

# 120 BROADWAY

Santa Monica, CA 90401

# FOR SUBLEASE

RETAIL SPACE IN GREAT  
LOCATION JUST STEPS  
FROM THE OCEAN



PLEASE DO NOT DISTURB TENANT

**RAFAEL PADILLA**  
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# Property Characteristics

120 BROADWAY • Santa Monica, CA 90401

SIZE: Approximately 632 rentable square feet

RATE: \$4,740 per month, Modified Gross (MG estimated to be \$898 per month)

PARKING: Up to 2 spaces at \$230 per space per month

TERM: Through July 31, 2023 (*Longer term possible*)

AVAILABLE: 30 days from lease execution

One block from the Santa Monica Pier, Third Street Promenade and Santa Monica Place Mall

Walking distance to the Santa Monica Metro Station

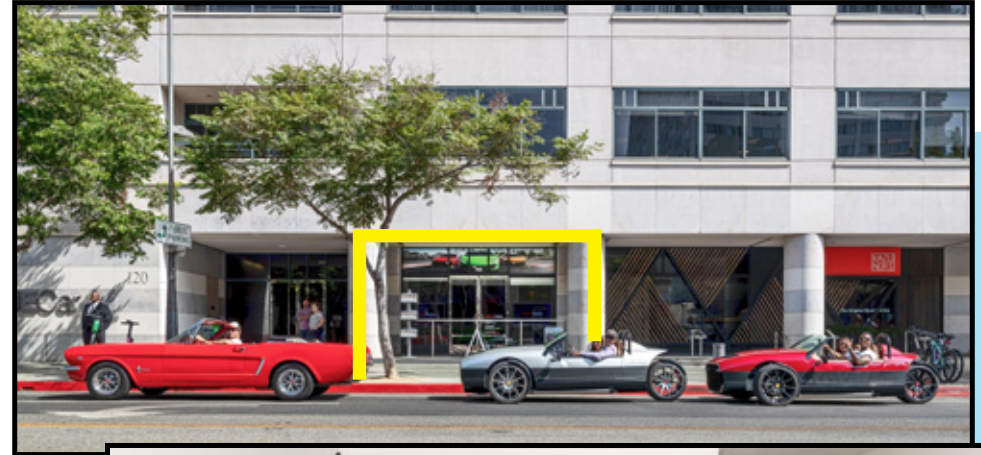
Turnkey space with window line frontage and high foot traffic

Newly remolded space with high-end finishes and 11 foot ceilings

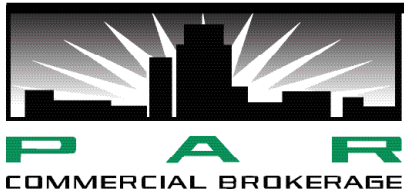
Spacious lobby/waiting area in updated Class-A building

