

2825 SANTA MONICA BLVD. | SANTA MONICA, CA



Large Block of Class A, Medical Office Space

PROPERTY DETAILS

- Class A medical office building in the Santa Monica medical corridor, within close proximity to UCLA Santa Monica Medical Center (4 minutes) and Providence St. John's Health Center (2 minutes)
- Serene and peaceful landscaped-courtyard – an oasis for both patients and staff
- Convenient subterranean parking, with a 3/1,000 ratio
- Institutional ownership and professionally managed by Anchor Health Properties
- UCLA Santa Monica Medical Center Providence has 281 beds and receives approximately 14,000 admissions annually. St. John's Health Center, has 266 beds and receives approximately 12,000 admissions annually

Chris Isola

Executive Vice President
+1 213 239 6045
chris.isola@jll.com
License #01454942

Bryan Lewitt

Managing Director
+1 213 239 6044
bryan.lewitt@jll.com
License #0101232

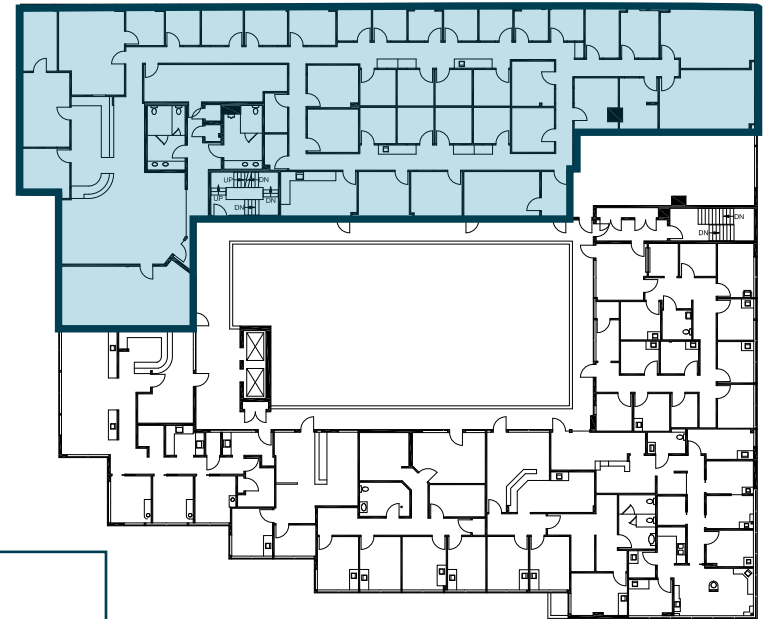
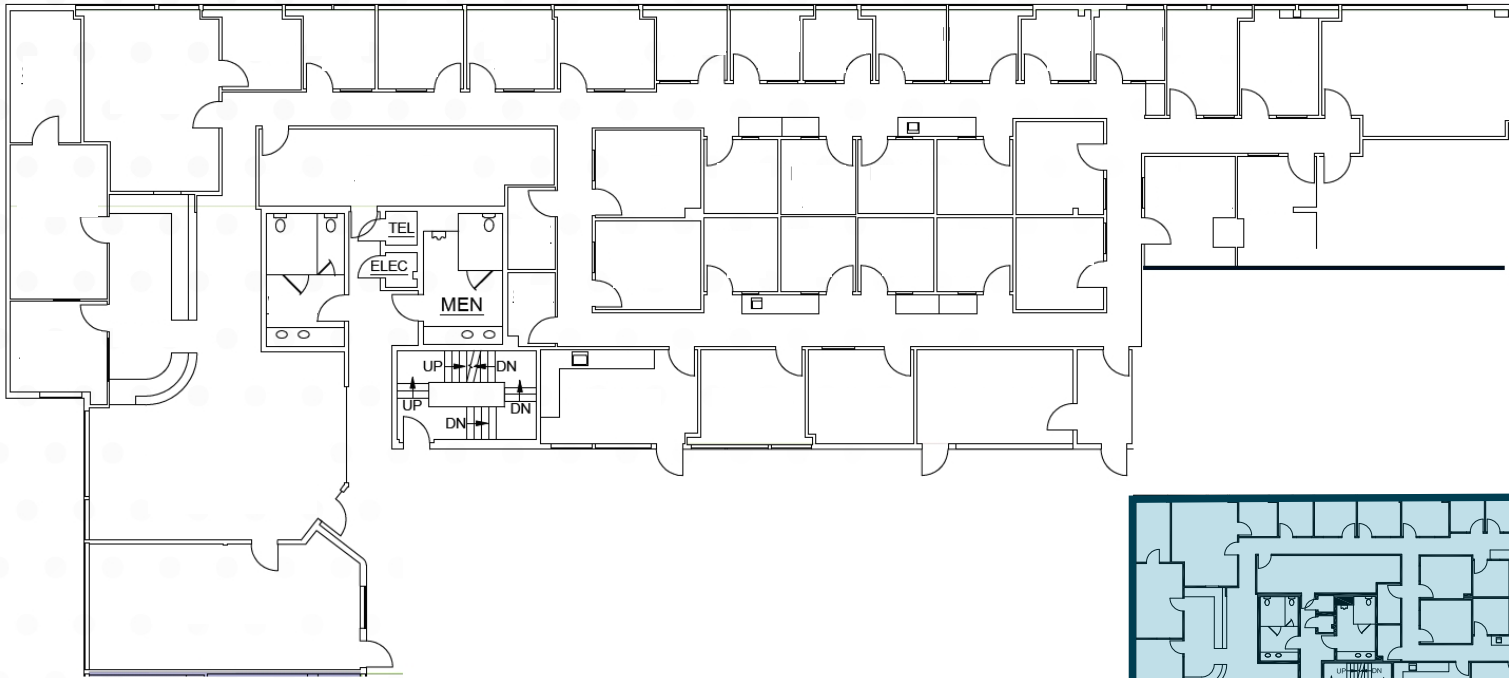
Monica Enes

