

# FOR LEASE

**2,201 SF Medical Space with FREE Building and Monument Signage**

*- 26,000 Vehicles Per Day -*

# 1908 SANTA MONICA BLVD.

SANTA MONICA, CA



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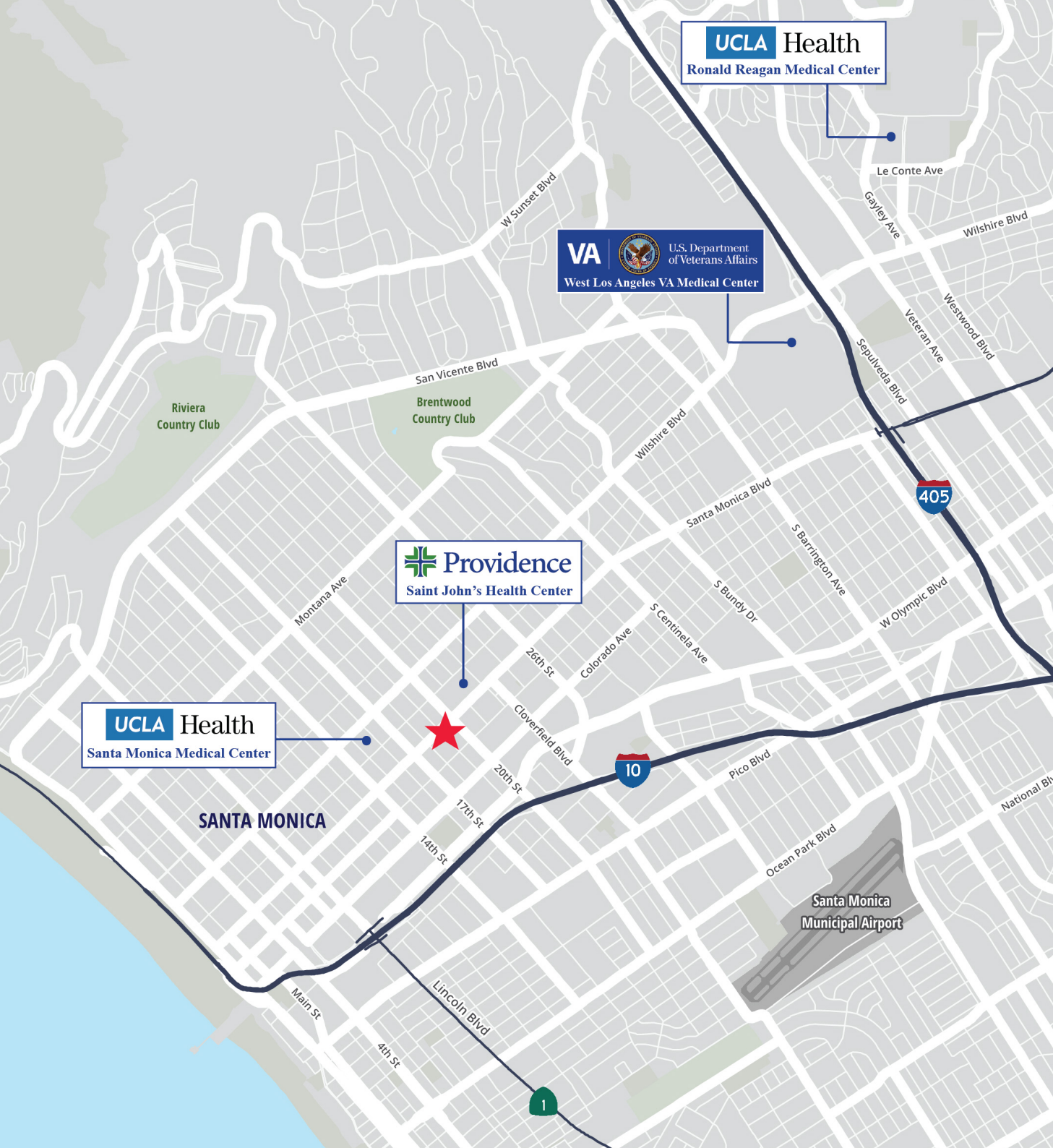
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Discover a **prime 2,201 SF clinical space** available for lease in a strategically located medical outpatient building, just steps from UCLA Santa Monica Medical Center and Providence Saint John's Health Center. This efficiently built-out space minimizes the time and costs associated with extensive construction projects. Tenants will benefit from free visitor parking and prominent building and monument signage opportunities, enhancing visibility and brand exposure in a high-traffic area. This versatile space is perfect for medical practices looking to establish or expand their presence in a sought-after location. Call us today to learn more about this opportunity!