Heavy traffic counts in high income area

Near numerous area amenities and public parking structures



**BY APPOINTMENT ONLY**



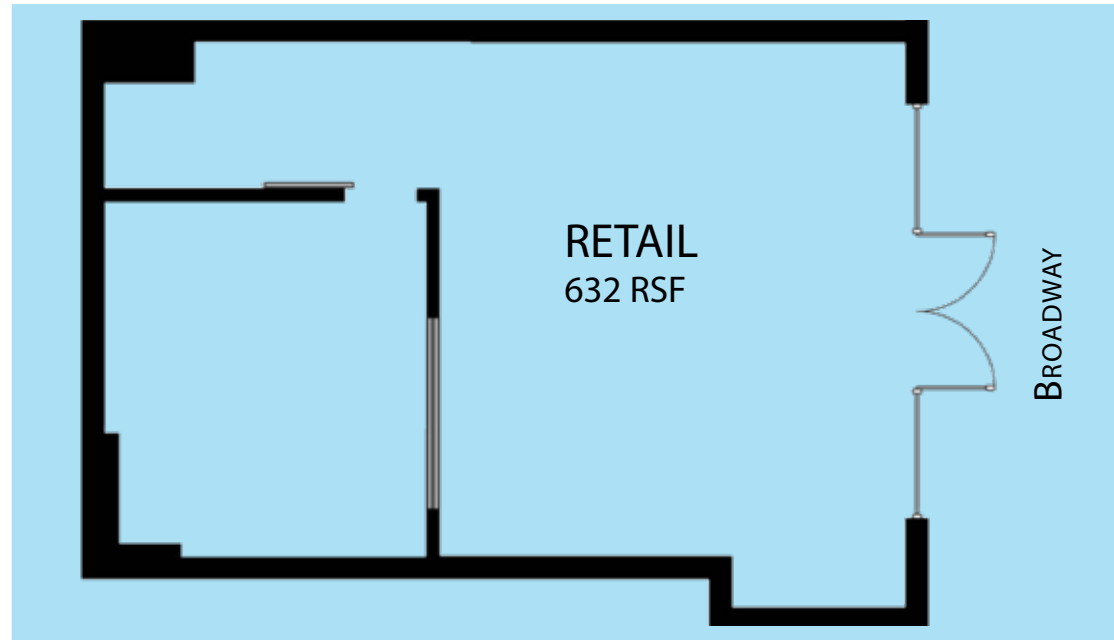
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# Floor Plan & Photos



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# Demographics

## Within 1 Mile



Housing Units  
**18,378**

28.70% owner occupied



Average Household Income  
**\$116,8348**

45% earn more than \$100k



Median Home Value  
**\$966,787**



Educational Attainment  
**60%**  
with college or higher degree



Estimated Population  
**37,309**  
2.55% growth 2010-2018  
1.58% growth 2017-2023



Apparel, Food/Entertainment & Services  
**\$284,295**  
2018 yearly consumer spending

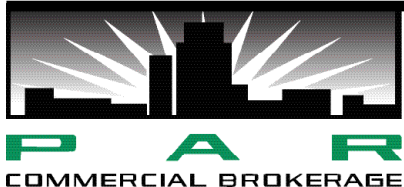
### POPULATION

### 1-MILE RADIUS

### 3-MILE RADIUS

### 5-MILE RADIUS

2023 Projected Population	37,900	232,285	480,987
2018 Estimated Population	37,309	226,770	469,456
2010 Census Population	36,380	210,813	435,104
Growth 2018-2023	1.58%	2.43%	2.46%
Growth 2010-2018	2.55%	7.57%	7.90%
2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$50,000-\$74,999	15.35%	13.00%	13.29%
\$75,000-\$99,000	11.20%	11.12%	11.53%
\$100,000 +	45.01%	46.22%	45.33%
TOTAL	71.56%	70.34%	70.15%
2018 Estimated Average HH Income	\$116,834	\$122,950	\$122,278
2018 Estimated Households	18,378	110,656	217,480



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# LOCAL AMENITIES



## CAFES/RESTAURANTS

- |                            |                    |                            |                  |
|----------------------------|--------------------|----------------------------|------------------|
| 1 Fig                      | 8 Lemonade         | 15 The Misfit              | 22 Meat on Ocean |
| 2 800 Degrees              | 9 Locanda Del Lago | 16 Barney's Beanery        | 23 Del Frisco's  |
| 3 Hillstone                | 10 Tender Greens   | 17 BOA Steakhouse          | 24 True Food     |
| 4 Wally's Wine             | 11 Uovo            | 18 Water Grill             | 25 Bruxie        |
| 5 California Pizza Kitchen | 12 HiHo Burger     | 19 The Veranda             | 26 BIBIBOP       |
| 6 Panini Kabob Grill       | 13 Cava            | 20 Craftsman Bar & Kitchen |                  |
| 7 1212 Santa Monica        | 14 Sugarfish       | 21 KazuNori                |                  |

