

2701

OCEAN PARK BOULEVARD

Santa Monica

+/- 17,000 RSF retail opportunity for lease



BRANDON COHAN
REAL ESTATE

Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

2701 OCEAN PARK BLVD

JLL and Brandon Cohan Real Estate are pleased to present the available space at 2701 Ocean Park Blvd. The unique retail opportunity sits on the ground level of a recently renovated, class A office building in an accessible and amenity rich Santa Monica Location. Recent upgrades at the property include an updated/elevated facade, renovated outdoor common areas that serve as an amenity to retail customers and operators alike. The property is ensconced on Ocean Park Blvd, directly across from the Santa Monica Business Park (home to Spotify, Pandora, and other notable employers). The opportunity presents itself for brands to occupy a highly visible retail space with unparalleled access to daytime workers and affluent Westside residents.



PROPERTY SPECS



POTENTIAL USE
**RETAIL, FITNESS,
HEALTH/WELLNESS
GROCERY, & F&B**



TOTAL SIZE
+/- 17,000 RSF



RENT
**PRICE UPON
REQUEST**



PARKING
**COVERED ON-SITE
PARKING AND
METERED STREET
PARKING**



AVAILABILITY
IMMEDIATE









OUTDOOR COMMON
AREAS FUNCTION AS
AN AMENITY TO
RETAIL USERS AND
OPERATORS ALIKE





253

Handwritten text on a yellow sign, likely a list of names or a message.

Central and Business Center



NEARBY TENANTS



★ Local Favorites

- ★ The Counter
- ★ Blossom
- ★ Vietnamese
- ★ Lunetta All Day
- ★ Upper West
- ★ Prime Pizza
- ★ Lares
- ★ The OP Cafe
- Love Coffee Bar

● Grocery

1. Whole Foods
2. Trader Joe's

● Food & Beverage

3. Layla bagels
4. Ghisallo
5. Yoga-urt
6. Handel's Ice
7. CreamSaMo Pizza
8. Campos
9. India's Tandoori
10. Z Garden
11. Gilbert's El Indio
12. Baskin Robbins
13. The Brixton
14. Rae's Restaurant
15. Vito Italian
16. Juice Crafters
17. Miyako
18. Bubble Boball
19. Forno
20. Shunji Japanese Cuisine
- * Crimson
- The Hurry Curry of Tokyo
- Subway
- Fast Taco
- Society Kitchen

● Wellness

21. Santa Monica Yoga
22. Mignonne Nail Bar
23. Station 28 Salon
24. Yogazan
25. Health Land
26. Olympia Club
27. Hair Maki
28. Object Salon
29. Easy Fitness

* The Massage Place

● Retail

30. Signature Wine & Spirits
31. Ocean Park Pharmacy
32. NMC National Mailbox Center
33. Grayhorse Picture Framing
34. UPS Store
35. Enzo Caruso Tailoring
36. The Kringle Report
- * Bark Williams Executive Cleaners

● Cafe

37. Thyme Café and Market
38. Cafe Boliva
39. Lo/Cal Coffee and Market
40. Groundworks
41. Starbucks
42. UnUrban Coffee House
43. Blossom and Friends Cafe
44. Starbucks

* Amenities within Ocean Park Courtyard

AREA HIGHLIGHTS

Welcome to Santa Monica

Santa Monica attracts over 8 million people annually and has firmly established itself as one of Southern California's go-to destinations for shopping and sightseeing. Strategically imbedded in LA's "Silicon Beach", Santa Monica also offers access to millennial and Gen Z residents with high levels of disposable income.

