

THE CHARLIE

1450 Cloverfield Blvd Santa Monica, CA

LAST SPACE REMAINING: ±1,250 SF AVAILABLE FOR LEASE

JOIN A SYNERGISTIC RETAIL LINE-UP
OF HIGH-END WELLNESS TENANT'S

SWTHZ
COMING SOON

COMING SOON
DR. SAFAIE DENTAL GROUP

COMING SOON
STRONG PILATES

AVAILABLE

BSW
BODY SYSTEMS
WELLNESS
COMING SOON



Click Here
for Virtual Tour

ALL 50 RESIDENTIAL UNITS 100% OCCUPIED

KYLE WOODS

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CBRE



THE CHARLIES: IN FOCUS



±1,250 SF Available for Lease



Rare Opportunity to Join a Synergistic Retail Line-Up Containing Class A Wellness Users



High Quality Finishes with ±15' Ceiling Heights



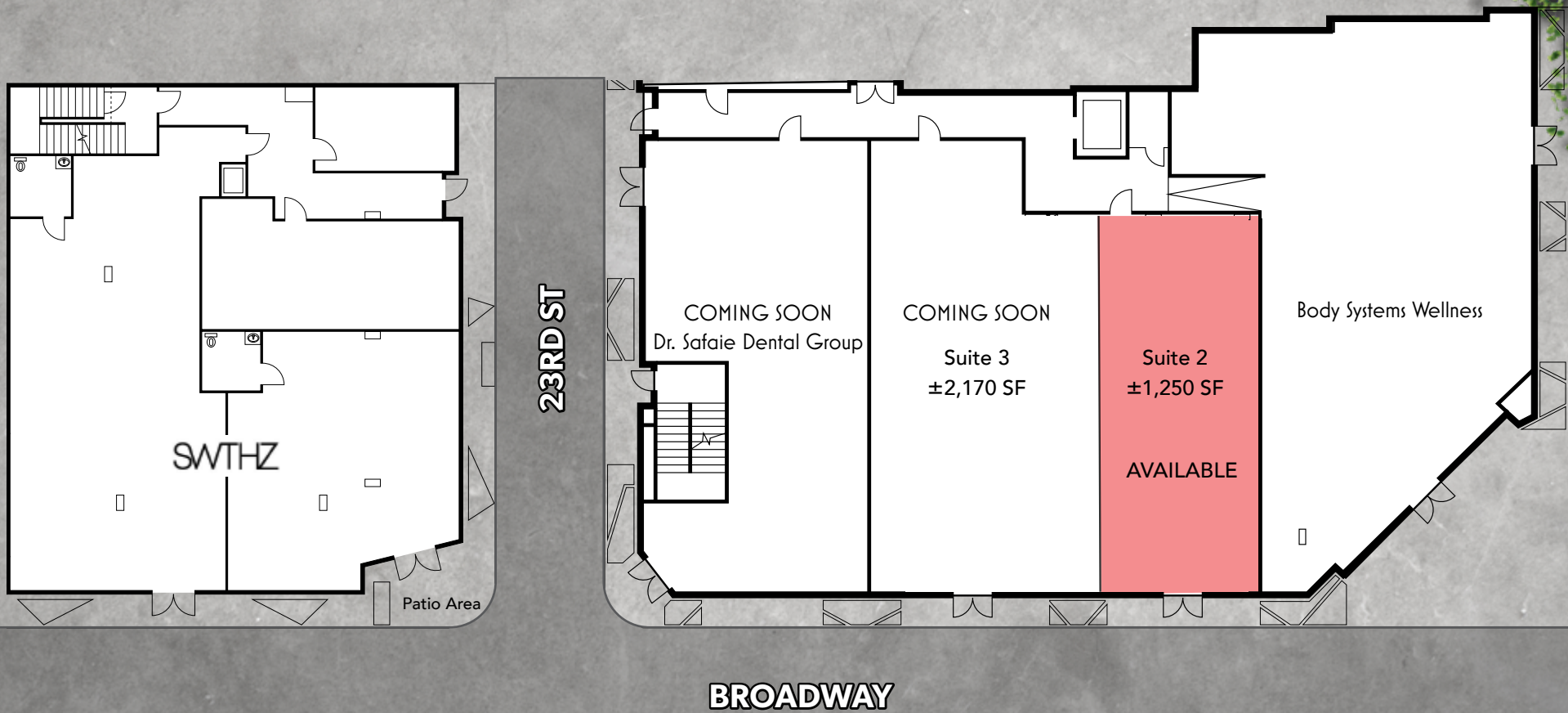
Restaurant Capable Space with All Utilities Stubbed, Sufficient Power and a Hood Shaft



Secure On-Site Parking with 37 Spaces



Rare Retail Opportunity in Luxury Residential Complexes (50 Units Total **with 100% Occupancy!**)



FLOOR PLAN

BSW

BODY SYSTEMS
WELLNESS



JOIN THE THRIVING TENANT MIX

Body Systems Wellness offers advanced treatments for rejuvenating the face, body, and hair, including skin lifting, tightening, and body sculpting. They provide Vitamin IV Infusions to boost health and wellness, and use integrative medicine to manage joint pain in areas like knees, elbows, and lower back. Their comprehensive approach ensures a fresh, youthful appearance and overall well-being. This creates great synergy making it an ideal spot for businesses looking to benefit from high foot traffic and a health-conscious clientele, fostering a community dedicated to wellness and innovation.

SweatHouz provides high-end wellness experiences with their luxurious saunas, invigorating cold plunges, and refreshing vitamin C showers. Located in a vibrant community, SweatHouz draws a consistent flow of health-conscious individuals, fostering a dynamic and supportive atmosphere.

Dr. Safaie is a renowned cosmetic dentist offering high-end dental services that enhance both the appearance and health of your smile. His expertise includes advanced procedures such as veneers, teeth whitening, and smile makeovers, ensuring top-tier results for his clients. Located in a bustling community, Dr. Safaie attracts a discerning clientele perfect for a businesses looking to benefit from a sophisticated, health-conscious customer base and the vibrant, high-traffic area, fostering a community dedicated to excellence and innovation.

Strong Pilates is a unique fitness program that combines the principles of Pilates with cardio exercises to create a full-body workout. It features innovative equipment like the Rowformer and Bikeformer, which integrate rowing or cycling with traditional Pilates reformer exercises. This combination allows for a high-intensity, low-impact workouts.

THE CHARLIE



Rare Opportunity to Join a Synergistic Retail Line-Up
Containing Class A Wellness & Fitness Users

The Charlie Cloverfield

THE CHARLIE

LOCATION



WALKERS PARADISE
(WALKERS SCORE OF 92)



SHORT WALK TO
THE METRO E LINE



WITHIN A HALF
MILE TO THE I-10
FREEWAY

THE CHARLIE

MEDIA AND TECH NEIGHBORS



PRIME RETAIL LOCATION DIRECTLY ACROSS FROM MEDIA DISTRICT WITH
4 MILLION SF OF OFFICE SPACE CURRENTLY 92% OCCUPIED

THE CHARLIE

NEIGHBORING AMENITIES

- Landmark
- Retail
- Eatery
- Coffee
- Studios/
Headquarters





Households

0.5 Mile Radius	3,762
1 Mile Radius	18,695
2 Mile Radius	72,899

Businesses

0.5 Mile Radius	2,144
1 Mile Radius	5,221
2 Mile Radius	17,561



Average
Population
249,424

3-MILE 2025



Average
Employees
216,442

3-MILE 2025



Data Source: ESRI

Average Household Income
\$172,403

3-MILES 2025



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