

**1151 25TH STREET**  
**Santa Monica, CA 90403**



COMMERCIAL ZONED HOUSE  
FOR USE AS OFFICE OR RETAIL

**FOR LEASE**



**ARTHUR PETER**  
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**RAFAEL PADILLA**  
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# 1151 25th Street, Santa Monica, CA 90403

**SIZE:** Approximately 1,922 rentable square feet

**RENT:** \$6,800 per month, NNN  
(NNN estimated to be \$475 per month)

**TERM:** 3 - 5 years

**PARKING:** Seven (7) spaces at \$75 per space

**AVAILABLE:** Immediately



- High ceilings and operable windows
- Adjacent two (2) car garage separately available
- Located just north of Wilshire Boulevard across from Douglas/Reed Park
- Bright open floor plan with hardwood floors
- Full kitchen, 2 offices, 2 conference/bull pen areas, reception area, laundry room and patio
- Neighbors include Starbucks, Wilshire Restaurant, UCLA Health Urgent Care, Sonny McLean's Irish Pub, New Balance, Whole Foods Market, plus many more



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PROPERTY PHOTOS



www.parcommercial.com

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AREA  
MAP



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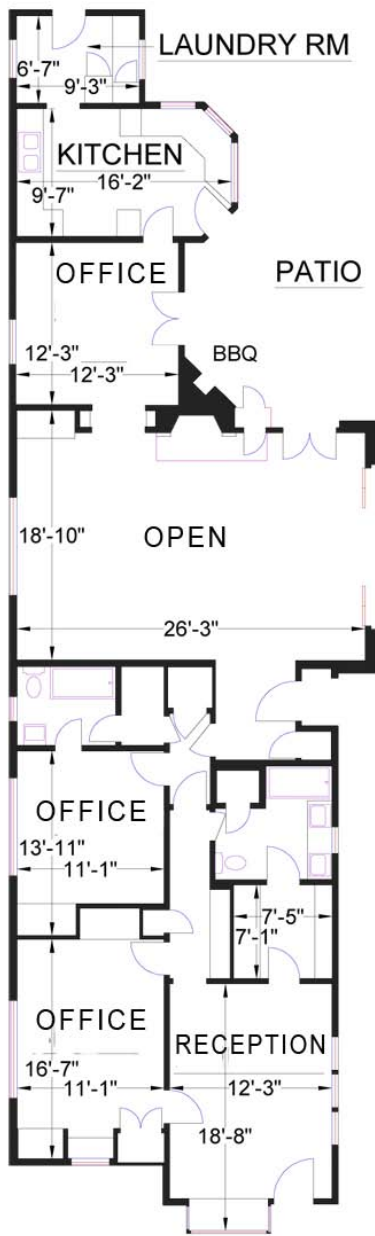
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FLOOR PLAN & DEMOGRAPHICS



25th Street

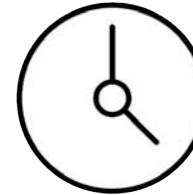
Within 1 Mile



Housing Units

**17,034**

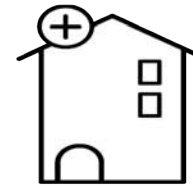
31.33% owner occupied



Estimated Population

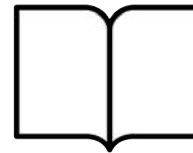
**34,985**

2.92% growth 2010-2018  
1.64% growth 2018-2023



Median Home Value

**\$953,906**



Educational Attainment

**61%**

with college or higher degree



Average Household Income

**\$115,108**

45% earn more than \$100k



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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 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.



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