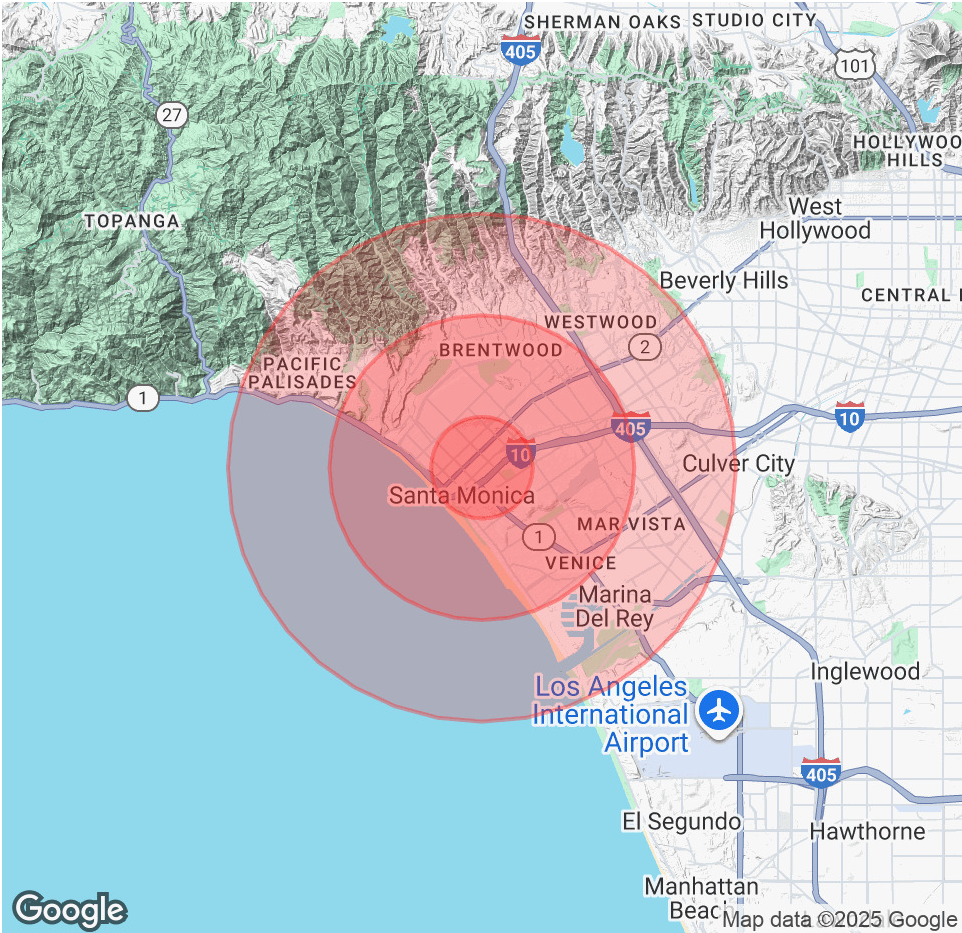
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	43,134	202,806	464,303
Average Age	44	43	41
Average Age (Male)	43	42	41
Average Age (Female)	45	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	23,241	100,771	213,512
# of Persons per HH	1.9	2	2.2
Average HH Income	\$148,594	\$169,810	\$167,175
Average House Value	\$1,564,795	\$1,641,801	\$1,570,381

Demographics data derived from AlphaMap



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