

3201 SANTA MONICA BOULEVARD, SANTA MONICA, CA 90404



FREESTANDING BUILDING FOR GYM
OR RETAIL

FOR LEASE



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3201 Santa Monica Boulevard, Santa Monica, CA 90404

SIZE: Approximately 3,990 SF

RENTAL RATE: \$4.50 PSF/Mo. NNN

NNN: Approximately \$0.50 PSF/Mo.

LEASE TERM: 3-5 years

PARKING: On-site as well as street parking.

AVAILABLE: February 2025, possibly sooner

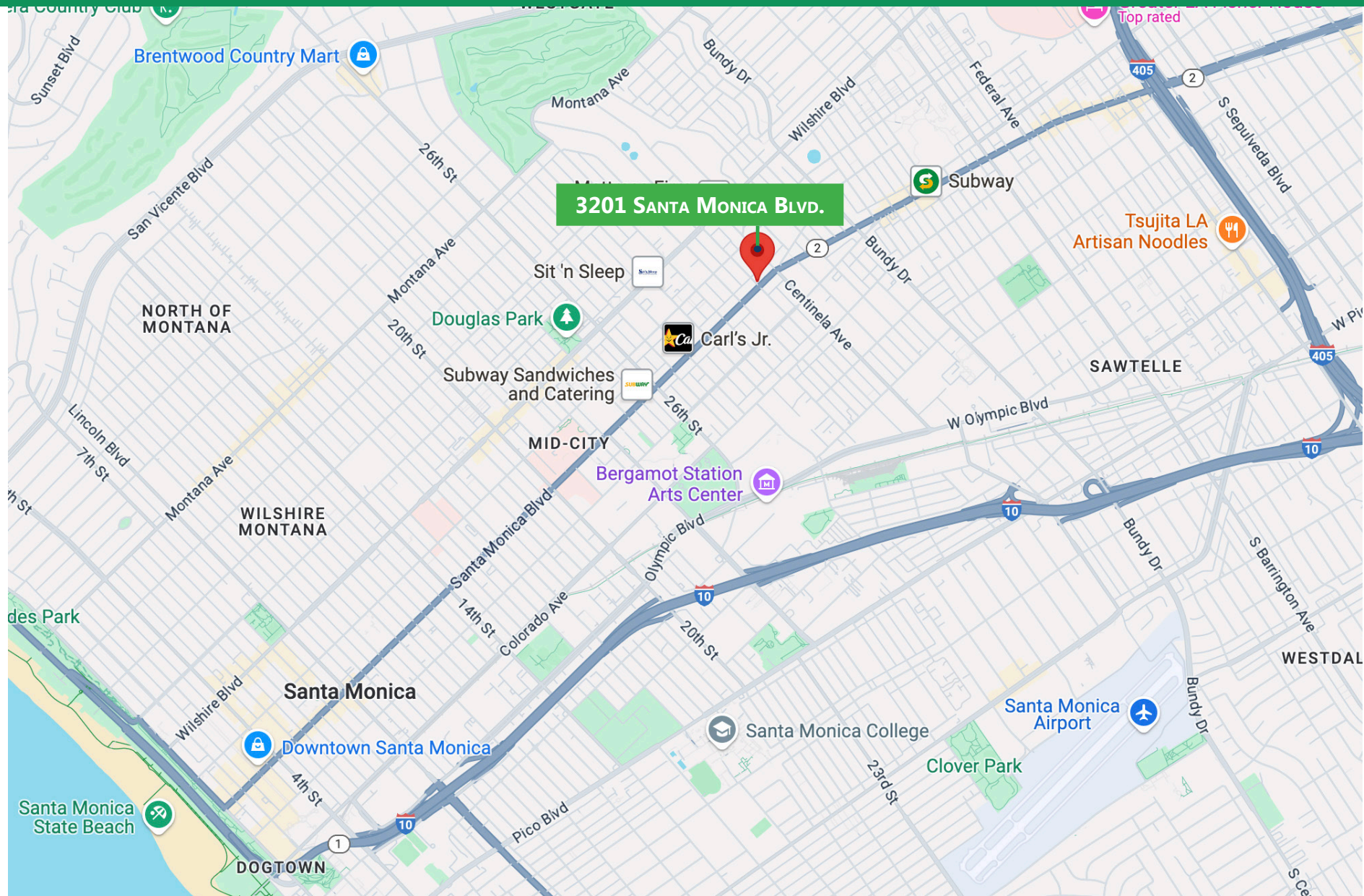


PROPERTY HIGHLIGHTS

- Highly visible location
- High identity corner
- Freestanding building
- Large open workout area
- 2 locker rooms
- 30,000 cars per day pass this site
- On Santa Monica Blvd. with easy access to the 405 Fwy. and the 10 Fwy.
- Easy access for Santa Monica, West LA and Brentwood clients



AREA
MAP



www.parcommercial.com

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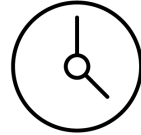
AREA DEMOGRAPHICS



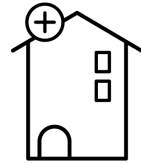
Within 1 Mile



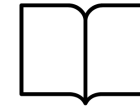
Housing Units
27,276



Estimated Population
48,511



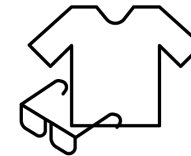
Median Home Value
\$895,997



Educational Attainment
63%
with college or higher degree



Average Household Income
\$126,273
79% earn more than \$100k



Apparel, Food/Entertainment & Services
\$403,236
2023 yearly spending

POPULATION	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2028 Projected Population	48,036	269,026	529,747
2023 Estimated Population	48,511	273,358	539,155
2023 Average HH Income	\$126,273	\$134,887	\$136,826
2028 Projected Households	24,474	123,637	242,645
2023 Estimated Households	24,805	126,046	247,568
2023 Median Home Value	\$895,997	\$1,051,941	\$1,040,122



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