

FOR LEASE

High Profile Office / Retail or Medical

Santa Monica High
Exposure Multi-Purpose
16,000 SF Building
(Full or Partial Available)

2500-2512 Santa Monica Blvd
Santa Monica, CA 90404



Space: Floor: Size (SF):

A1* First ±3,480

A2* Second ±3,459

**Opportunity for ±1,973 SF of Free Basement space under A1 & A2; Contiguous combined to ±8,912 SF*

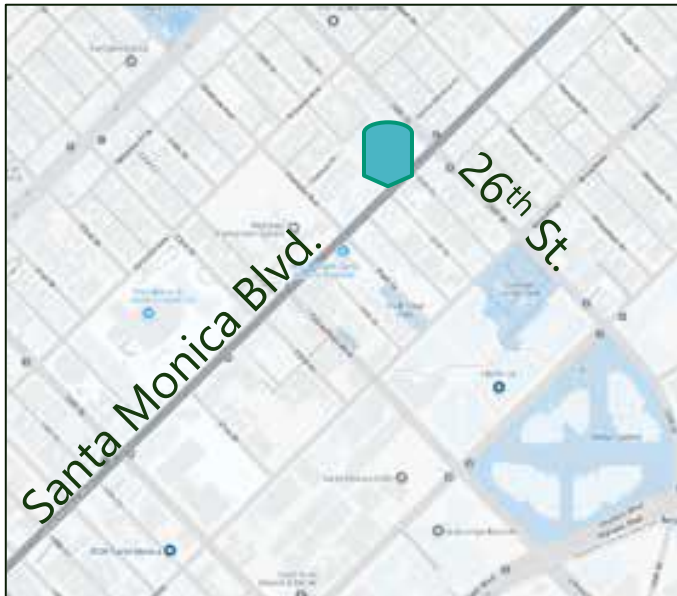
B** First ±1,701

C First ±2,684

D** Second ±1,091

Rent: \$3.55 / SF NNN (±\$0.46 / SF)

