

**1321 7TH STREET, #203
Santa Monica, CA 90401**



**SANTA MONICA
OFFICE SPACE**

**FOR
LEASE**



**GREG ECKHARDT
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LIC# 01255469**

1321 7th Street, Suite 203, Santa Monica, CA 90401

DESIRABLE DOWNTOWN SANTA MONICA LOCATION

SIZE: Approximately 1,425 square feet plus approximately 1,000 square foot private view deck

RENT: \$3.85 per square foot per month, MG
(Net of utilities & janitorial)

TERM: 3 - 5 years

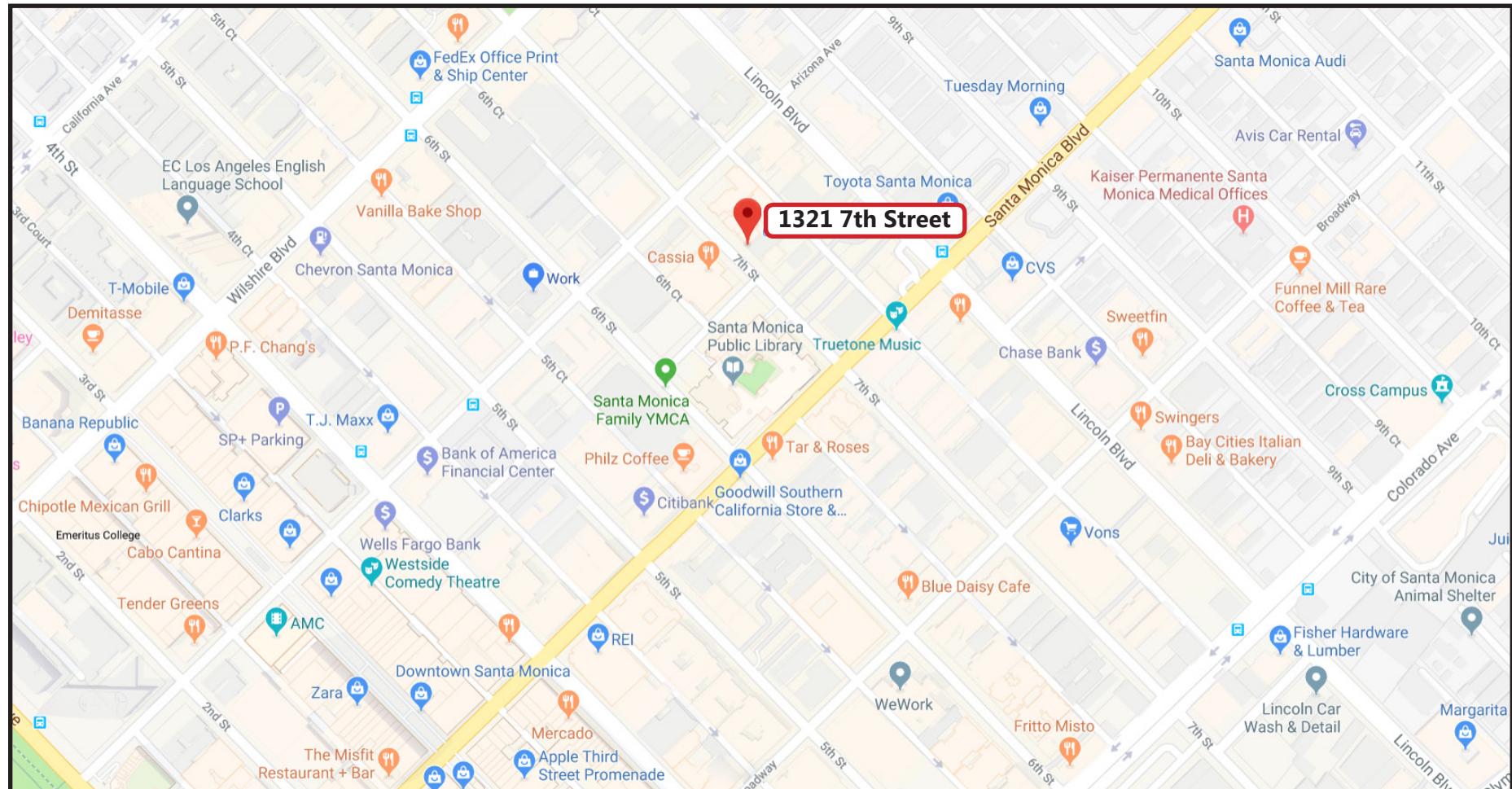
PARKING: 4 reserved parking spaces available in on-site covered parking structure at \$175 per space per month

AVAILABLE: Immediately

- Suite has 4 offices, break room and storage/flex space
- Ideal for creative, media and technology users
- Abundance of natural lighting; operable windows
- Space opens out to patio and private teak table/chairs
- Located in the heart of Downtown Santa Monica, close to great restaurants and shopping
- Close proximity to Metro Expo Line at 4th Street and Colorado



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Within 1 Mile



Housing Units
18,378
28.70% owner occupied



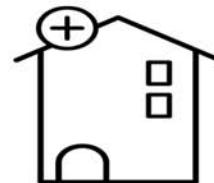
Educational Attainment
60%
with college or higher degree



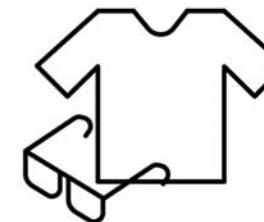
Estimated Population
37,309
2.55% growth 2010-2018
1.58% growth 2017-2023



Average Household Income
\$116,834
45% earn more than \$100k



Median Home Value
\$966,787



Apparel, Food/Entertainment & Services
\$284,295
2018 yearly consumer spending

POPULATION

2023 Projected Population

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

2018 Estimated Population

37,900

232,285

480,987

2010 Census Population

37,309

226,770

469,456

Growth 2018-2023

36,380

210,813

435,104

Growth 2010-2018

1.58%

2.43%

2.46%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

2.55%

7.57%

7.90%

\$50,000-\$74,999

15.35%

13.00%

13.29%

\$75,000-\$99,000

11.20%

11.12%

11.53%

\$100,000 +

45.01%

46.22%

45.33%

TOTAL

71.56%**70.34%****70.15%**

2018 Estimated Average HH Income

\$116,834

\$122,950

\$122,278

2018 Estimated Households

18,378

110,656

217,480



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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 6.5 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.

