

**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

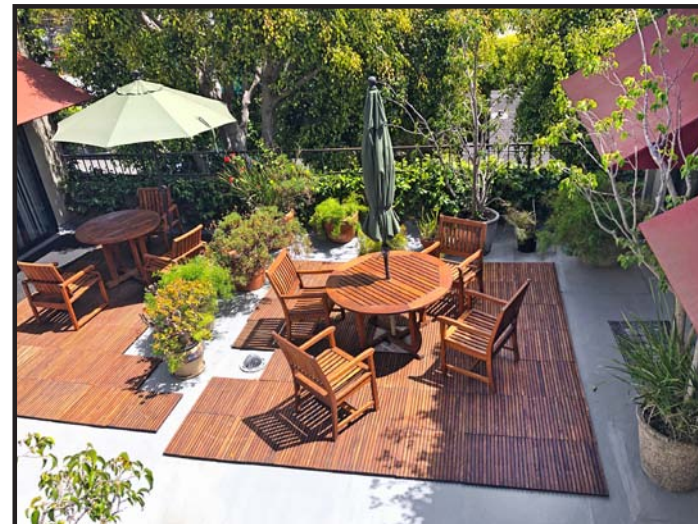
**RENT:** \$3.85 per square foot per month, MG  
(Net of utilities & janitorial)

**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



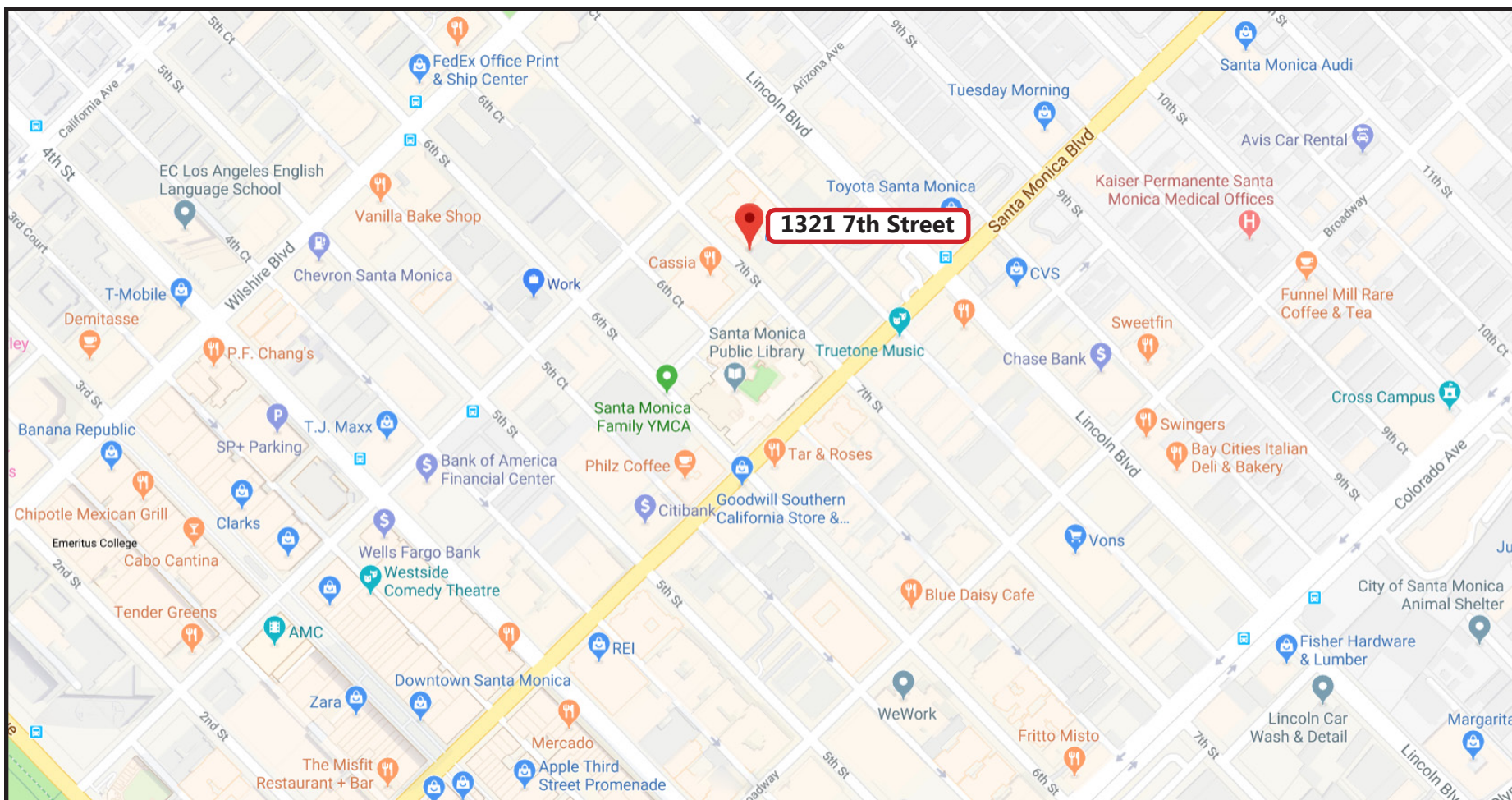
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# AREA MAP