**\$5.55 / SF NNN for Space B & D

Parking: ±30 shared parking spaces147' Frontage on
Santa Monica Blvd

Elevator Served

BONUS +/- 2,000
SF Functional
Basement

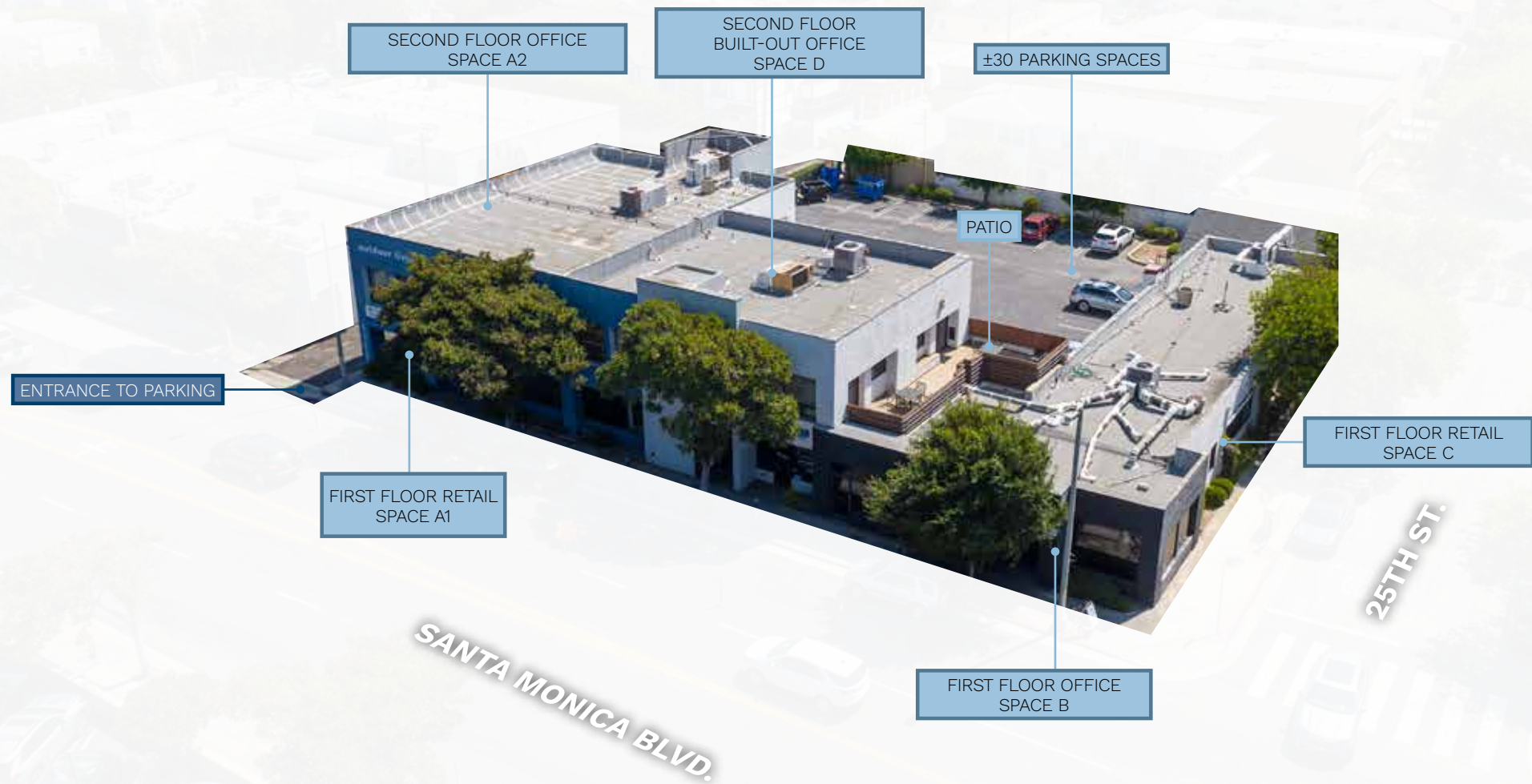
Fitness Use



Natural Light

- Approximately 147' of frontage on Santa Monica Blvd in high-traffic area, across from a variety of high-traffic retail establishments
- Opportunity for basement space under spaces A1 & A2
- Two Parcels comprising approximately 21,000 SF
- Approved for partial Medical use
- Fitness use subject to city of Santa Monica Approval
- Perimeter windows with beautiful, natural lighting, 11 ½ ft. ceilings in part of the Premises
- Elevator served building with sprinklers, operable windows, and two stairwell access including internal stairwell
- Full building compound with secure parking in rear
- Blocks away from St. Johns Hospital, Water Garden, and Yahoo
- Located adjacent to a top-performing CVS ranked 2nd out of 15 in visitation within a 5-mile radius, ensuring strong and consistent foot traffic (According to Placer AI)
- ±43,466 CPD at Santa Monica and 26th St.
- 26th Street is major thoroughfare from Brentwood to Metro E Line

