

# 2665 MAIN STREET

SANTA MONICA, CA 90405

**CONTACT US : RYAN GURMAN**

+1 310 650 7545

[ryan.gurman@cbre.com](mailto:ryan.gurman@cbre.com)

Lic. 01972081

**BRONSON MORGAN**

+1 415 446 8796

[bronson.morgan@cbre.com](mailto:bronson.morgan@cbre.com)

Lic. 02194401

**CBRE**

# HIGHLIGHTS



## 2665 MAIN STREET

Suite A: ±1,730 SF (Available July 1, 2026)

Suite E: ±1,100 SF

Rate: \$6.00PSF/Mo. plus NNN  
(NNN approx. \$1.62PSF/Mo.)



Located on the highly trafficked  
Main Street in Santa Monica



Retail Ready



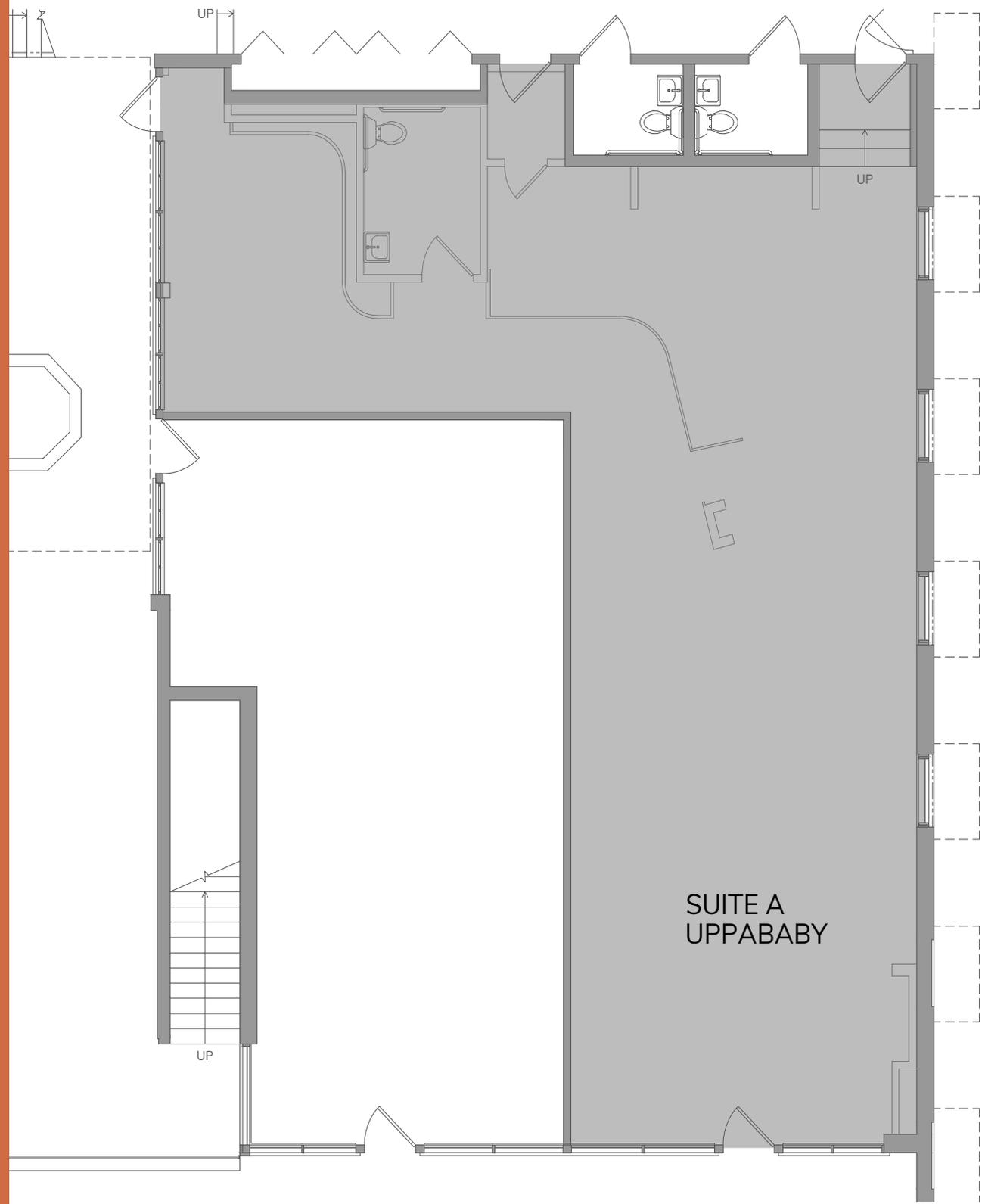
21,918+ Cars Per Day On Main St.