## Providence Saint John's Hospital

Nationally renowned award-winning 266-bed hospital offering a diverse range of specialists including cardiology, oncology, orthopedic services, neurology, women's health, and more

## UCLA Santa Monica Medical Center

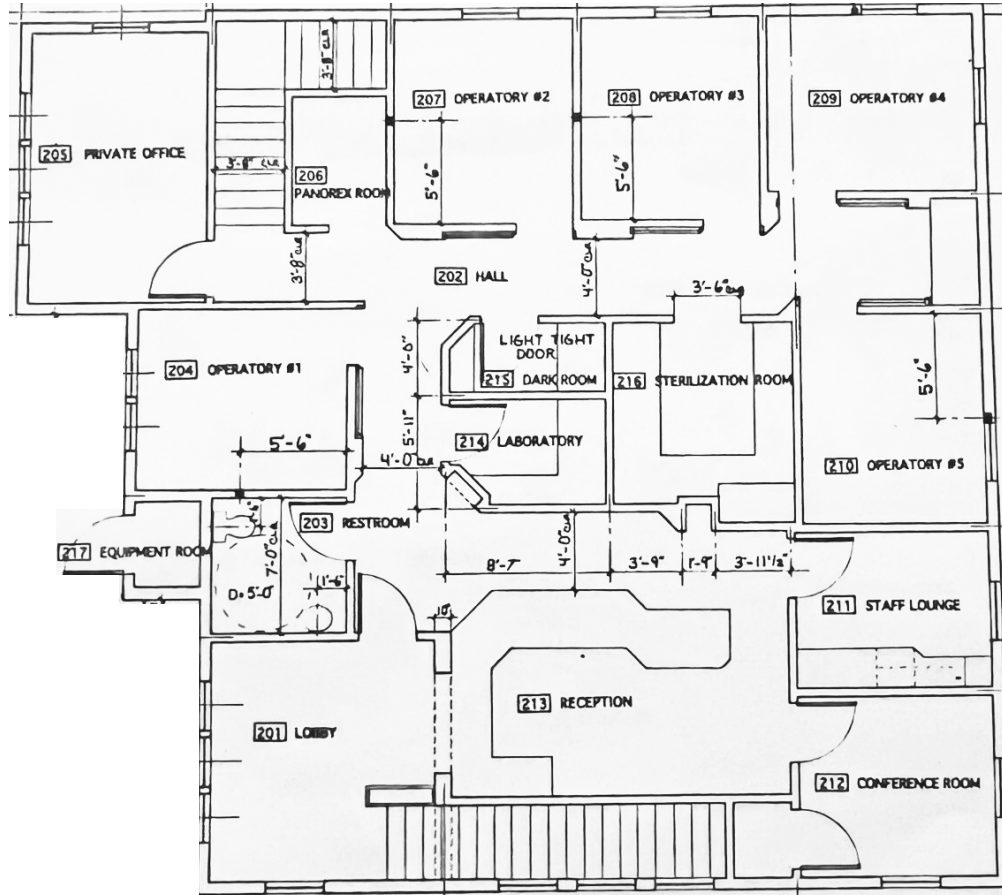
Level 1 Trauma Center with a 281-bed capacity recognized for its expertise in cancer care and heart health.