PROPERTY DESCRIPTION



COMMERCIAL SPACES FOR LEASE IN SANTA MONICA

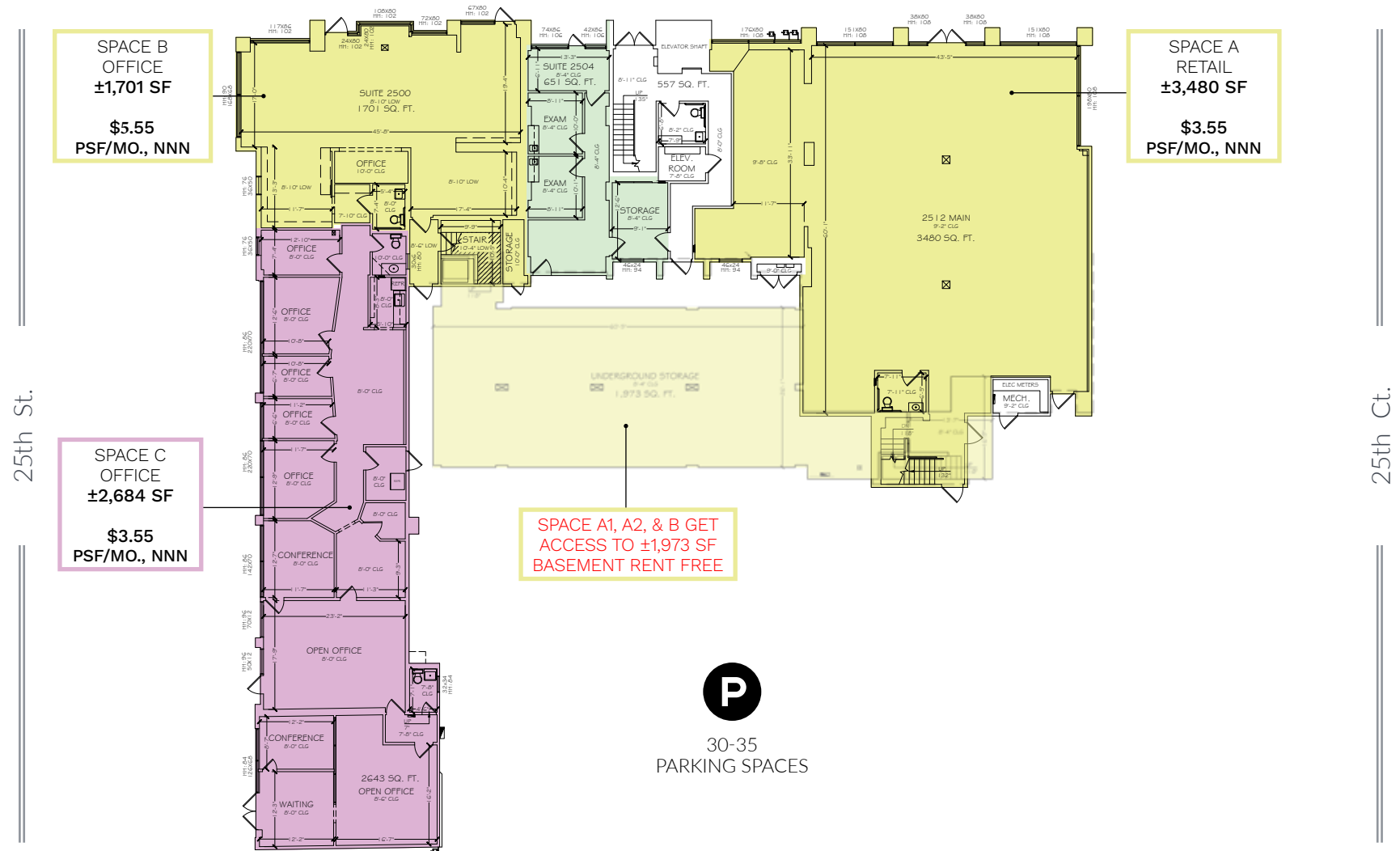
Medical, Office, or Retail



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FIRST FLOOR

Santa Monica Blvd.