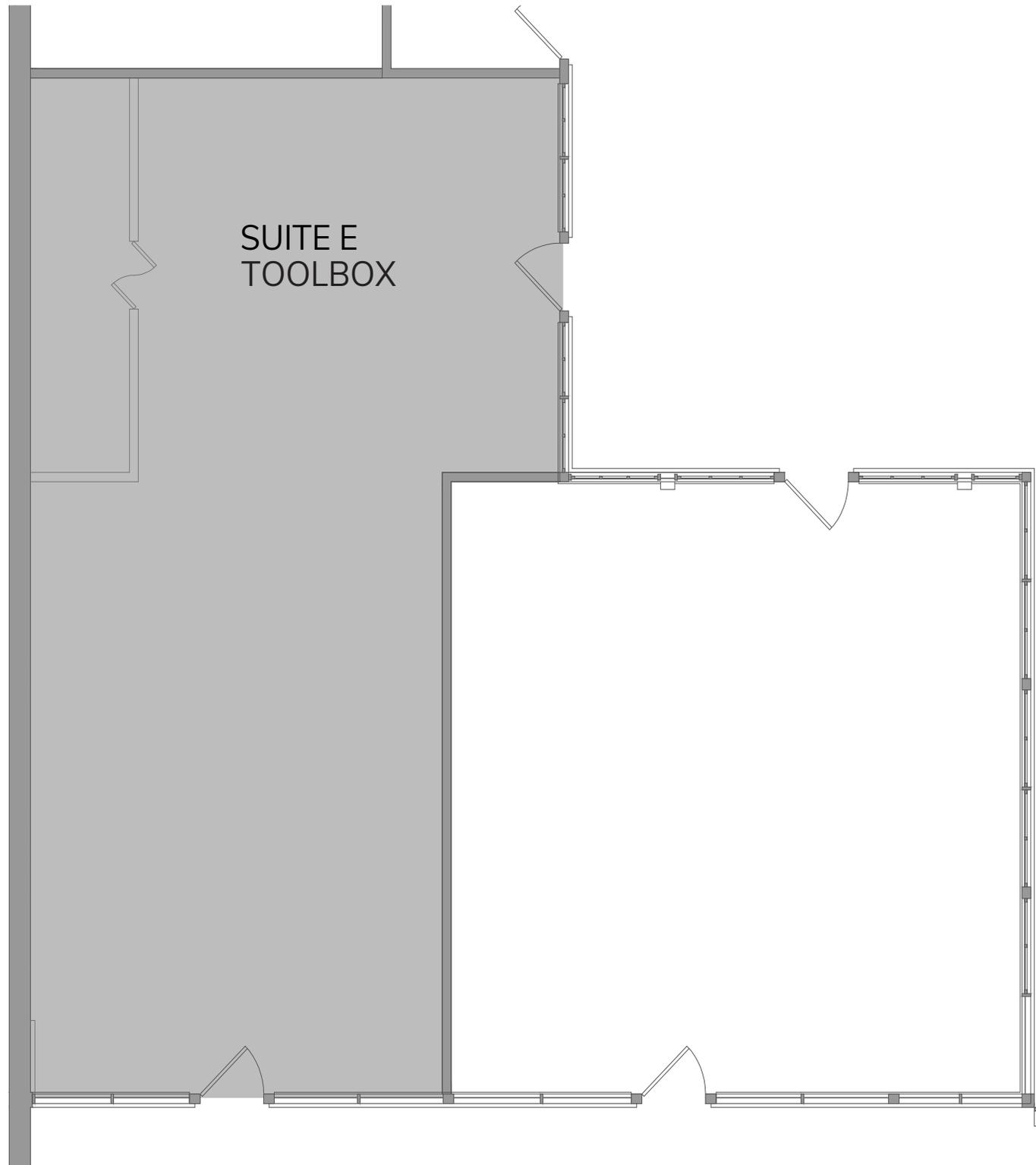
Parking In-Rear



# FLOOR PLAN - SUITE A



# FLOOR PLAN - SUITE E



# HEART OF SANTA MONICA

VENICE BOARDWALK

VENICE BEACH

HEAVY HANDED  
GROUNDWORK COFFEE CO.  
BIKE ATTACK ELECTRIC

THE SHORES APARTMENTS

PUBLIC PARKING

JAMESON'S PUB  
VERIZON  
LOVE FOR PILATES  
EYES ON MAIN  
CRUDO E NUDO

CHASE BANK  
UNDEFEATED  
LA VECCHIA CUCINA  
THE VICTORIAN  
BASEMENT TAVERN

JADIS ANTIQUES  
CHINOIS ON MAIN  
UBATUBA ACAI

MAIN ST

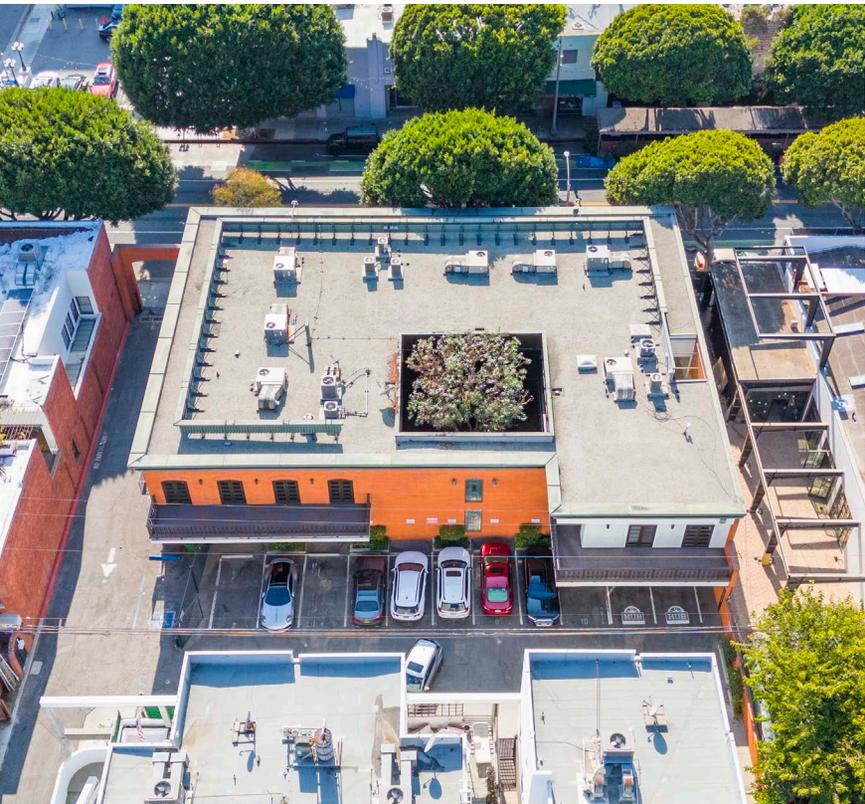
PUBLIC PARKING

SUBJECT PROPERTY

PUBLIC PARKING



# PARKING

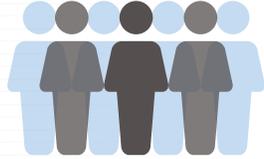


# OUTDOOR PATIO SPACE



# SANTA MONICA

191,691  
RESIDENTS



39.2  
MEDIAN AGE



59.4%  
RENT



31.3%  
OWN



210,278

TOTAL  
HOUSEHOLDS

\$173,974

AVERAGE  
HOUSEHOLD INCOME

\$1,457,273

MEDIAN VALUE OF  
OWNER OCCUPIED  
HOUSING UNITS

# DEMOGRAPHICS



## POPULATION

	1 MILE	2 MILES	3 MILES
2023 Population - Current Year Estimate	29,447	182,173	444,508
2028 Population - Five Year Projection	29,351	182,683	448,404
2023-2028 Annual Population Growth Rate	-0.07%	0.06%	0.17%



## HOUSEHOLDS

2023 Households - Current Year Estimate	15,934	93,250	210,278
2028 Households - Five Year Projection	15,998	94,181	213,710
