

612 Santa Monica Boulevard  
Santa Monica, CA 90401



CREATIVE OFFICE/RETAIL SPACE

FOR LEASE



RAFAEL PADILLA  
310.395.2663 X102  
RAFAEL@PARCOMMERCIAL.COM  
LIC# 00960188

ARTHUR PETER  
310.395.2663 X101  
ARTHUR@PARCOMMERCIAL.COM  
LIC# 010686613

**SIZE:** Approximately 1,580 square feet

**PARKING:** Street and monthly parking from city lots

**TERM:** 3 - 10 years

**RATE:** \$3.95 per square foot per month, Modified Gross  
CAM is approximately \$215 per month

**AVAILABLE:** Immediately

- High profile Santa Monica location, a short walk from Third Street Promenade, The Pier and Palisades Park
- Exciting tenants share the building including Wexler's, Bangkok West Thai and Tar & Roses
- 24 hour access to the building
- Walking distance to Santa Monica amenities & coastline
- Heavy foot traffic
- Close to 10 Freeway
- Large skylight
- Separate HVAC



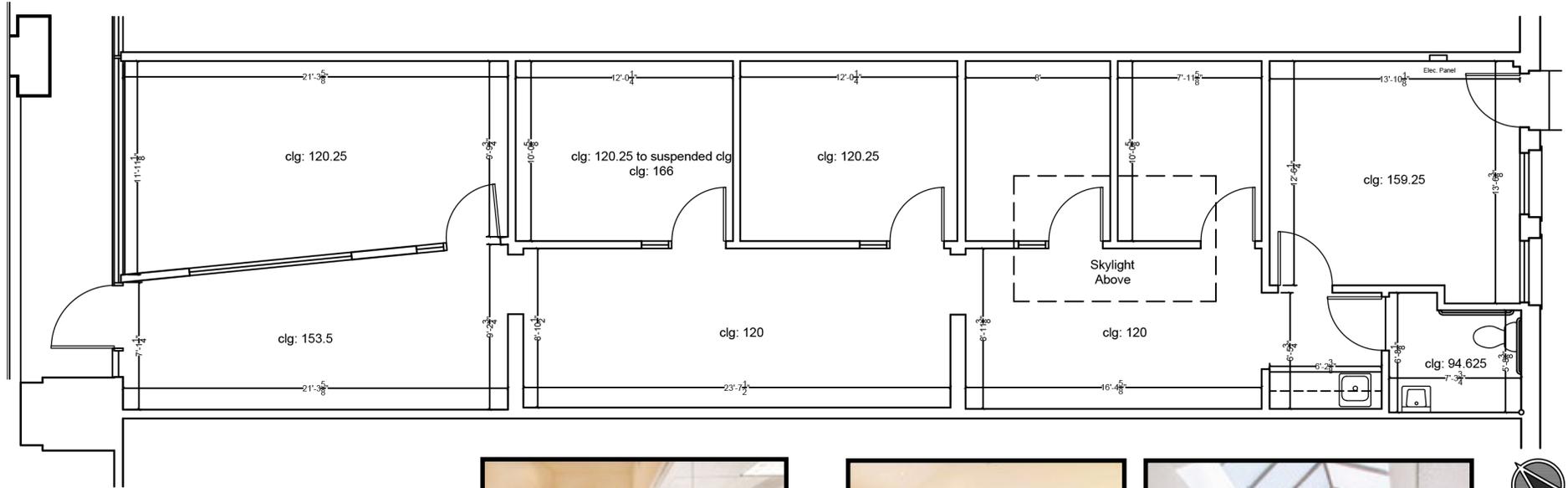
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[www.parcommercial.com](http://www.parcommercial.com)