COMMERCIAL SPACES FOR LEASE IN SANTA MONICA

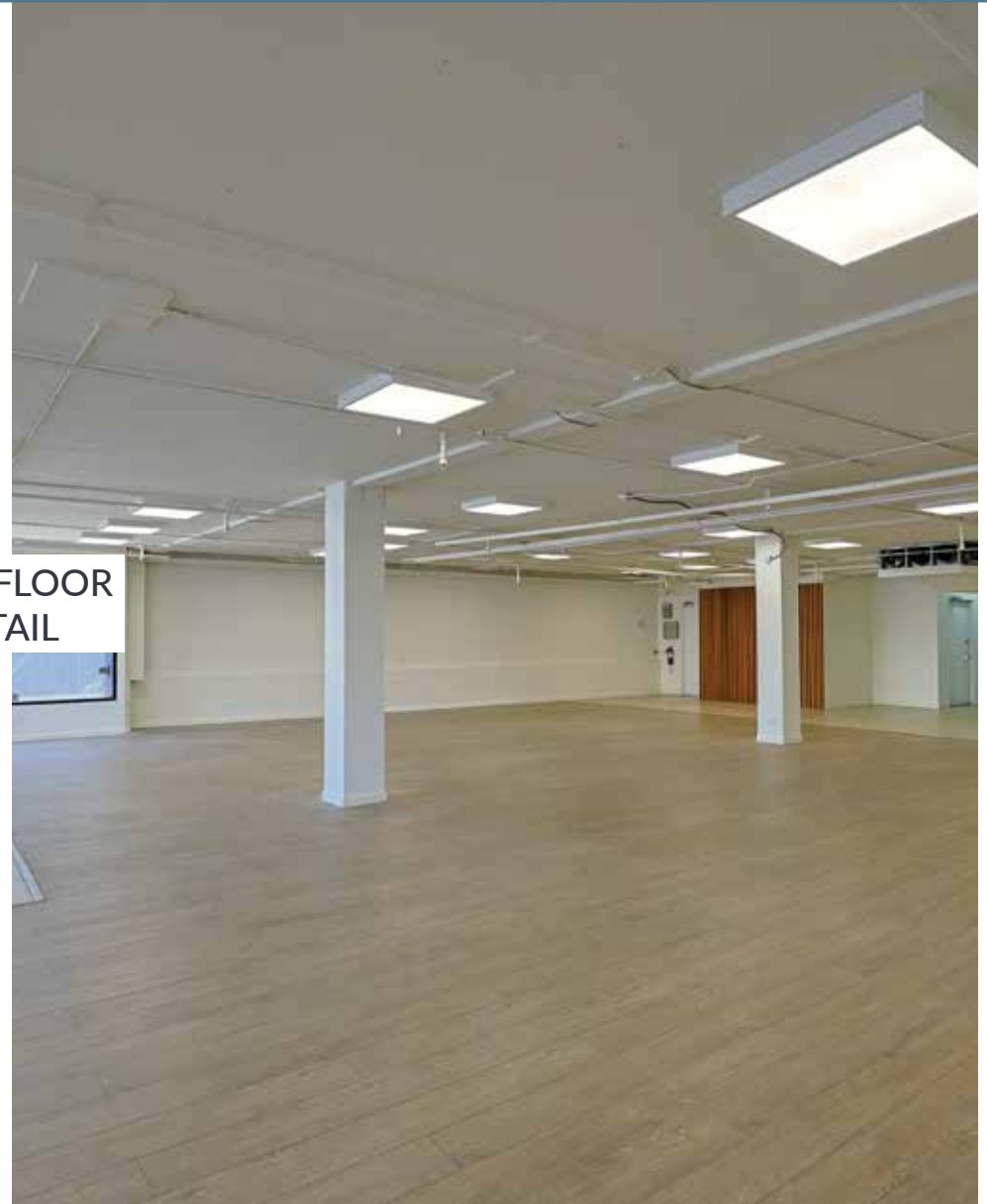
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FIRST FLOOR
RETAIL



