

# 2665 MAIN STREET

SANTA MONICA, CA 90405

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**CBRE**

# HIGHLIGHTS



## 2665 MAIN STREET

**Size:** ±1,100 SF

**Rate:** \$6.00PSF/Mo. plus NNN  
(NNN approx. \$1.62PSF/Mo.)



Located on the highly trafficked  
Main Street in Santa Monica



Retail Ready



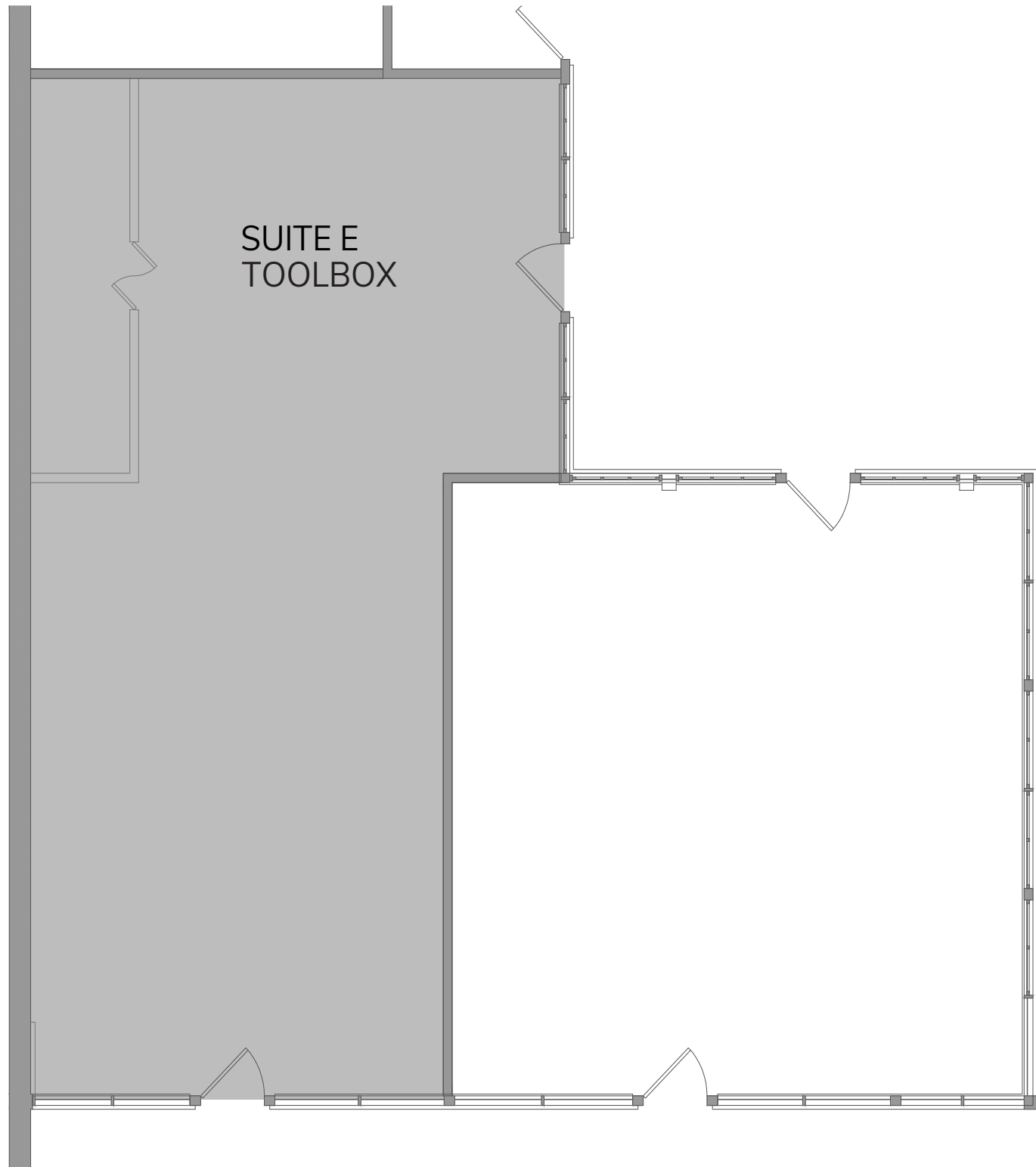
21,918+ Cars Per Day On Main St.