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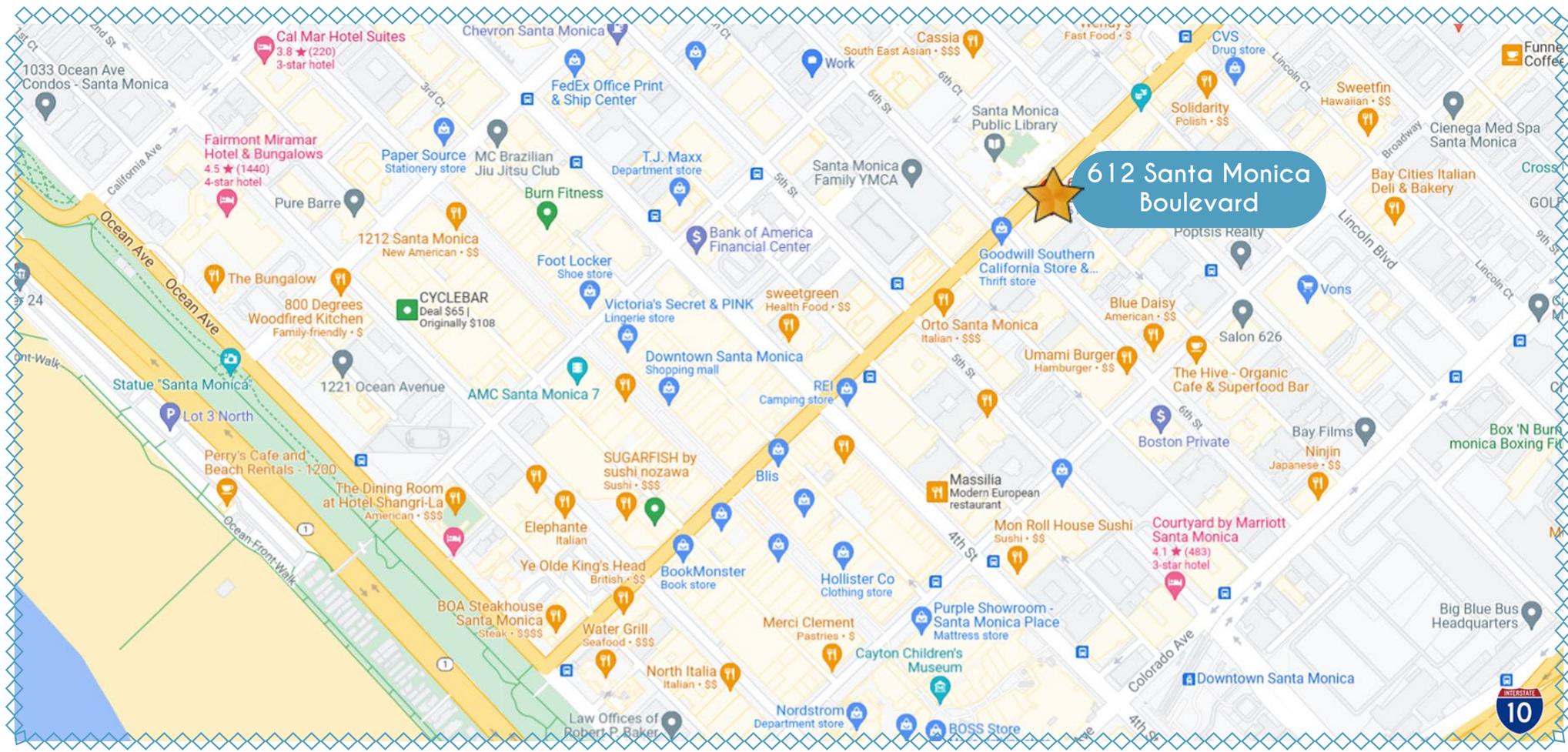
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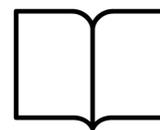
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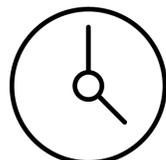
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Housing Units  
**23,066**



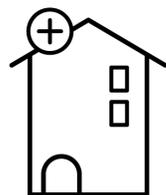
Educational Attainment  
**64%**  
with college or higher degree



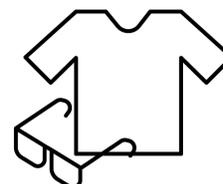
Estimated Population  
**35,603**



Average Household Income  
**\$128,711**



Median Home Value  
**\$1,040,026**



Apparel, Food/Entertainment & Services  
**\$333,387**

**POPULATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 Projected Population	42,805	238,586	491,003
2019 Estimated Population	42,069	233,277	481,566
2010 Census Population	39,456	212,274	445,885
Growth 2019-2024	1.75%	2.28%	1.96%
Growth 2010-2019	6.62%	9.89%	8.00%
<b>2019 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b>			
\$50,000-\$74,999	2.59%	12.63%	13.21%
\$75,000-\$99,000	11.94%	11.19%	11.44%
\$100,000 +	43.23%	47.06%	45.65%
<b>TOTAL</b>	<b>57.76%</b>	<b>70.88%</b>	<b>70.30%</b>
2019 Estimated Average HH Income	\$110,509	\$124,995	\$122,775
2019 Estimated Households	21,605	115,016	225,092



# 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.

Santa Monica is known for its attractions and cultural resources including the Santa Monica Pier, built in 1909, the annual Santa Monica Film Festival, and the vibrant mix of luxury and eclectic shopping districts to inspire the likes of any business owner.



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