



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

FOR SALE OR LEASE: FREESTANDING RETAIL IN DOWNTOWN SANTA MONICA

901 Santa Monica Blvd., Santa Monica, CA 90401



CoStar
POWERBROKER

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PROPERTY OVERVIEW

illi Commercial Real Estate is pleased to present 901 Santa Monica Boulevard, a prime freestanding commercial building available for lease or for sale in a highly visible and sought-after location. Boasting approximately 10,000 square feet of versatile retail space, plus an approximately 2,000-square-foot mezzanine, this property offers excellent frontage with 100 feet along Santa Monica Boulevard on a hard corner.

Zoned General Commercial (GC), the building is ideal for a wide range of uses including retail, showroom, office, or service-oriented businesses. With 10 dedicated parking spaces and a drive-in loading door, the property presents an exceptional owner-user opportunity or investment prospect. This flexible asset is perfectly suited for businesses seeking prominent exposure combined with functional space and strong regional demographics.

Whether you are looking to occupy or invest, 901 Santa Monica Blvd offers a rare chance to secure a standalone commercial building in one of Santa Monica's most dynamic corridors.

LEASE
RATE

\$2.65 + 0.60
PSF NNN
*PER GROUND FLOOR SF

SALE
PRICE

**INQUIRE
WITH BROKER**

PROPERTY DETAILS

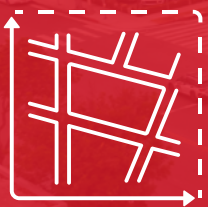
| | |
|------------|--|
| Address | 901 Santa Monica Blvd., Santa Monica, CA 90401 |
| APN | 4282-011-034 |
| Stories | 1 |
| Year Built | 1976 |
| Zoning | SMC4 |
| Size | ±10,000 SF GLA + ±2,000 SF Mezzanine ±15,006 SF 0.34 AC Site Area |
| Occupancy | Vacant |



PROPERTY PHOTOS



RENTABLE AREA
 $\pm 10,000$ SF
+ $\pm 2,000$ SF MEZZANINE



SITE AREA
 $\pm 15,006$ SF
 ± 0.34 AC



PROPERTY PHOTOS





Providence

UCLA Health

AVAILABLE

MONTANA AVE | PRIME SHOPPING CORRIDOR

SANTA MONICA
— PIER —

SHORE HOTEL

TRADER JOE'S

VONS

CVS pharmacy

target

3RD STREET PROMENADE
amc HOLLISTER YOGURTland lemonade
apple T Mobile Starbucks CHIPOTLE H&M

SHAKE SHACK

SANTA MONICA
PROPER
HOTEL

DUNKIN'

broadstage

SANTA MONICA
PERFORMING ARTS COLLEGE

NIKY'S SPORTS

TACO BELL

SUPERCHARGER

target

VONS

PRIMO PASSO
COFFEE ROASTERS

FARROW & BALL

AVOCADO

ROSTI

SAVANA EXPRESS
CHINESE KITCHEN

kreation

Sleep

CHIPOTLE

SUBWAY

TRADER JOE'S

ups

Ralphs

DUNKIN'

Starbucks

citi

SANTA MONICA
place

3RD STREET PROMENADE

CVS
pharmacy

target

Walgreens

Chick-fil-A

Bobatime

McDonald's

7
ELEVEN

IHOP

target

SHAKE
SHACK

Jack
in the box

AERIAL MAP

LOCATION OVERVIEW

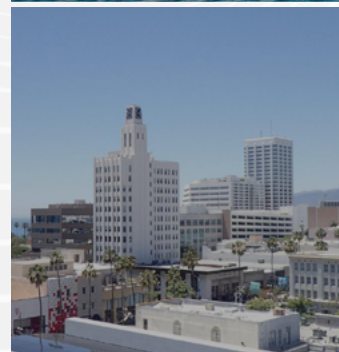
Santa Monica, CA

Located on the iconic coast of Los Angeles County, Santa Monica is recognized as one of Southern California's premier business and lifestyle destinations. With its vibrant economy, thriving tourism industry, and highly educated workforce, Santa Monica has built a reputation as both a world-class beach city and a dynamic hub for innovation.

The city offers a unique balance of seaside charm and modern commerce. Santa Monica is home to major employers in technology, entertainment, healthcare, and retail, while also attracting national and international brands seeking a strong presence in a high-traffic, high-visibility market. With its walkable streets, bustling Third Street Promenade, Santa Monica Place, and countless boutique shops and restaurants, the city provides businesses with a robust retail environment supported by both residents and millions of annual visitors.

Santa Monica's coastal location and world-class infrastructure make it an ideal base of operations for both local and global business. Just a few of Santa Monica's quick-link business connections:

- 15 miles to Downtown Los Angeles
- 9 miles to Los Angeles International Airport
- 12 miles to the San Fernando Valley via the 405 Freeway
- 25 miles to the Ports of Los Angeles and Long Beach
- Access to the 10 FWY, Pacific Coast HWY, and Metro Expo Line



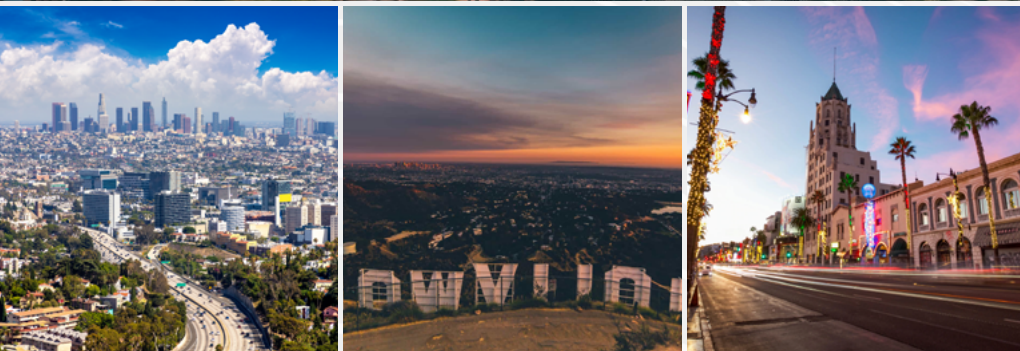
LOCATION OVERVIEW

Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



DEMOGRAPHIC SUMMARY

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-------------|-------------|-------------|
| 2025 Estimate | 46,528 | 198,484 | 448,182 |
| Daytime Population | 50,307 | 219,136 | 480,086 |
| Avg HH Income | \$132,135 | \$141,718 | \$139,317 |
| Avg HH Size | 1.70 | 2.00 | 2.00 |
| Median Home Price | \$1,097,267 | \$1,114,565 | \$1,109,754 |

| TRAFFIC COUNTS | SANTA MONICA BLVD | LINCOLN BLVD |
|----------------|-------------------|--------------|
| Cars per Day | ±23,962 | ±39,209 |



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