**PAR**  
COMMERCIAL BROKERAGE

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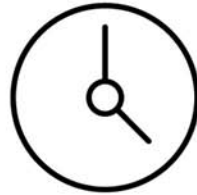
Within 1 Mile



Housing Units  
**18,378**  
28.70% owner occupied



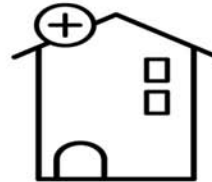
Educational Attainment  
**60%**  
with college or higher degree



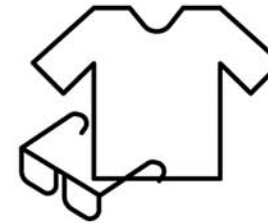
Estimated Population  
**37,309**  
2.55% growth 2010-2018  
1.58% growth 2017-2023



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

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	37,900	232,285	480,987
2018 Estimated Population	37,309	226,770	469,456
2010 Census Population	36,380	210,813	435,104
Growth 2018-2023	1.58%	2.43%	2.46%
Growth 2010-2018	2.55%	7.57%	7.90%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$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%

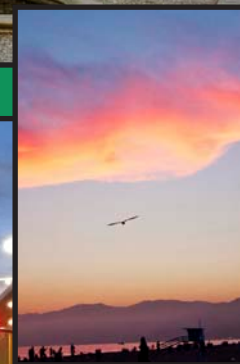
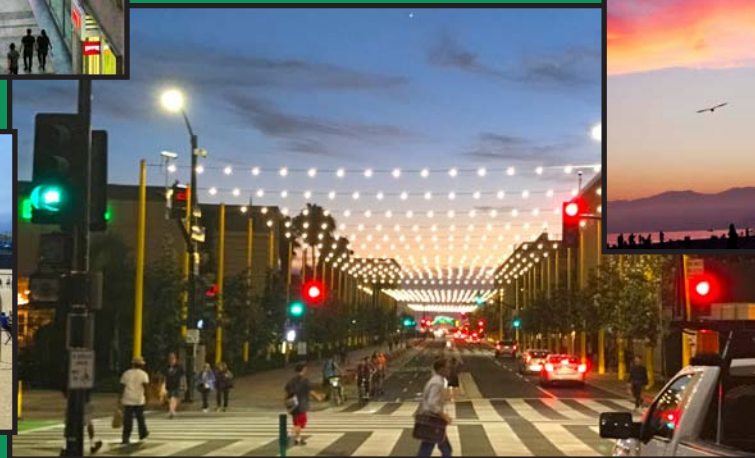
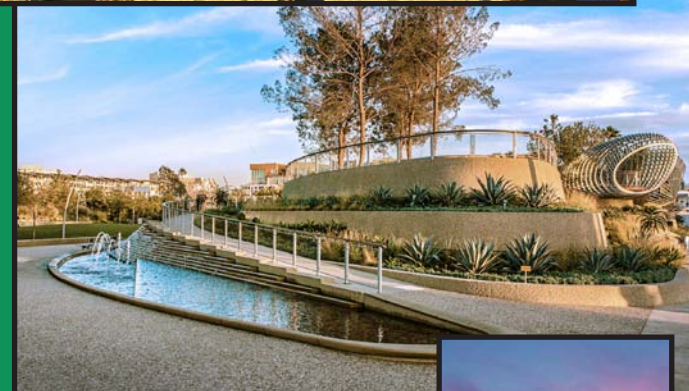
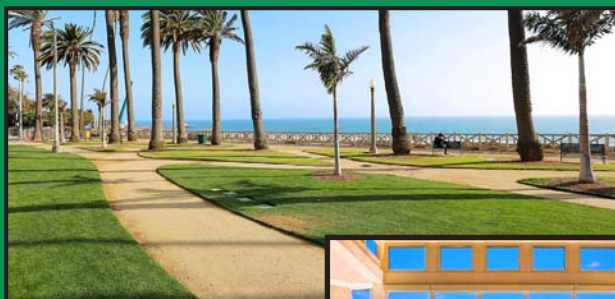
TOTAL

2018 Estimated Average HH Income	<b>71.56%</b>	<b>70.34%</b>	<b>70.15%</b>
2018 Estimated Households	\$116,834	\$122,950	\$122,278
	18,378	110,656	217,480



# 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.



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