



INDUSTRIAL/FLEX SPACE FOR LEASE



1431 COLORADO AVENUE, SANTA MONICA, CA 90404



SIZE: Approximately 3,000 square feet

RATE: \$10,500 per month, NNN

TRIPLE NETS: Approximately \$2,160 per month

TERM: Negotiable

PARKING: Lot across the street

AVAILABLE: Immediately

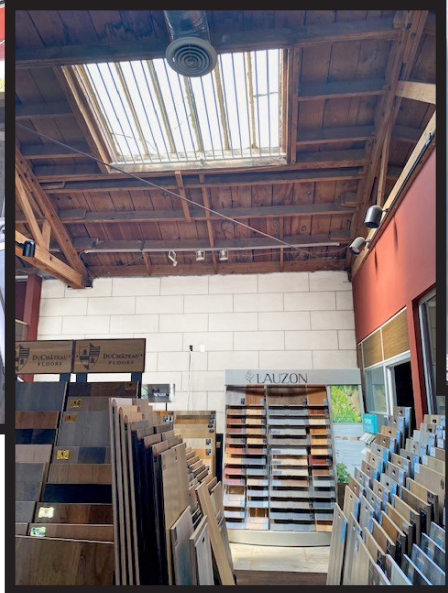
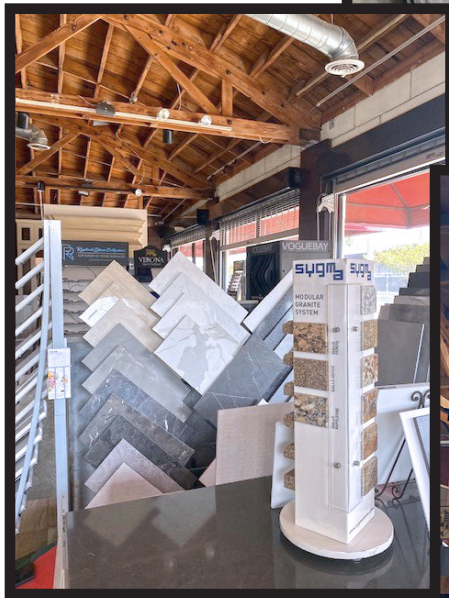
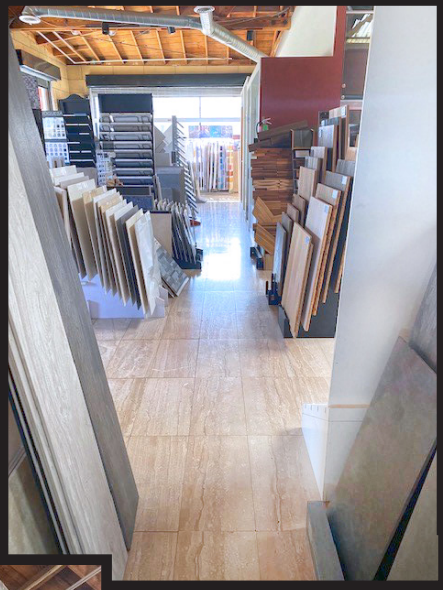
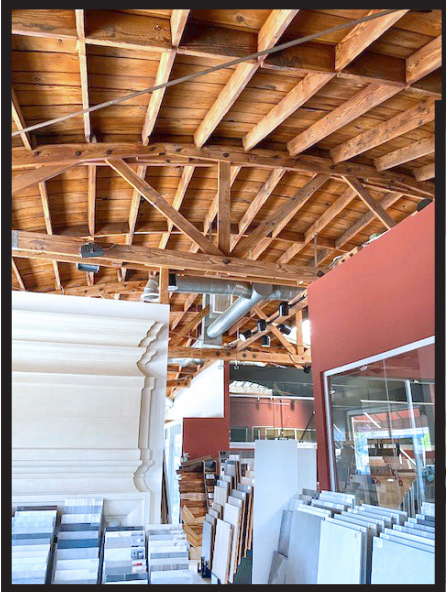
- High exposed ceilings with skylights providing natural bright light
- Concrete floors
- Corner space
- Private bathroom
- Excellent signage

