

2922 PICO BOULEVARD
Santa Monica, CA 90405

**GROUND FLOOR MULTI-USE
SPACE FOR LEASE**

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E**

(PLEASE DO NOT DISTURB TENANT)



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2922 Pico Boulevard, Santa Monica, CA 90405

SIZE: Approximately 1,350 square feet

CURRENT RENT: \$4,350 per month
(Tenant shall pay \$150 per month for utilities)

TERM: 3-5 years

PARKING: 4 parking spaces free of charge

AVAILABLE: Immediately

- **Hard corner with great street visibility**
- **One office, large bullpen, reception and open area with lots of natural light**
- **Space has one restroom and kitchenette with dishwasher**
- **Front and side door entrances**
- **Building signage**
- **Close proximity to the 10 freeway**
- **Located in Sunset Park neighborhood**



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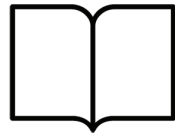
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DEMOGRAPHICS

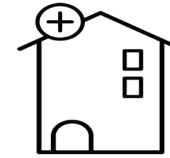
1-MILE RADIUS



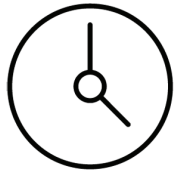
Housing Units
13,219



Educational Attainment
61%
with college or higher degree



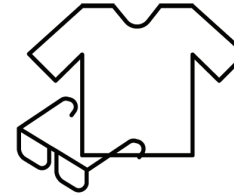
Median Home Value
\$1,049,461



Estimated Population
34,475



Average Household Income
\$121,960



Apparel, Food/Entertainment & Services
\$190,895
2023 yearly consumer spending

Developments are in the works along the Expo Line that will add hundreds of new housing units just blocks away.

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|----------------------------------------------------------|---------------|----------------|----------------|
| POPULATION | | | |
| 2028 Projected Population | 25,481 | 311,948 | 535,877 |
| 2023 Estimated Population | 26,003 | 316,940 | 543,928 |
| 2010 Census Population | 25,992 | 312,040 | 529,426 |
| Growth 2023-2028 | -2.01% | 1.72% | -1.48% |
| Growth 2010-2023 | 0.04% | 1.57% | 2.74% |
| 2020 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 + | | | |
| \$50,000-\$74,999 | 1,577 | 17,777 | 28,145 |
| \$75,000-\$99,000 | 1,132 | 16,462 | 26,171 |
| \$100,000 + | 5,389 | 77,783 | 132,012 |
| TOTAL | 8,098 | 112,022 | 186,328 |
| 2023 Estimated Average HH Income | \$121,960 | \$131,138 | \$137,634 |



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AREA
MAP



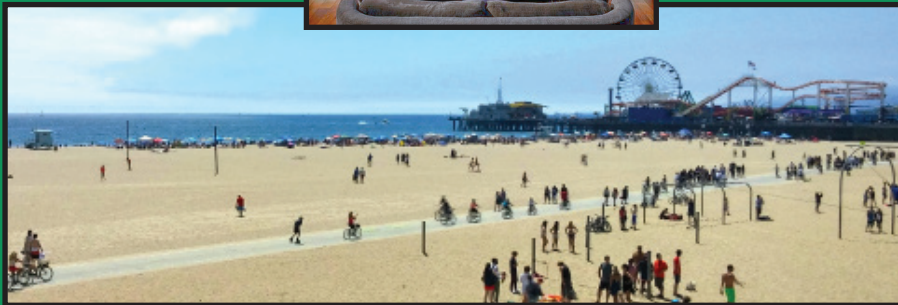
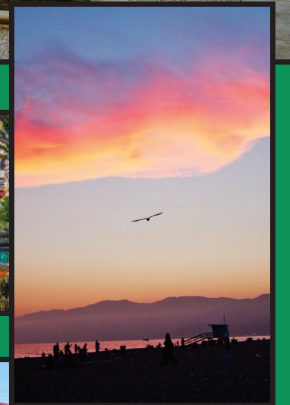
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SANTA MONICA

Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 24 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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