

3250 PICO BOULEVARD
Santa Monica, CA 90405

SIGNALIZED CORNER RETAIL SPACE
FOR LEASE
CO-ANCHOR SPACE



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PROPERTY CHARACTERISTICS

3250 Pico Boulevard
Santa Monica, CA 90405

BUILDING: Approximately 4,000 square feet
(75 feet of frontage)

BASE RENT: \$3.50, per square foot per month, NNN

TRIPLE NET: Approximately \$0.45 per square foot

TERM: 5-10 years

PARKING: Ample surface parking spaces

- **Trader Joe's anchored shopping center**
- **Former Chase Bank**
- **Direct access to the 10 freeway**
- **Endcap signalized corner space**
- **Busy shopping center with tremendous visibility**
- **Located at the crossroads of Santa Monica and West Los Angeles**



JOIN:



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FLOOR PLAN

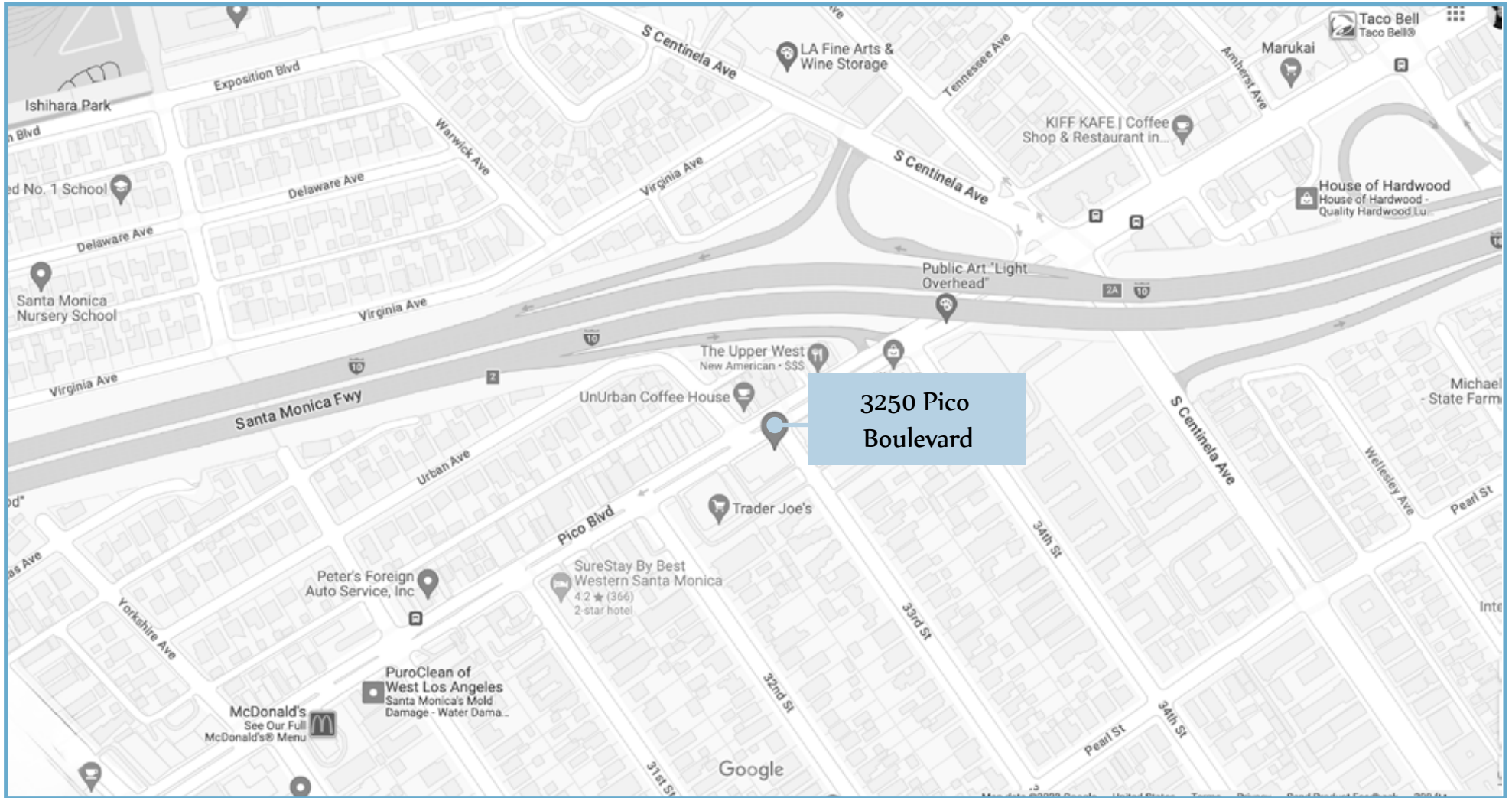


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AREA MAP



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DEMOGRAPHICS

WITHIN 1 MILE



Housing Units
14,079



Educational Attainment
60%
with college or higher degree



Estimated Population
27,680



Average Household Income
\$125,848