RUDY QUINTANAR
310.395.2663 x128
RUDY@PARCOMMERCIAL.COM
Lic# 00912513

GREG ECKHARDT
310.395.2663 x101
GECKO@PARCOMMERCIAL.COM
Lic# 01068613

1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • www.parcommercial.com

PROPERTY PHOTOS

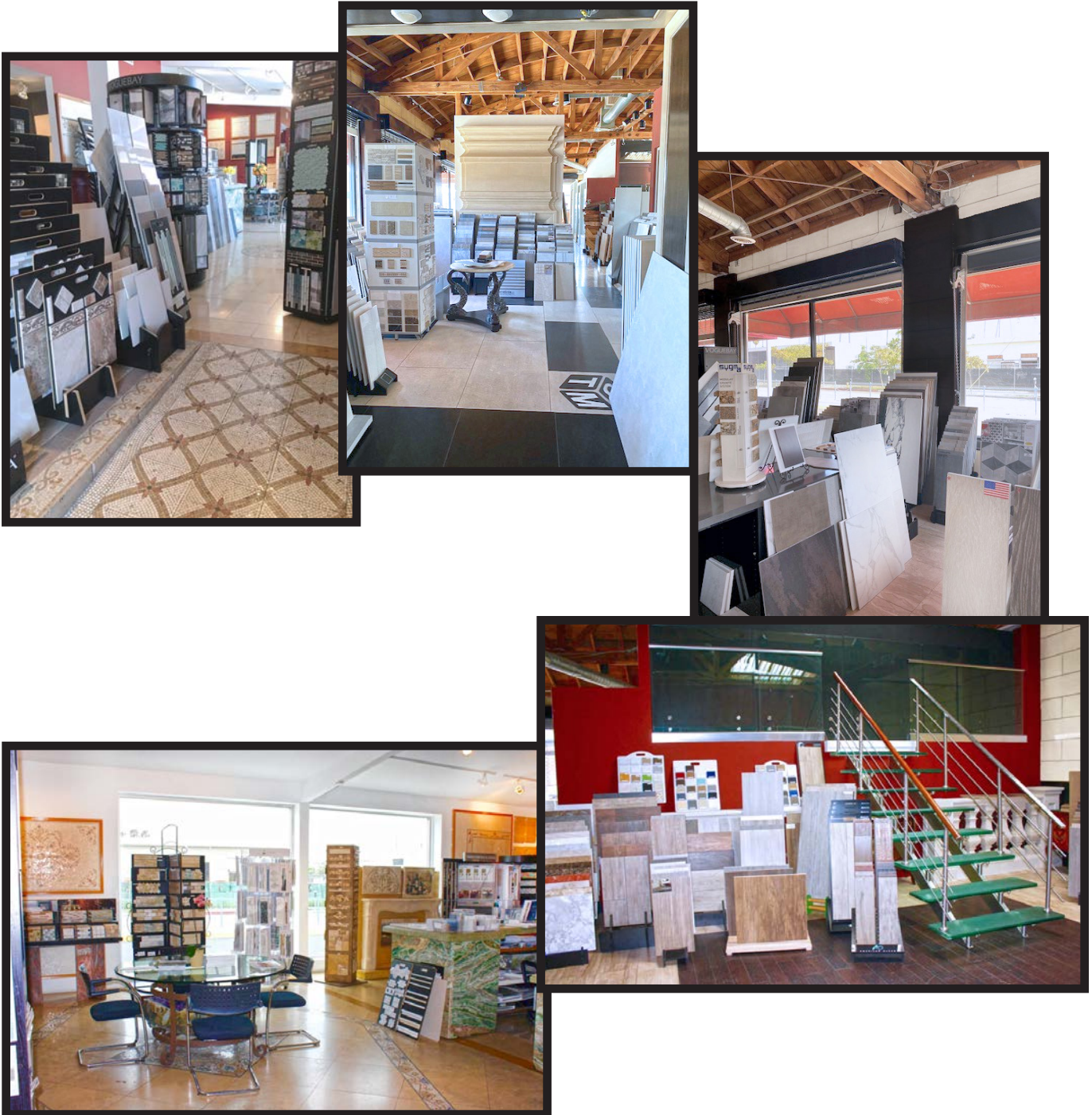


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NEIGHBORHOOD HIGHLIGHTS

Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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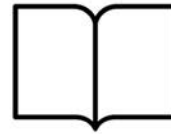


AREA DEMOGRAPHICS

Within
1 Mile



Housing Units
4,886
3.5% increase by 2022



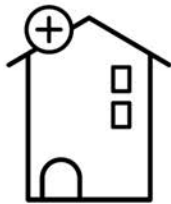
Educational Attainment
56%
with college or higher degree



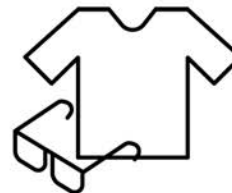
Estimated Population
36,221
12.91% growth 2010-2018
3.25% growth 2018-2023



Average Household Income
\$132,494
50% earn more than \$100k



Median Home Value
\$1,065,965



Apparel, Food/Entertainment & Services
\$543,230
2017 yearly consumer spending

POPULATION

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

2023 Projected Population	37,398	245,816	527,179
2018 Estimated Population	36,221	239,641	514,070
2010 Census Population	32,079	220,929	474,667
Growth 2018-2023	3.25%	2.58%	2.55%
Growth 2010-2018	12.91%	8.47%	8.30%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	2.48%	13.99%	13.93%
\$75,000-\$99,000	12.81%	11.93%	11.80%
\$100,000 +	50.57%	42.85%	44.25%
TOTAL	65.86%	68.77%	69.98%
2018 Estimated Average HH Income	\$132,494	\$113,694	\$118,155
2018 Estimated Households	16,927	114,552	241,969

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