

1431 2ND STREET, SUITE A
Santa Monica, CA 90401

GYM/YOGA/RETAIL SPACE

FOR LEASE



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SIZE: Approximately 3,481 rentable square feet

RATE: \$4.50 per square foot per month + NNN
(Sewer, trash and water estimated to be \$0.40 per square foot per month. Tenant will also pay a possessory interest tax)

AVAILABLE: Upon current tenant vacating the premises which is estimated to be 10/1/2025

TERM: 3-10 years

PARKING: Santa Monica city public parking structures with 90 minutes free. Monthly parking is currently \$220 per month.

1431 2ND STREET is located one block from Third Street Promenade, right in the middle of Downtown Santa Monica, within walking distance of the Metro E Line at Colorado and 4th Street, the beach, Santa Monica Pier, and more. Downtown Santa Monica brings about 20.6 million visitors each year whose spending has reached roughly \$954 million. Local residents, tourists, and employees from all over Los Angeles visit Downtown Santa Monica to enjoy the relaxing vibes and outdoor dining options. 2nd Street has become the wellness hub for Santa Monica – home to various fitness businesses, women's health clinic, acai/juice bars, pool club (Shore bar/poolside lounge) and cycle studios. This property benefits from being located on the ground floor of Downtown's largest public parking structure – offering 90 minutes of free parking to all daily.

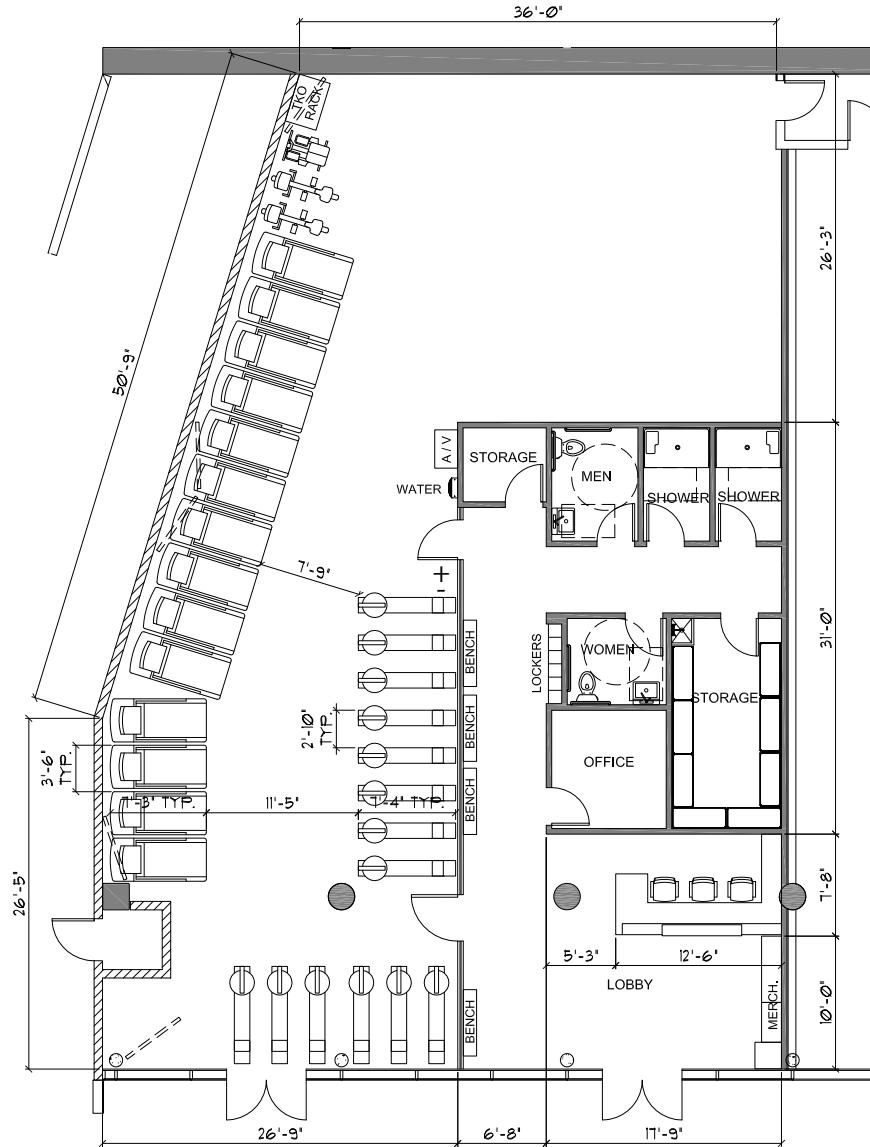
- Currently built out as a gym with 2 bathrooms and 2 showers
- Located on 2nd Street between 3rd Street and Ocean Avenue with heavy foot and auto traffic
- Situated in the heart of Santa Monica near 3rd Street Promenade, Santa Monica Place, Ocean Avenue and the Santa Monica Pier
- Downtown Santa Monica is home to approximately 27,000 employees. Major neighborhood employers (100+ FTE) include: City of Santa Monica, Dimensional Fund Advisors, Douglas Emmett Management LLC, Fairmont Miramar Hotel, Guggenheim Partners Asset Management, The Macerich Co, Patient Pop, Sand and Sea Inc, SM Amusements LLC, The Cheesecake Factory, True Car and Wilshire Associates
- Neighboring retail tenants include Hotel Carmel, Google Store, Holey Moley, Meat on Ocean, Apple, Elephante and many more



