

FOR
LEASE

2816 MAIN STREET • Santa Monica, CA 90405



RETAIL SPACE



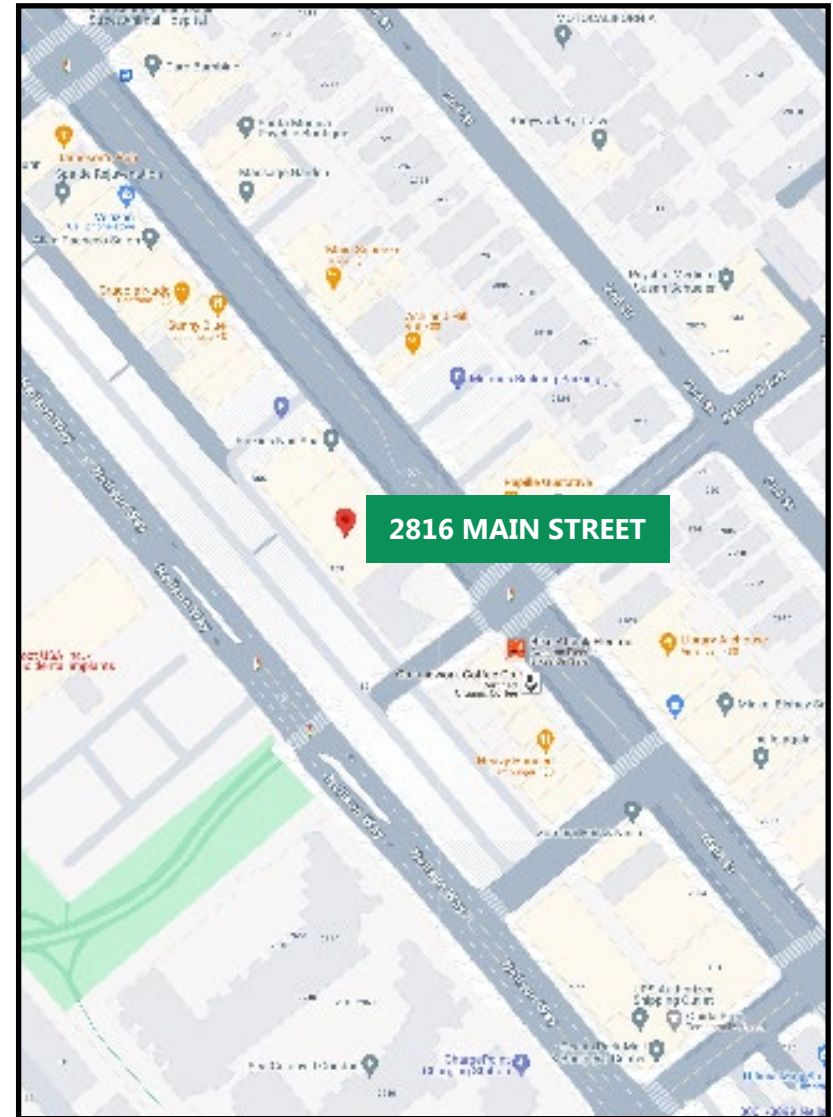
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2816 Main Street, Santa Monica, CA 90405

- SIZE:** Approximately 1,400 square feet
- RENT:** \$8,500 per month, Modified Gross
(Net of electrical and janitorial)
- TERM:** 3 - 5 years
- PARKING:** Public parking lot behind the building
- AVAILABLE:** Immediately

- **High ceilings and exposed wood ceiling**
- **Concrete floor**
- **Air conditioned**
- **Great visibility with Main Street frontage and tremendous daily pedestrian and automobile traffic**
- **Close proximity to the beach and Downtown Santa Monica**
- **High income area with strong demographics and eclectic mix of retailers**

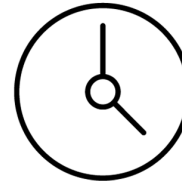


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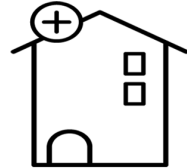
Within 1 Mile



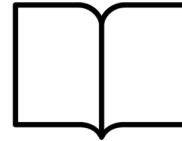
Housing Units
18,378
28.70% owner occupied



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



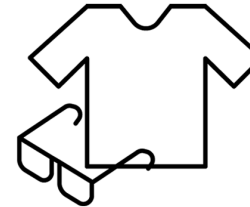
Median Home Value
\$966,787



Educational Attainment
60%
with college or higher degree



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



Apparel, Food/Entertainment & Services
\$284,295
2019 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	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

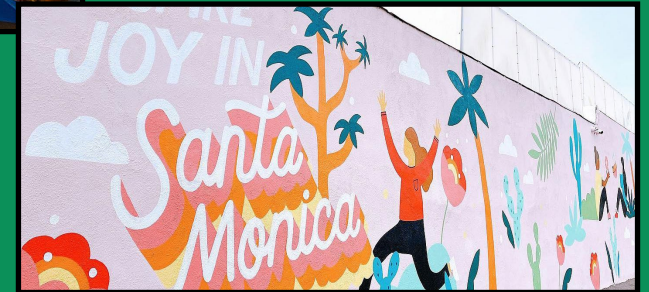
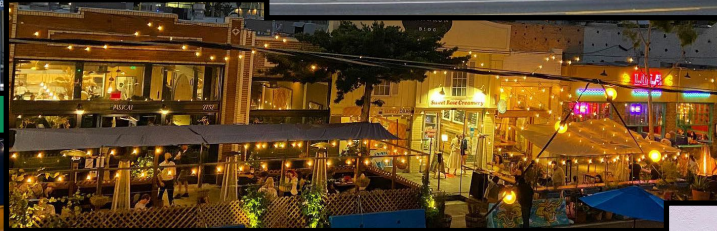
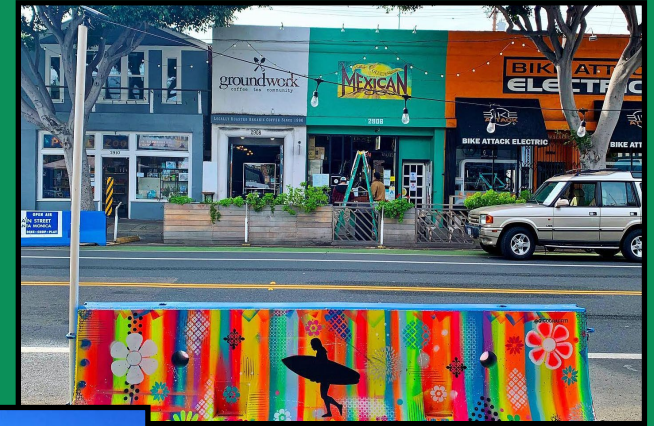


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MAIN STREET

South of the 10, north of Ocean Park Boulevard and west of Lincoln lies Main Street. Like the tides of the Pacific just a few blocks away, Main Street is characterized by a slow shift in personalities: By day, it's a favorite of up-at-dawn locals, who come for breakfast or coffee after a sunrise surf session or to patronize the eclectic collection of businesses with their dogs and children in tow. Laid-back patio-lined cafés and indie boutiques can easily fill an afternoon for almost any visitor. In the evening, trendy restaurants and watering holes glow with a lively mix of options for nightlife lovers.



www.parcommercial.com

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