

FOR LEASE

3127 Santa Monica Blvd
SANTA MONICA, CA 90404

WESTMAC
Commercial Brokerage Company

FOR MORE INFORMATION

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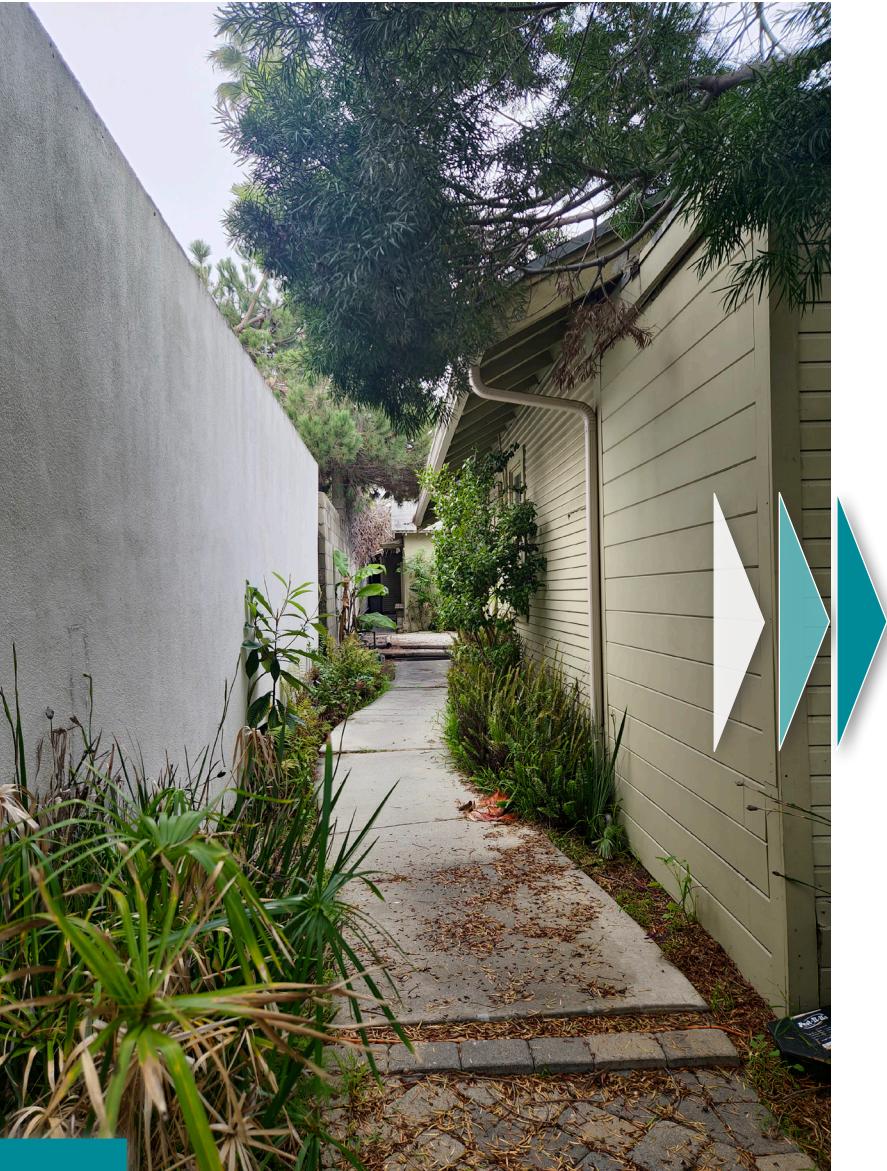
DRE #01429000



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PROPERTY INFORMATION



ADDRESS	3127 Santa Monica Boulevard, Santa Monica, CA 90404
BUILDING SIZE	Approximately 3,284 square feet of building
LAND SIZE	Approximately 7,200 square feet
LEASE RATE	\$9,500 per month, modified gross
YEAR BUILT	1952
ZONING	MUBL
PARKING	In Rear off Alley

COMMENTS

- » Private Compound – former massage and wellness center
- » Property consists of 4 separate structures in a tranquil garden setting
- » 1st time available in over 20 years
- » Prime Location along Santa Monica Blvd
- » 50' of frontage

PROPERTY PHOTOS



DEMOGRAPHICS DATA

POPULATION	2-MILE	5-MILES	10-MILES
2020 Population	136,779	513,611	1,605,409
2024 Population	141,415	528,459	1,619,694
2029 Population (Projection)	138,899	518,890	1,583,579