Median Home Value
\$1,045,678



Apparel, Food/Entertainment & Services
\$207,693
2023 yearly consumer spending

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2028 Projected Population	27,194	323,116	545,458
2023 Estimated Population	27,680	328,680	553,692
2010 Census Population	27,307	323,196	539,116
Growth 2023-2028	-1.76%	-1.69	-1.49%
Growth 2010-2023	1.37%	1.70%	2.70%
2023 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +			
\$50,000-\$74,999	1,726	18,504	28,780
\$75,000-\$99,000	1,075	16,851	26,693
\$100,000 +	6,075	79,583	133,887
TOTAL	8,876	114,938	188,360
2023 Estimated Average HH Income	\$125,848	\$130,292	\$137,236
2023 Estimated Households	12,646	158,136	252,967



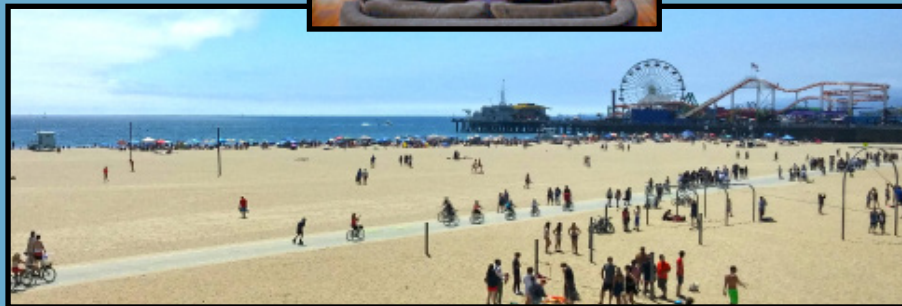
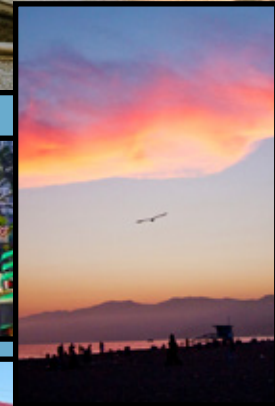
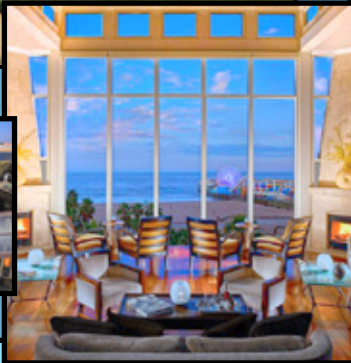
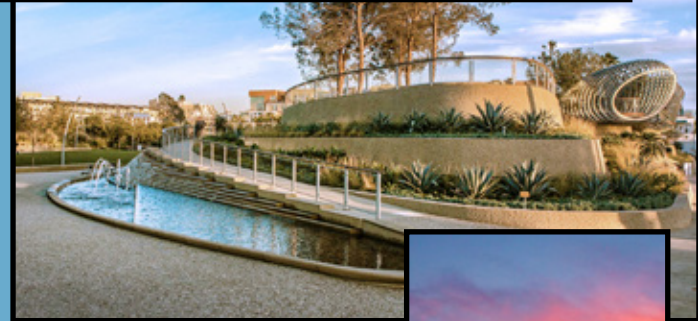
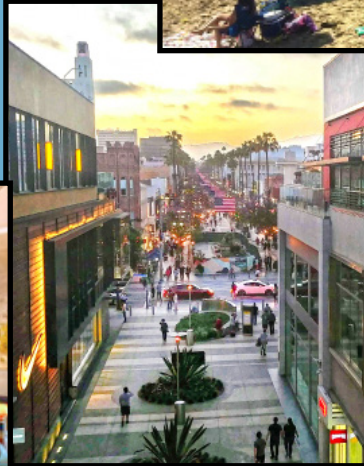
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SANTA MONICA

Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 24 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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