

# FOR LEASE

3201 SANTA MONICA BLVD  
SANTA MONICA, CA 90404



**FREESTANDING BUILDING IDEAL FOR VARIOUS USES INCLUDING GYM/  
MARTIAL ART TRAINING/SHOWROOM/DESIGN STUDIO AND RETAIL**



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# PROPERTY OVERVIEW

3201 SANTA MONICA BLVD  
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**SIZE:** Approximately 3,990 SF

**RENTAL RATE:** \$4.50 PSF/Mo. NNN

**NNN:** Approximately \$0.50 PSF/Mo.

**LEASE TERM:** 3-5 years

**PARKING:** On-site as well as street parking.

**AVAILABLE:** February 2025

## KEY HIGHLIGHTS

- Highly visible location
- High identity corner
- Freestanding building
- Large open workout area
- 2 locker rooms
- 30,000 cars per day pass this site
- On Santa Monica Blvd. with easy access to the 405 Fwy. and the 10 Fwy.
- Easy access for Santa Monica, West LA and Brentwood clients



[www.parcommercial.com](http://www.parcommercial.com)

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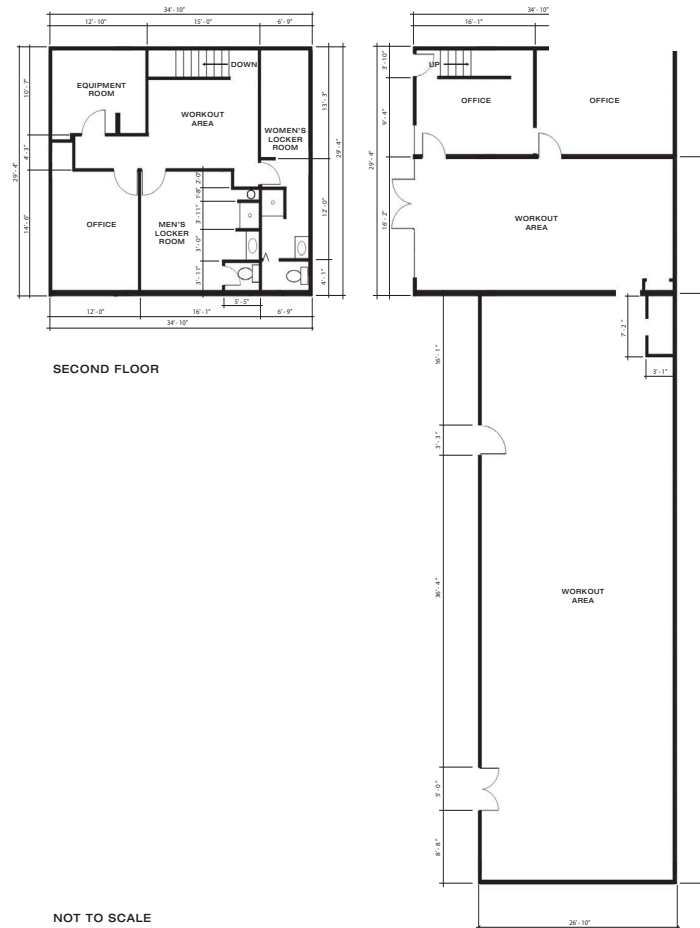
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# SITE PLAN

