

1450 10TH STREET  
SANTA MONICA, CA



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

# 1450 10TH STREET



# 1450 10TH STREET

## PROPERTY HIGHLIGHTS

- Beautifully appointed medical office building in the heart of Downtown Santa Monica, within close proximity to UCLA Santa Monica Medical Center and Providence St. John's Health Center
- Convenient covered and subterranean parking, with over 4/1,000 ratio
- Walking distance to numerous shops and restaurants with an 82 Walk Score
- UCLA Santa Monica Medical Center Providence has 281 beds and receives approximately 14,000 admissions annually. St. John's Health Center, has 266 beds and receives approximately 12,000 admissions annually

## AVAILABILITIES

Suite 402 1,431 SF

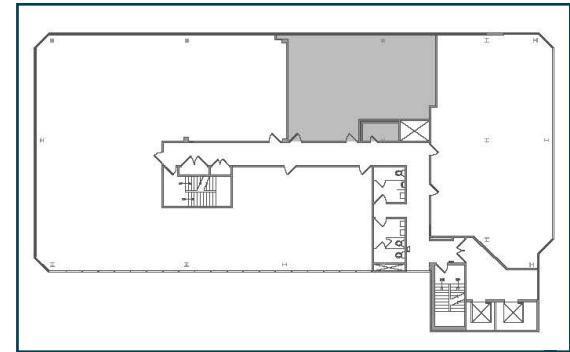
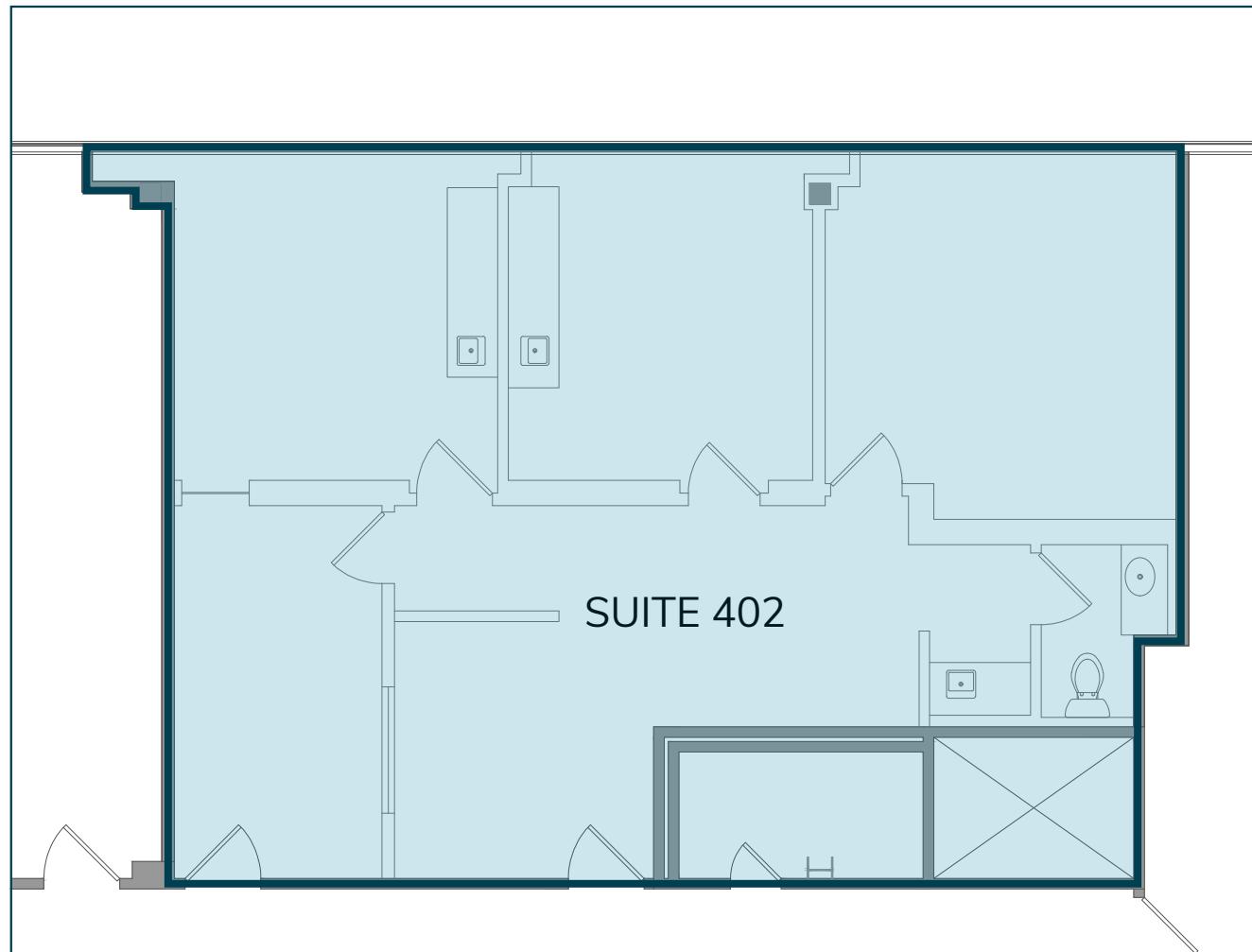
Built-out medical suite with 2 very large exam rooms with sinks, very large office, small lab area, and a private restroom.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 + INSURANCE Percentage of Population with Insurance	76%	76%	75%
 Average Annual Healthcare Spend	\$7,615	\$8,691	\$8,596
 Median Population Age	40.7	40.7	38.9
 Percentage of Population 65+	17%	18%	17%
 Population	42,263	219,209	455,879
 Median Household Income	\$138,550	\$154,747	\$151,882

# 1450 10TH STREET

FLOOR PLAN | SUITE 402 | 1,431 SF



# 1450 10TH STREET

## MAP OVERVIEW



# 1450 10TH STREET

## SANTA MONICA, CA



### Chris Isola

Executive Vice President  
(213) 239 6045  
chris.isola@am.jll.com  
CA Lic. # 01454942

### Carolyn Pasqualetto

Transaction Manager  
(626) 818 4715  
carolyn.pasqualetto@jll.com  
CA Lic. # 02173043

## 10TH STREET MEDICAL BUILDING



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.