2023-2028 Annual Household Growth Rate	0.08%	0.20%	0.32%
2023 Average Household Size	1.79	1.92	2.04



## HOUSING INCOME

2023 Average Household Income	\$163,919	\$176,743	\$173,974
2028 Average Household Income	\$193,316	\$203,718	\$199,490
2023 Median Household Income	\$105,577	\$116,161	\$111,862
2028 Median Household Income	\$127,927	\$137,530	\$130,377
2023 Per Capita Income	\$88,443	\$90,314	\$82,566
2028 Per Capita Income	\$104,966	\$104,839	\$95,369



## EDUCATION

2023 Population 25 and Over	24,067	145,259	334,934
HS and Associates Degrees	6,048	36,850	83,045
Bachelor's Degree or Higher	17,025	101,616	236,530



## HOUSING UNITS

	1 MILE	2 MILES	3 MILES
2023 Housing Units	17,984	104,192	231,788
2023 Vacant Housing Units	2,050	10,942	21,510
2023 Occupied Housing Units	15,934	93,250	210,278
2023 Owner Occupied Housing Units	4,360	29,272	72,573
2023 Renter Occupied Housing Units	11,574	63,978	137,705



## PLACE OF WORK

2023 Businesses	2,677	17,919	36,630
2023 Employees	16,517	141,746	314,953





**CONTACT US :**

**RYAN GURMAN**

+1 310 650 7545  
ryan.gurman@cbre.com  
Lic. 01972081

**BRONSON MORGAN**

+1 415 446 8796  
bronson.morgan@cbre.com  
Lic. 02194401

**2665 MAIN STREET**  
SANTA MONICA, CA 90405



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

