

# FOR SALE

RETAIL / OFFICE  
DEVELOPMENT SITE

OWNER / USER OPPORTUNITY

3115-3123 SANTA MONICA BLVD  
SANTA MONICA, CA 90404



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# INVESTMENT OVERVIEW

**3115-3123 SANTA MONICA BLVD**  
SANTA MONICA, CA 90404

**PRICE:** **\$4,200,000.00**

**ADDRESS:** 3115-3123 Santa Monica Blvd  
Santa Monica, CA 90404

**BUILDING:** Approximately 5,472 Square Feet  
(Per Assessor)

**LAND:** Approximately 14,410 Square Feet

**APN:** 4267-013-024

**YEAR BUILT:** 1964 Per Assessor

**PROPERTY:** Retail / Office / Development Site

**ZONING:** MUBL

## INVESTMENT HIGHLIGHTS

- The Property is a single-story freestanding retail/office building which will be delivered vacant at the close of escrow
- Located on vibrant Santa Monica Boulevard 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 \$149,580
- Great visibility with Santa Monica Boulevard frontage and tremendous daily automobile traffic
- 30,000 cars per day pass this site
- On Santa Monica Boulevard with convenient access to the 405 & 10 freeways
- Easy accessible location for Santa Monica, West LA & Brentwood area residents

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# EXTERIOR OVERVIEW

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# INTERIOR VIEWS

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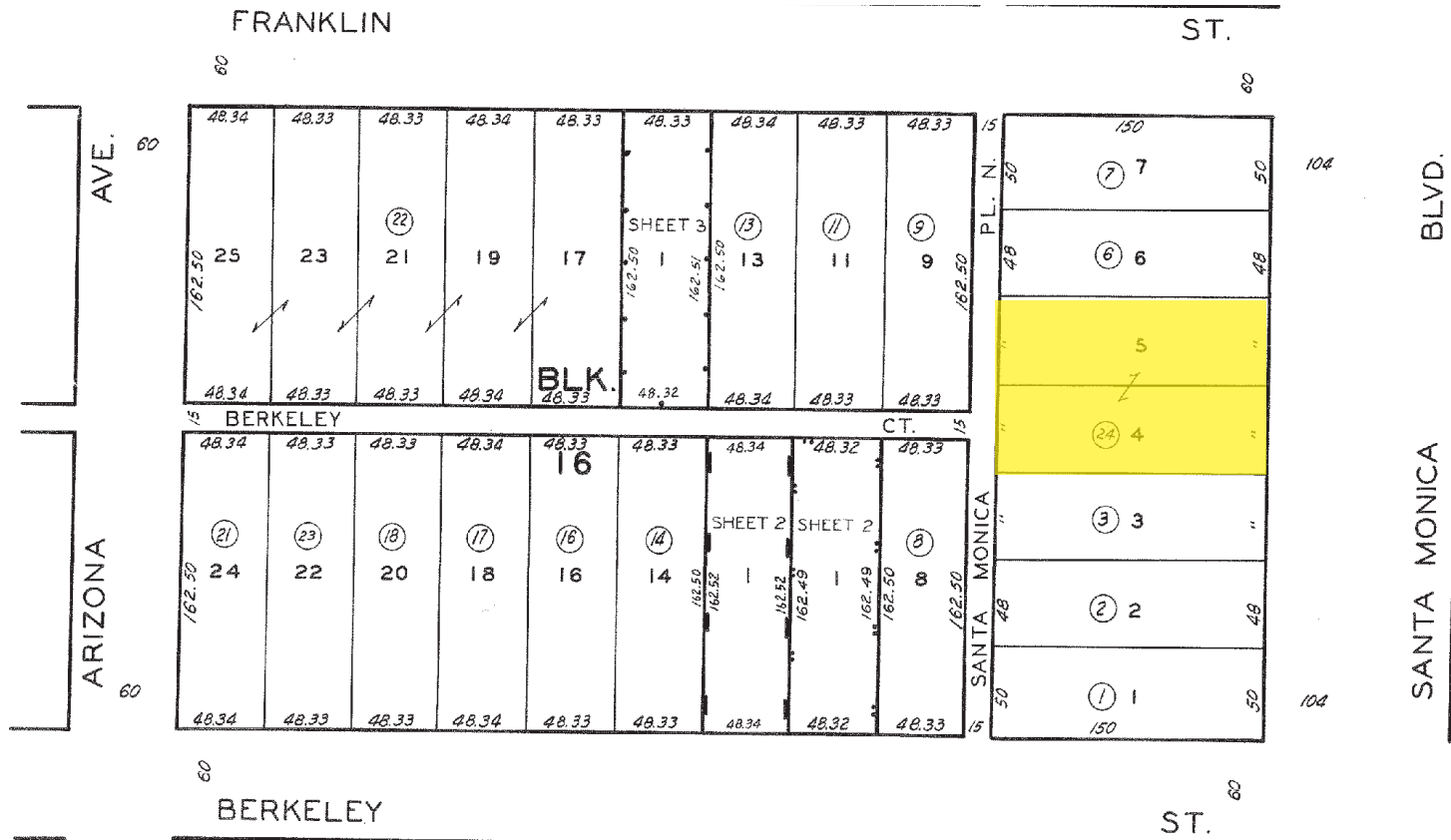