Managing Director
+1 949 296 3619
monica.enes@jll.com
License #02067172



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

Suite 300



SPACE DETAILS







- 9,301 square feet, available immediately
- Penthouse space with partial ocean views and panoramic vista of the Santa Monica Mountains.
- Shell condition space. Well-capitalized landlord with tenant improvement dollars available
- Exterior building/monument signage potentially available

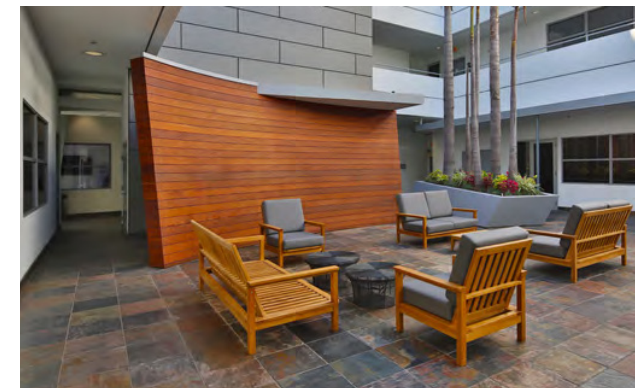
ADDITIONAL AVAILABILITIES

- Suite 103 | 1,370 SF: Ground floor suite with direct entry from building courtyard, adjacent to parking garage elevators.

[CLICK FOR FLOOR PLAN](#)

Healthcare Demographics

	1 Mile	3 Mile	5 Mile
 + INSURANCE Percentage of Population with Insurance	76%	76%	75%
 Average Annual Healthcare Spend	\$7,615	\$8,691	\$8,596
 Median Population Age	40.7	40.7	38.9
 Percentage of Population 65+	17%	18%	17%
 Population	42,263	219,209	455,879
 Median Household Income	\$138,550	\$154,747	\$151,882



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