

7-Eleven Shopping Center

For Sale



1600-1614 Santa Monica Blvd., Santa Monica, CA 90404

- National Tenant Anchor
- 100% NNN Leased
- Rent Increases to Hedge Inflation
- Long Term Passive Income
- Hard Corner Intersection

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INVESTMENT HIGHLIGHTS

Strategic Location

Santa Monica is an affluent city in Greater Los Angeles. With a stunning coastline, some of the best sunsets in Southern California, and a dynamic downtown, it is a very attractive location to live, shop, work and relax.

Great Customer Base

Over 221,000 live within a 3-mile radius with a median household income of \$110,491.

Strong Visibility

Located on the southeast corner of Santa Monica Boulevard and 16th Street, great frontage with over 25,000 cars driving past the center on a daily basis.

Consumer Spending

Located in a prime section of Santa Monica, consumer spending is over \$3.9 billion within a 3-mile radius.



FINANCIAL SNAPSHOT

Price \$ 9,675,000

Cap Rate 4.5%

NOI \$ 435,392

DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	44,771	221,291	473,983
Daytime Employees	61,621	178,409	395,351
Average Household Income	\$ 129,640	\$ 141,175	\$ 139,375
Total Consumer Spending	\$ 757.6M	\$ 3.9B	\$ 7.9B

SALIENT FACTS

Location:	Southeast corner of Santa Monica Boulevard and 16th Street in the City of Santa Monica, Los Angeles County, California
Assessor's #:	4282-019-027
Site Area:	22,500 SF
Rentable Bldg Area:	10,065 square feet
Parking:	30 spaces
Fire Safety:	Fire Extinguishers, exit signs
Year Built:	1977
Construction:	One-story frame & stucco building, concrete slab foundation, flat composition built-up roof.
Type of Ownership:	Fee Simple
Zoning:	C4, Highway Commercial, City of Santa Monica

VILLAGE SQUARE 1600-1614 SANTA MONICA BOULEVARD SANTA MONICA, CA 90400



FOR SALE



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