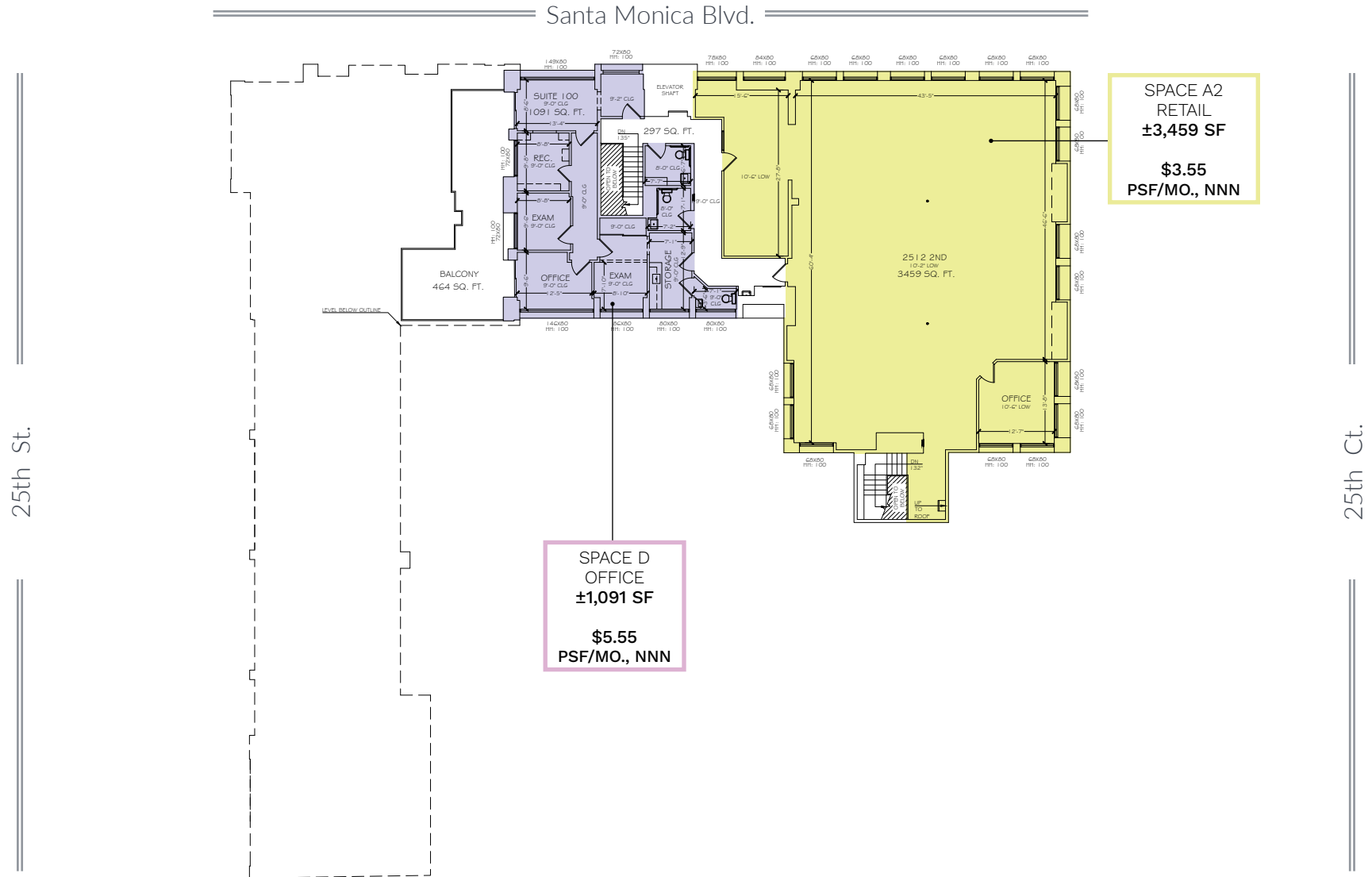
COMMERCIAL SPACES FOR LEASE IN SANTA MONICA

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SECOND FLOOR