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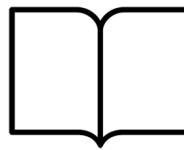
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FLOOR PLAN

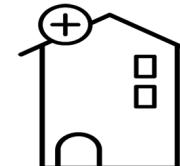




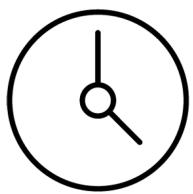
Housing Units
21,822
14.38% owner occupied

**1-MILE RADIUS**

Educational Attainment
56%
with college or higher degree



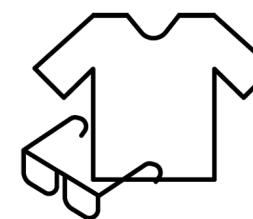
Median Home Value
\$987,855



Estimated Population
34,475
8.01% growth 2010-2020
0.98% growth 2020-2025



Average Household Income
\$121,546
47% earn more than



Apparel, Food/Entertainment & Services
\$1,362,70
2020 yearly consumer spending

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

POPULATION

2025 Projected Population

1-MILE RADIUS**3-MILE RADIUS****5-MILE RADIUS**

2020 Estimated Population

34,813

169,569

408,174

2010 Census Population

34,475

168,699

404,348

Growth 2020-2025

31,917

160,332

374,999

Growth 2010-2020

0.98%

0.52%

0.95%

2020 ESTIMATED HOUSEHOLD INCOME \$50,000 +

8.01%

5.22%

7.83%

\$50,000-\$74,999

11.73%

12.01%

12.21%

\$75,000-\$99,000

11.19%

11.28%

11.82%

\$100,000 +

46.99%

51.18%

49.03%

TOTAL

69.91%

74.47%

73.06%

2020 Estimated Average HH Income

\$121,546

\$135,062

\$130,517



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BY YOUR SIDE

CAFES/RESTAURANTS

- 1 Fig
- 2 Pacific Catch
- 3 Hillstone
- 4 Wally's Wine
- 5 California Pizza Kitchen
- 6 Lotus Dim Sum
- 7 1212 Santa Monica
- 8 Holey Moley
- 9 Gyu-Kaku
- 10 Tender Greens
- 11 Uovo
- 12 HiHo Burger
- 13 Cava
- 14 Sugarfish
- 15 The Misfit
- 16 Barney's Beanery
- 17 BOA Steakhouse
- 18 Water Grill
- 19 The Craftsman
- 20 KazuNori
- 21 Meat on Ocean
- 22 Del Frisco's
- 23 Meat on Ocean
- 24 Bruxie
- 25 Raising Cane's

SHOPPING

26 Apple	28 Patagonia	33 Google Store
27 Sephora	29 Lululemon	34 Santa Monica Place
	30 Anthropologie	
	31 H&M	
	32 Urban Outfitters	

ARTS & ENTERTAINMENT

- 35 AMC Broadway 4
- 36 AMC Santa Monica 7

HOTELS

- 37 Fairmont Miramar
- 38 The Huntly
- 39 Shore Hotel
- 40 The Pierside
- 41 Ocean View Hotel
- 42 Georgian Hotel
- 43 Hotel Carmel
- 44 Shangri-La
- 45 Loews



AREA NEIGHBORS

SPAS/BEAUTY

- 46 Exhale LA
- 47 Massage Co
- 48 Ocean Oasis
- 49 Burke Williams
- 50 Tikkun Holistic
- 51 Lloyd's Barbershop
- 52 Salon Republic
- 53 Saulino Smith
- 54 Brambila Salon

BANKS

- 55 Bank of America
- 56 Chase Bank
- 57 Wells Fargo
- 58 Citibank
- 59 Union Bank

FITNESS

- 60 Gold's Gym
- 61 Burn Fitness
- 62 SoulCycle
- 63 Pure Barre
- 64 Pilates Platinum
- 65 Equinox
- 66 Little Hawaii
- 67 Hot 8 Yoga

SANTA MONICA

is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 20.6 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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