Parking In-Rear



# FLOOR PLAN



# HEART OF SANTA MONICA

VENICE BOARDWALK

VENICE BEACH

HEAVY HANDED  
GROUNDWORK COFFEE CO.  
BIKE ATTACK ELECTRIC

THE SHORES APARTMENTS

PUBLIC PARKING

JAMESON'S PUB  
VERIZON  
LOVE FOR PILATES  
EYES ON MAIN  
CRUDO E NUDO

CHASE BANK  
UNDEFEATED  
LA VECCHIA CUCINA  
THE VICTORIAN  
BASEMENT TAVERN

JADIS ANTIQUES  
CHINOIS ON MAIN  
UBATUBA ACAI

MAIN ST

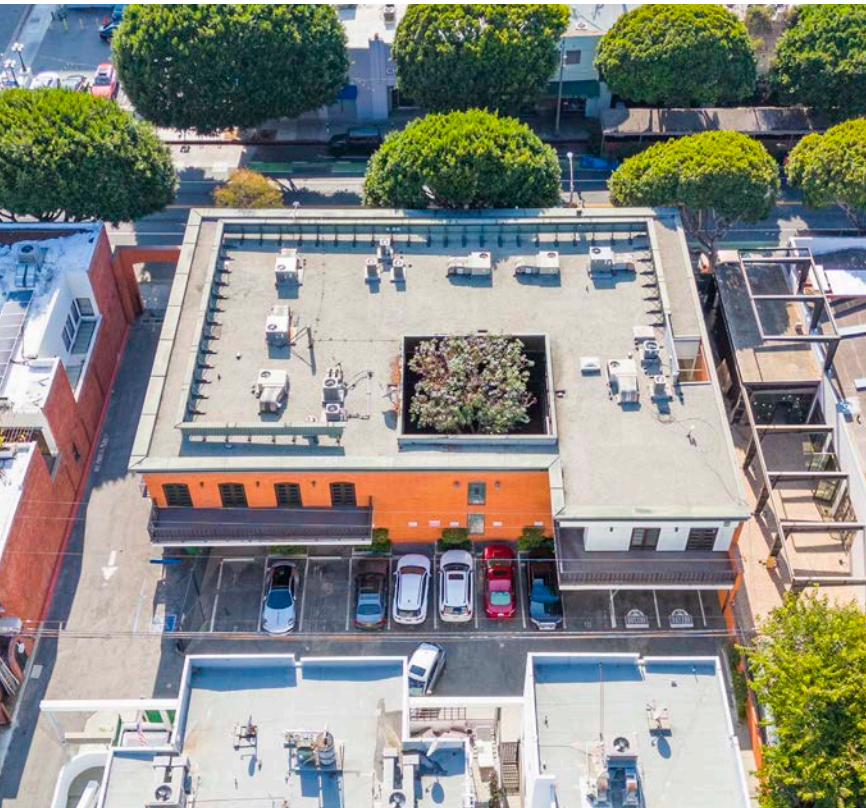
PUBLIC PARKING

SUBJECT PROPERTY

PUBLIC PARKING



# PARKING

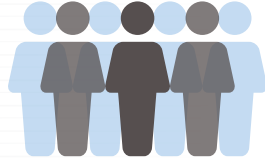


# OUTDOOR PATIO SPACE



# SANTA MONICA

191,691  
RESIDENTS



39.2  
MEDIAN AGE



210,278  
TOTAL  
HOUSEHOLDS

\$173,974  
AVERAGE  
HOUSEHOLD INCOME

\$1,457,273  
MEDIAN VALUE OF  
OWNER OCCUPIED  
HOUSING UNITS

# DEMOGRAPHICS



## POPULATION

1 MILE 2 MILES 3 MILES

2023 Population - Current Year Estimate	29,447	182,173	444,508
2028 Population - Five Year Projection	29,351	182,683	448,404
2023-2028 Annual Population Growth Rate	-0.07%	0.06%	0.17%



## HOUSEHOLDS

2023 Households - Current Year Estimate	15,934	93,250	210,278
2028 Households - Five Year Projection	15,998	94,181	213,710
2023-2028 Annual Household Growth Rate	0.08%	0.20%	0.32%
2023 Average Household Size	1.79	1.92	2.04



## HOUSING INCOME

2023 Average Household Income	\$163,919	\$176,743	\$173,974
2028 Average Household Income	\$193,316	\$203,718	\$199,490
2023 Median Household Income	\$105,577	\$116,161	\$111,862
2028 Median Household Income	\$127,927	\$137,530	\$130,377
2023 Per Capita Income	\$88,443	\$90,314	\$82,566
2028 Per Capita Income	\$104,966	\$104,839	\$95,369