## SHOPPING

- 27 Banana Republic
- 28 J. Crew
- 29 Old Navy
- 30 Sephora
- 31 Max Studio
- 32 Flight 23
- 33 Victoria Secret
- 34 Sunglass Hut
- 35 Zara
- 36 Madewell
- 37 The Body Shop
- 38 Lululemon
- 39 Anthropologie
- 40 LUSH
- 41 Papyrus
- 42 Nordstrom
- 43 Santa Monica Place

## ARTS & ENTERTAINMENT

- 44 Arclight Cinemas
- 45 AMC Broadway 4
- 46 AMC Santa Monica 7

## HOTELS

- 47 Fairmont Miramar
- 48 The Huntly
- 49 Shore Hotel
- 50 Wyndham
- 51 Ocean View Hotel
- 52 Georgian Hotel
- 53 Hotel Carmel
- 54 Shangri-La
- 55 Loews

## SPAS/BEAUTY

- 56 Exhale LA
- 57 Massage Co
- 58 Ocean Oasis
- 59 Skin Med Spa
- 60 Burke Williams
- 61 Tikkun Holistic
- 62 Lloyd's Barbershop
- 63 Glam&Go
- 64 Salon Republic
- 65 Saulino Smith
- 66 Drybar
- 67 Brambila Salon
- 68 Carlton Hair

## BANKS

- 69 Bank of America
- 70 OneWest Bank
- 71 Chase Bank
- 72 Wells Fargo
- 73 U.S. Bank
- 74 Citibank
- 75 Union Bank

## FITNESS

- 76 Burn Fitness
- 77 SoulCycle
- 78 Pure Barre
- 79 Pilates Platinum
- 80 Equinox
- 81 Yogaco
- 82 24 Hour Fitness
- 83 Orangetheory
- 84 Hot 8 Yoga
- 85 Cycle House



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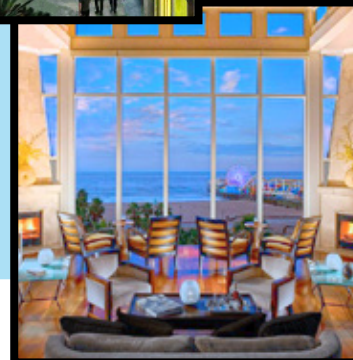
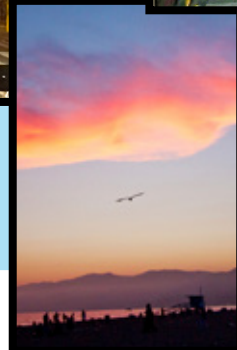
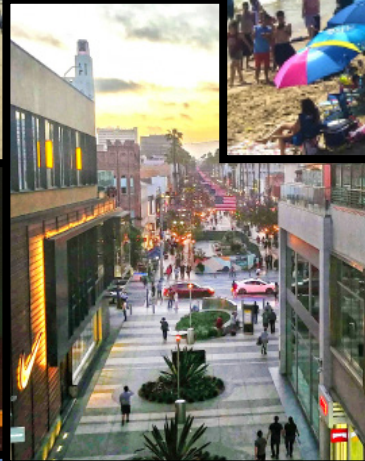
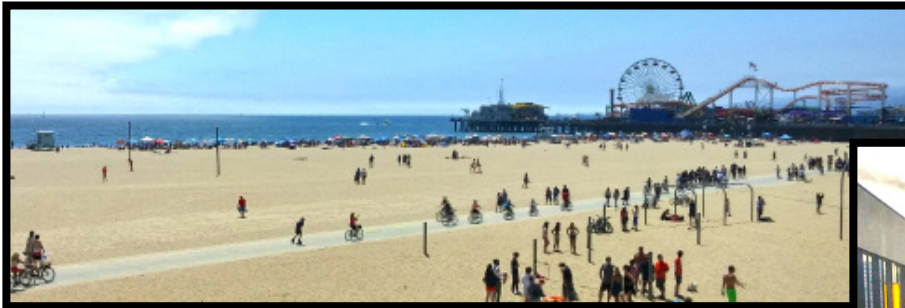
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# Santa Monica

Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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