1 MILE



18,960

Total Population

\$197,687

Avg. HH Income

\$1,068,461

Median Home Value

2 MILES



127,263

Total Population

\$154,812

Avg. HH Income

\$1,040,208

Median Home Value

3 MILES



778,252

Total Population

\$137,924

Avg. HH Income

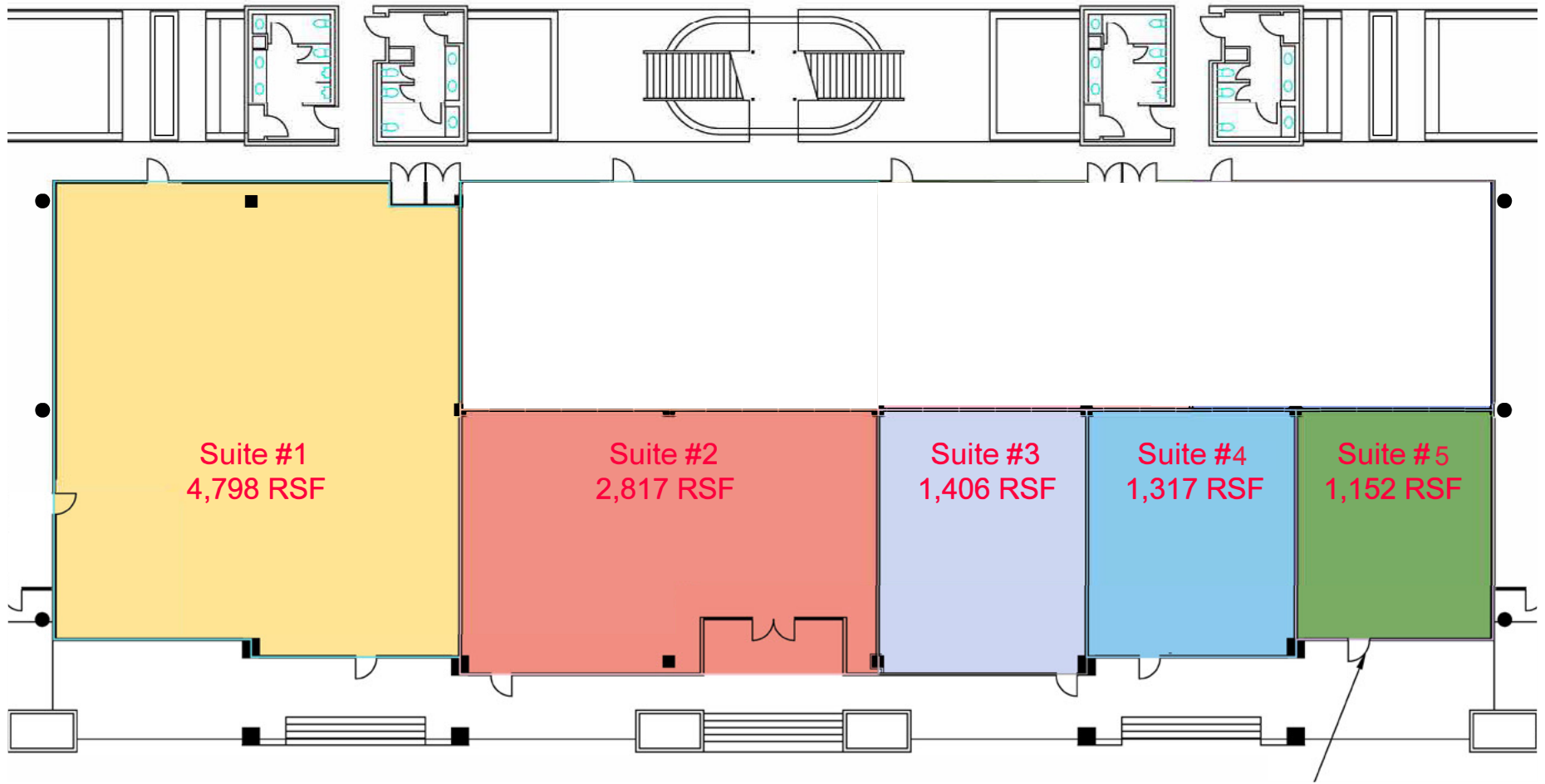
\$1,031,100

Median Home Value



POTENTIAL DEMISING PLAN

*Depending on use and deal terms, ownership will consider demising the space as follows.



Ocean Park Blvd



For more information, please contact:

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