



*2929 Main St.,
Santa Monica, CA 90405*

**DEVELOPMENT OPPORTUNITY ON CREATIVE MAIN ST.
2,060 SF OF RETAIL SPACE AND
2,500 SF DEVELOPABLE LOT**



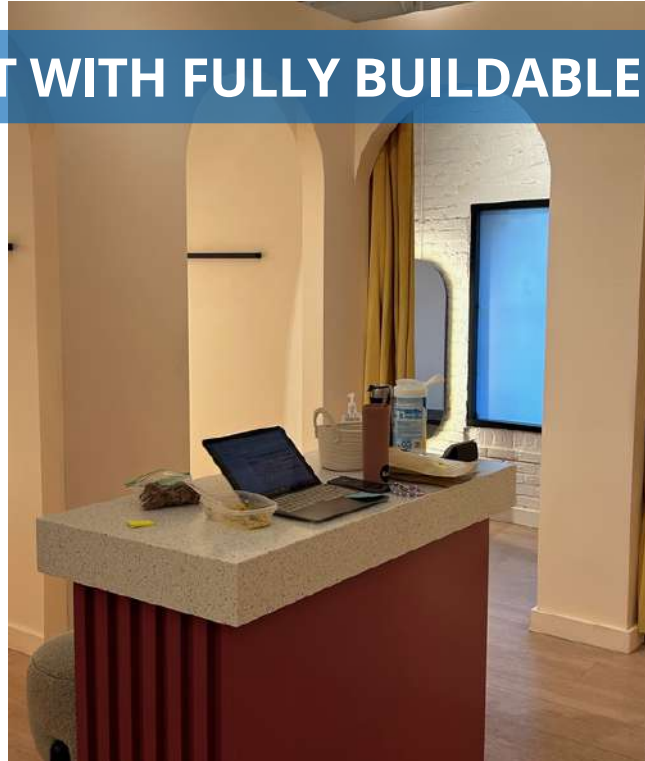
BLUE WATER

REALTY ADVISORS INC

JAMES K. STANFILL, President
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FULLY LEASED INVESTMENT WITH FULLY BUILDABLE ADJACENT LOT



- 71 feet of frontage on highly foot trafficked Main St. (Walker's paradise gives it walkscore of 95)
- Strong tenant with good term left on their lease.
- Beautiful retail space with exposed ceilings and wood floors and adjacent outdoor area.
- 2500 sf lot which is very buildable and no parking required with new building.
- In the heart of the eclectic Main Steet creative shopping/ arts district.
- Ideally located between two high end shopping districts of Abbot Kinney and Third Street Promenade.

FOR SALE

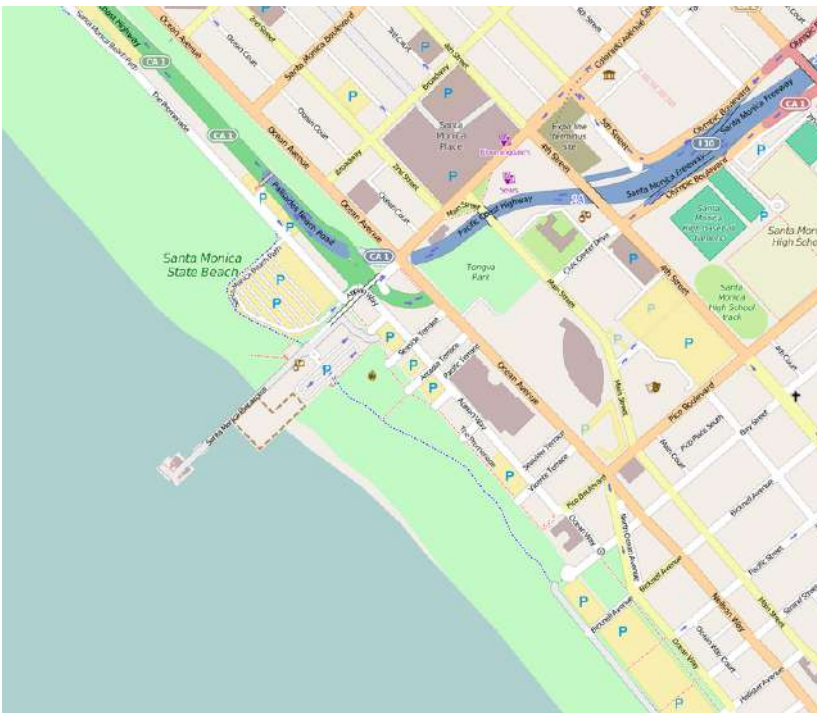
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MAIN STREET MAP OVERVIEW

FOR SALE





Santa Monica

- Average Household Income: \$93,432
- Creative District's tenants include: HBO, GSi, Universal Music Group, Lionsgate, Real Fx, M&C Saatchi, Rock Paper Scissors, Tool of North America and Connexity.
- Walking distance to the Metro Line 17th Street/SMC Station.
- 71% of the population is under 54 years
- 67% of the population are college graduates.
- Santa Monica has more artists, designers, and people working in Media than 90% of the communities across America.

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