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# PLAT MAP

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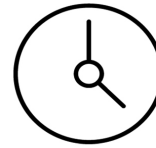
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# AREA DEMOGRAPHICS

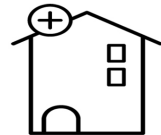
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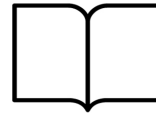
Housing Units  
**26,891**



Estimated Population  
**47,460**



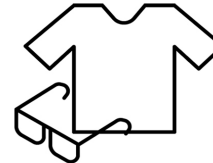
Median Home Value  
**\$1,089,165**



Educational Attainment  
**65%**  
with college or higher degree



Average Household Income  
**\$141,547**



Apparel, Food/Entertainment & Services  
**\$377,845**  
2023 yearly consumer spending

## POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2030 Proj. Popul	47,873	290,851	531,222
2025 Est. Popul	47,460	288,153	528,254
2020 Census	45,491	275,386	513,375
Growth 2025-2030	0.87%	0.94%	0.56%
Growth 2020-2025	4.33%	4.64%	2.90%
ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+			
\$50,000-\$74,999	2,860	13,818	24,948
\$75,000-\$99,000	2,804	11,479	22,644
\$100,000+	12,096	72,679	136,433
TOTAL:	17,760	222,347	184,025
2025 EST AVG HH INC	\$141,547	\$149,580	\$152,609
2025 EST HOUSEHOLDS	23,565	130,217	238,141

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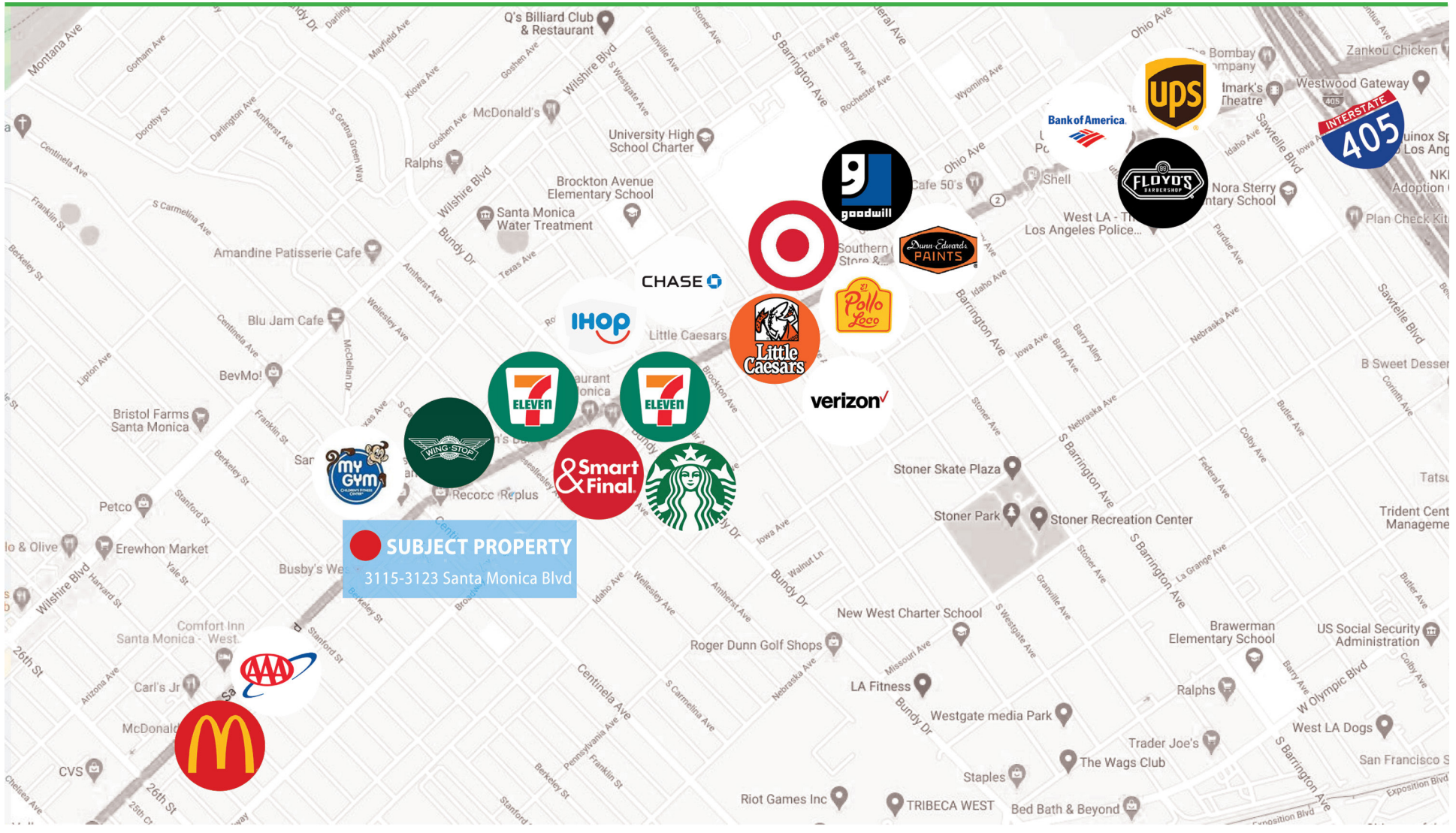
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# COMMUNITY PROFILE

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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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