NORTH



COMMERCIAL SPACES FOR LEASE IN SANTA MONICA

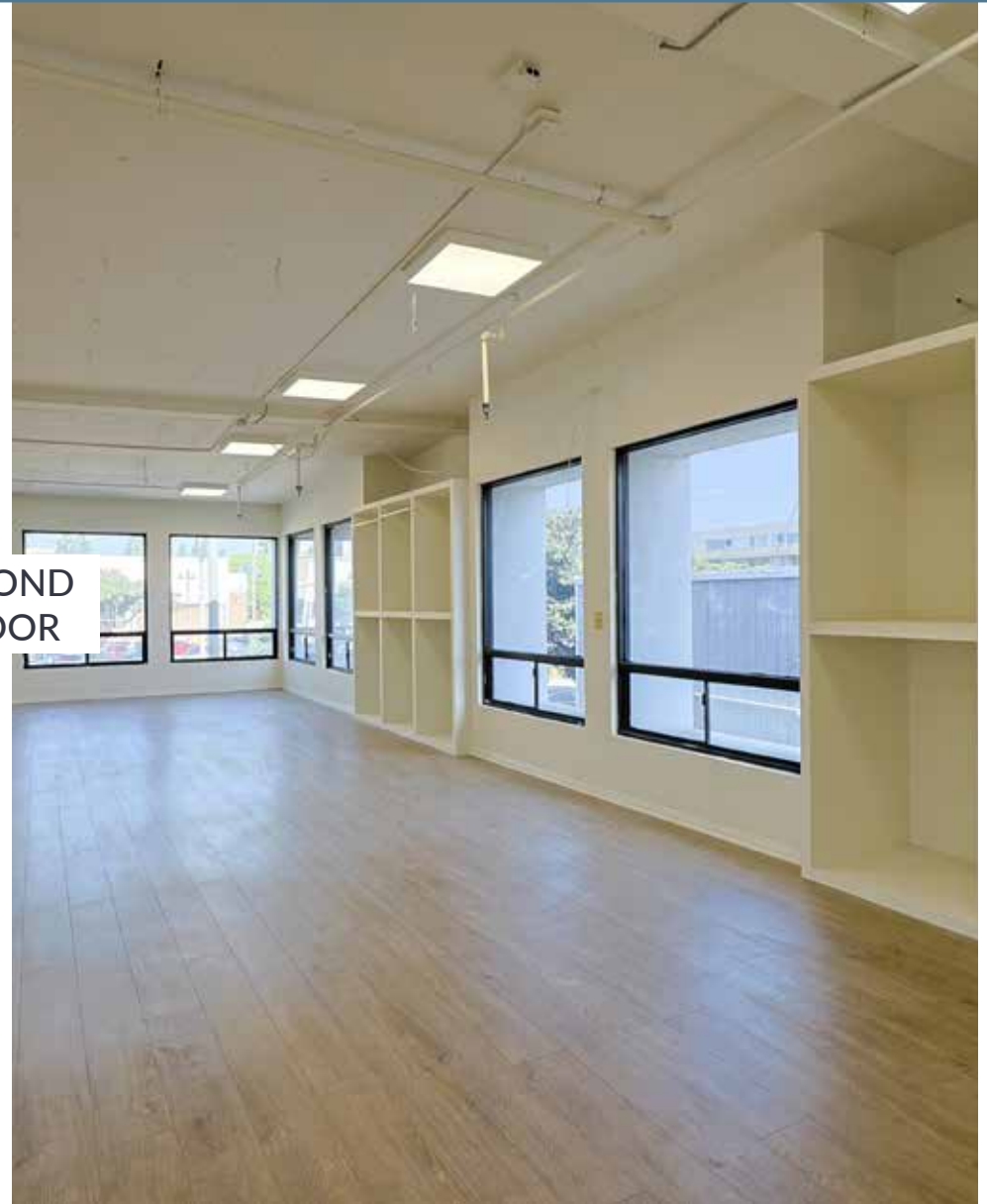
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SECOND
FLOOR