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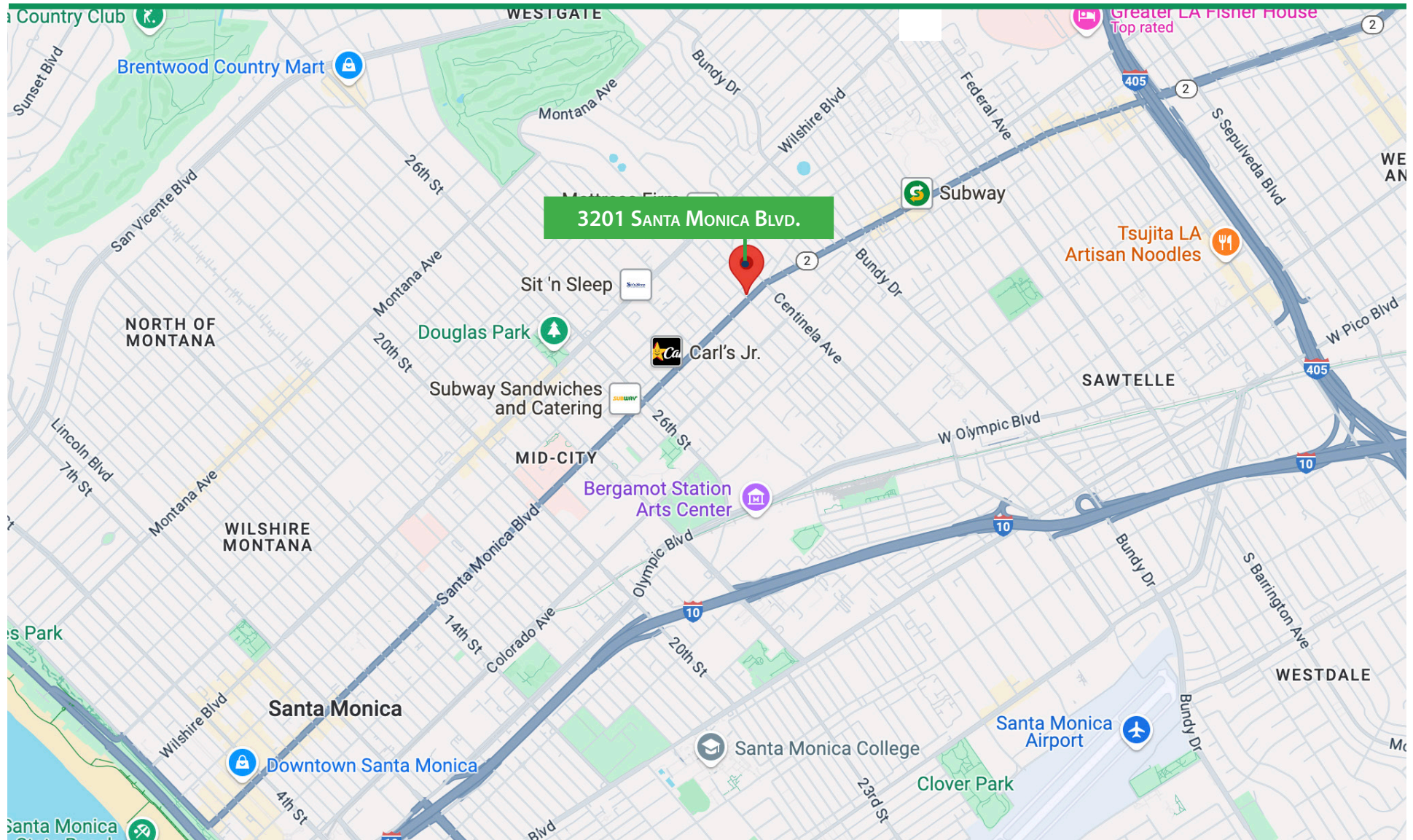
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# OVERVIEW MAP

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# AREA DEMOGRAPHICS

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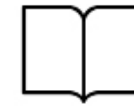
Housing Units  
**27,276**



Estimated Population  
**48,511**



Median Home Value  
**\$895,997**



Educational Attainment  
**63%**  
with college or higher degree



Average Household Income  
**\$126,273**  
79% earn more than \$100k



Apparel, Food/Entertainment & Services  
**\$403,236**  
2023 yearly spending

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>			
2028 Projected Population	48,036	269,026	529,747
2023 Estimated Population	48,511	273,358	539,155
2023 Average HH Income	\$126,273	\$134,887	\$136,826
2028 Projected Households	24,474	123,637	242,645
2023 Estimated Households	24,805	126,046	247,568
2023 Median Home Value	\$895,997	\$1,051,941	\$1,040,122



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