## EDUCATION

2023 Population 25 and Over	24,067	145,259	334,934
HS and Associates Degrees	6,048	36,850	83,045
Bachelor's Degree or Higher	17,025	101,616	236,530



## HOUSING UNITS

1 MILE 2 MILES 3 MILES

2023 Housing Units	17,984	104,192	231,788
2023 Vacant Housing Units	2,050	10,942	21,510
2023 Occupied Housing Units	15,934	93,250	210,278
2023 Owner Occupied Housing Units	4,360	29,272	72,573
2023 Renter Occupied Housing Units	11,574	63,978	137,705

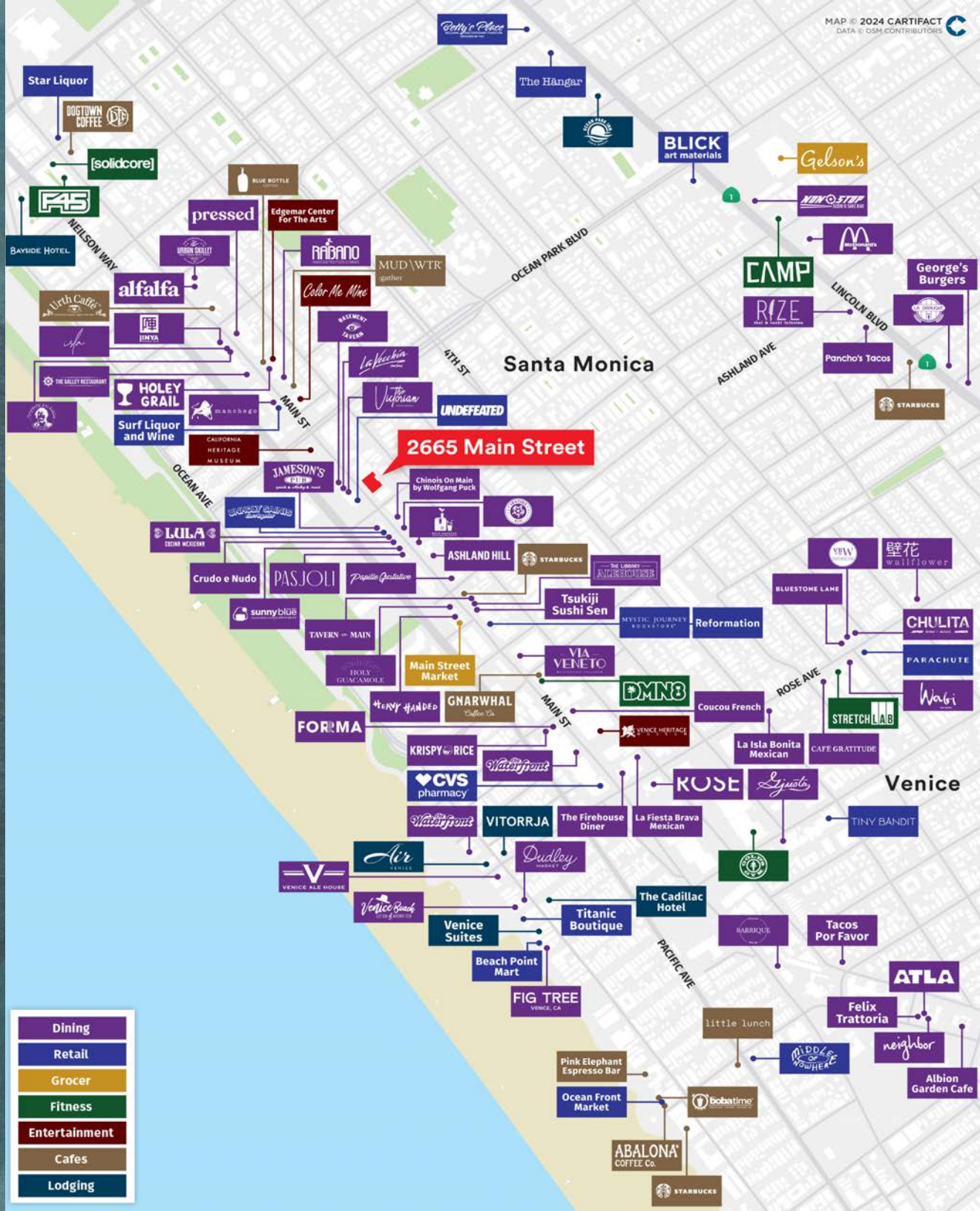


## PLACE OF WORK

2023 Businesses	2,677	17,919	36,630
2023 Employees	16,517	141,746	314,953



## AMENITY MAP



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