HOUSEHOLD

2024 Households	138,899	518,890	1,583,579
Median Household Income	\$106,016	\$107,987	\$87,552
Average Household Income	\$136,374	\$139,901	\$120,148

BUSINESS

Total Businesses	18,700	56,490	131,300
Total Employees	128,531	442,555	995,684
Consumer Spending	\$2.4B	\$8.7B	\$23.9B

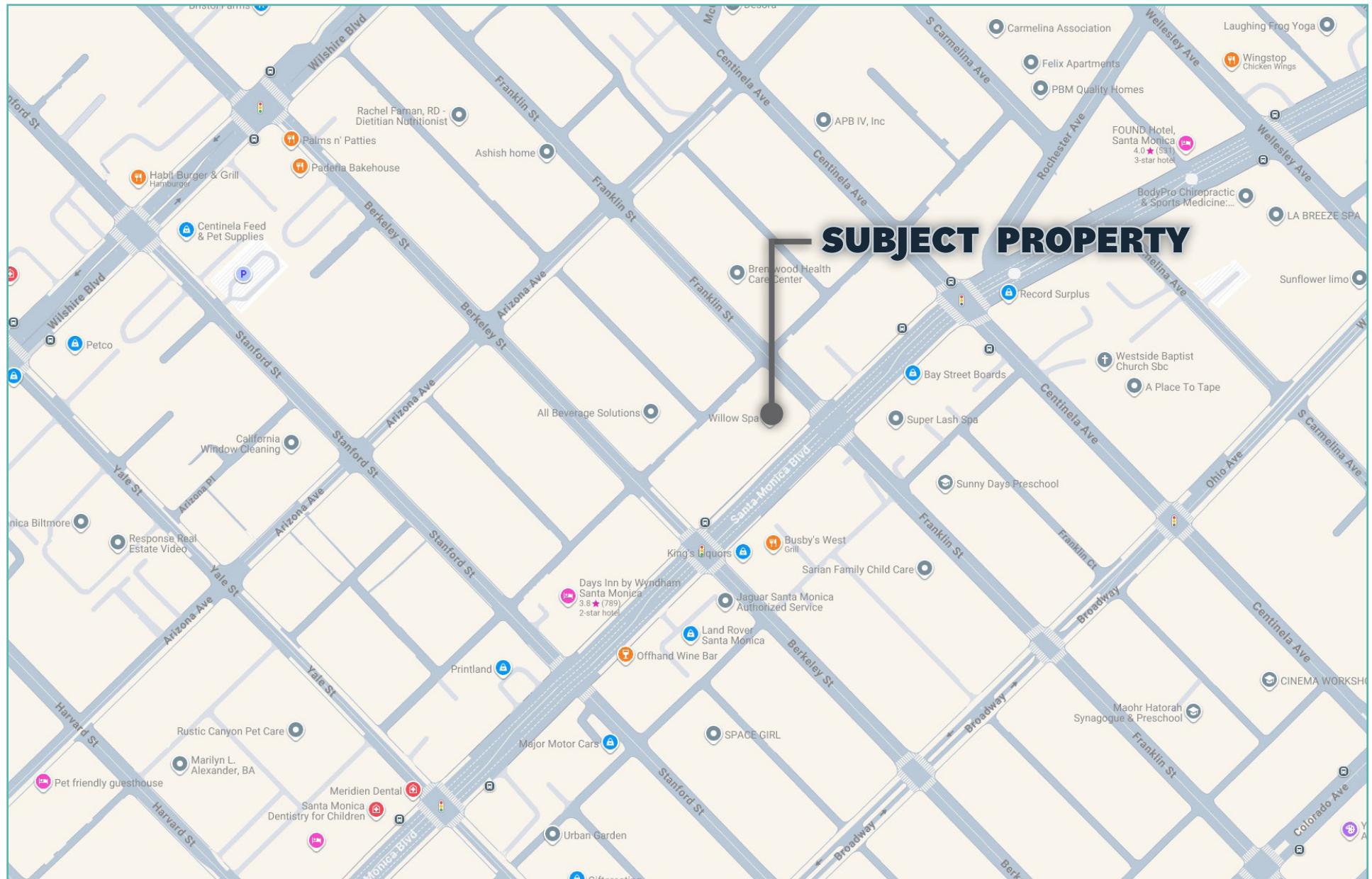




This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AMENITIES MAP





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