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SECOND
FLOOR OFFICE

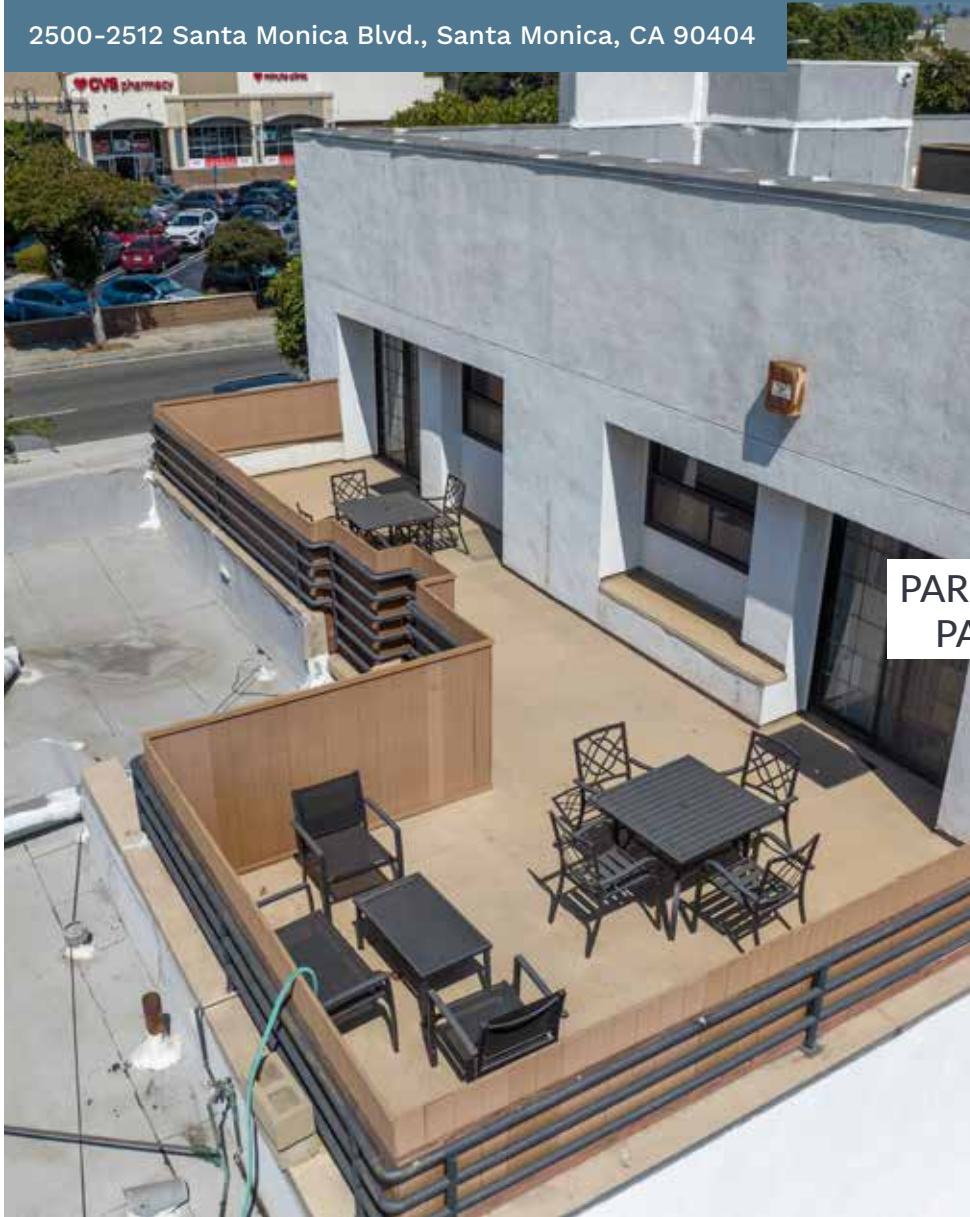


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PARKING &
PATIOS



Nearby Neighbors

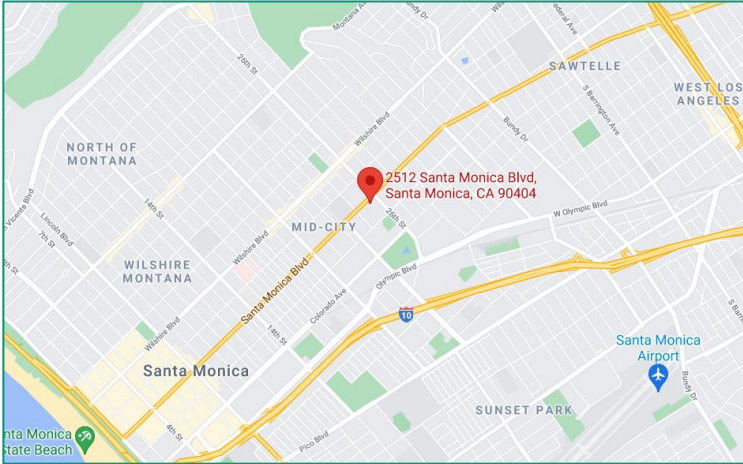
Genesis Santa Monica, CVS, Starbucks, Erewhon, Trader Joe's, Whole Foods, Ten Speed Coffee, Amazon Studios, Red Bull, Yahoo!, Good RX, The Habit, Dry Clean Express, Jamba, Fantastic Sams, Vito's Pizza, A Cut Above Butcher Shop, and Volkswagen



LOCATION

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Demographics		
	1 mile	3 miles
2024 Population	38,990	143,027
Average Household Income	\$171,240	\$191,948
Median Household Income	\$120,129	\$124,725
Median Age	39.5	39.8
Traffic Count	43,466 CPD	



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Principal

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