# Property Overview

- Rate: \$3.75/SF NNN
- Entire 2nd Floor:  $\pm 2,201$  SF
- Building and Monument Signage Available
- Free on-site visitor parking
- 24/7 HVAC Service  
Separately controlled & metered utilities
- Convenient Access to I-10 Freeway
- Medical use approved. No CUP required.
- Tenant may have access to two ORs with Quad A CM & CMS Certifications
  - Flexible time blocks for scheduling



# Floor Plan



# SANTA MONICA BOULEVARD

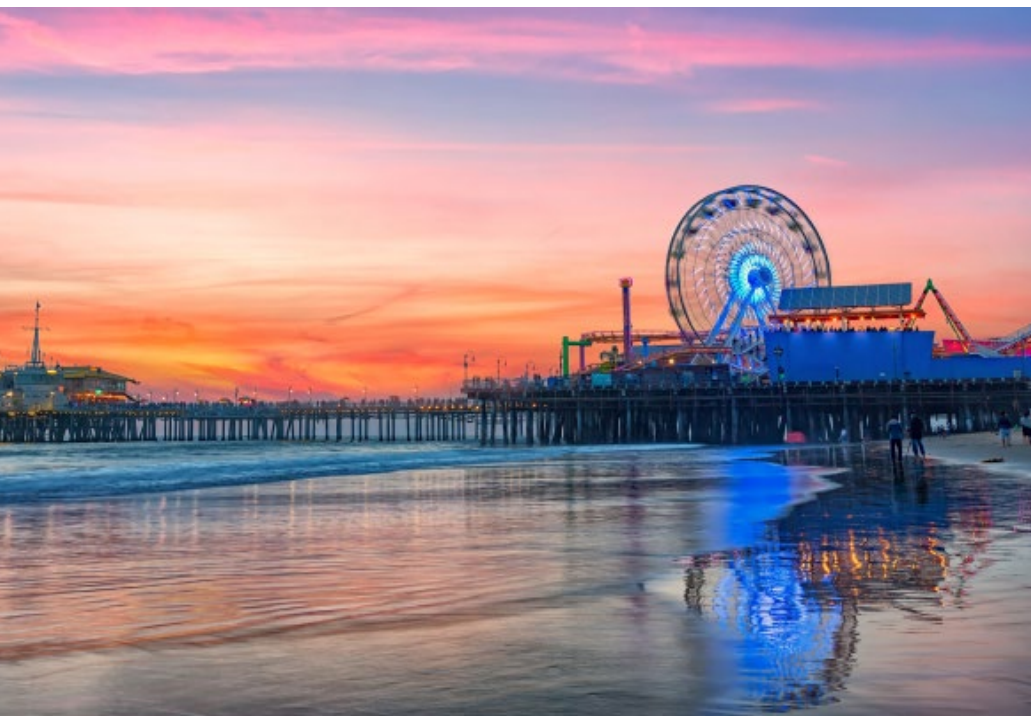
This well-positioned property boasts high visibility, strong foot traffic, and excellent accessibility, making it an ideal location for businesses looking to establish or expand in a thriving market.

**Prime Location:** Centrally located near major thoroughfares, public transportation, and Santa Monica's bustling business district.

**High Foot Traffic:** Surrounded by established businesses, restaurants, and residential neighborhoods.

**Professional and Welcoming Environment:** A well-maintained exterior with ample natural light and a professional layout.

This property presents an unparalleled opportunity to secure a strategic location in one of Los Angeles' most desirable commercial hubs.







# Market Overview

1908 Santa Monica Blvd, Santa Monica, California, 90404  
1 mile radius

## Household & population characteristics



**\$115,386**

Median household income



**\$1,488,534**

Median home value



**23.6%**

Owner occupied housing units



**39.7**

Median age



**51.0%**

Female population



**40.1%**

% Married (age 15 or older)

## Annual lifestyle spending



**\$4,616**

Travel



**\$39**

Tickets to Movies



**\$122**

Theatre/Operas/Concerts



**\$104**

Admission to Sports Events



**\$15**

Online Gaming Services

## Households & population



**40,464**

Current total population



**39,801**

5 Year total population



**20,412**

Current total households



**20,625**

5 year total households

## Education



No high school diploma



**9%**

High school graduate



**17%**

Some college



**69%**

Bachelor's/graduate/prof degree

## Annual household spending



**\$3,692**

Apparel & Services



**\$438**

Computers & Hardware



**\$6,098**

Eating Out



**\$10,942**

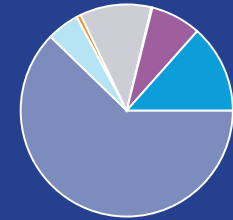
Groceries



**\$9,648**

Health Care

## Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

## Business



**4,833**

Total businesses



**48,914**

Total employees

## Employment



**87%**

White collar



**6%**

Blue collar



**7%**

Services



Unemployment rate



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