

2719 OCEAN PARK BOULEVARD
Santa Monica, CA 90405

FOR SALE

BUSINESS OPPORTUNITY:
STATION 28 SALON



PLEASE DO NOT DISTURB TENANT



JOHN MOUDAKIS
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2719 Ocean Park Boulevard, Santa Monica, CA 90405

SIZE: Approximately 800 square feet

ASKING PRICE: \$69,000

RENT: \$3,600 per month inclusive of NNN

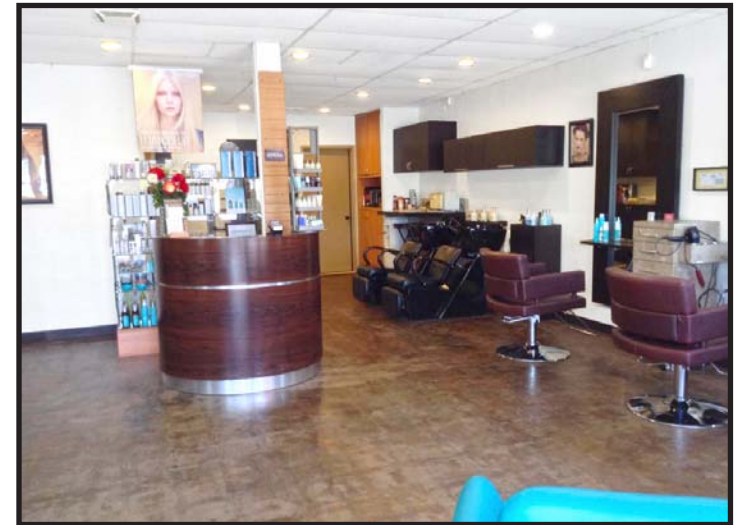
LEASE: A new lease will be drafted for the buyer

HAIR STATION

CONFIGURATION: Seven (7) chairs
 Four (4) chairs are rented for \$190.00 per week; all three partners work in the Salon

PARKING: Available in the plaza at no additional cost

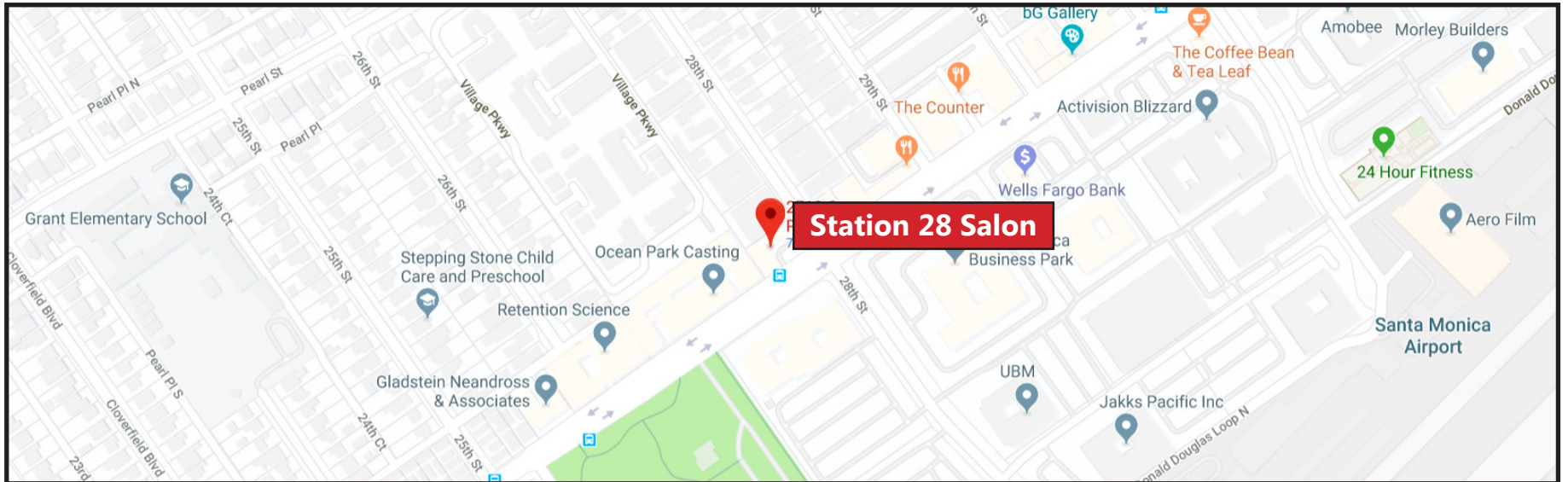
AVAILABLE: Immediately



- Profitable hair salon in Santa Monica that has been at the same location for many years
- Separate room for facial and esthetician
- Landlord pays water
- Part of a small strip plaza with tenants that include Bud's Deli, Ocean Park Pharmacy, Mignonne Nail Bar Inc. and more



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Within 1 Mile



Housing Units
4,886
3.5% increase by 2022



Educational Attainment
56%
with college or higher degree



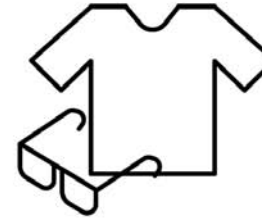
Estimated Population
36,221
12.91% growth 2010-2018
3.25% growth 2018-2023



Average Household Income
\$132,494
50% earn more than \$100k



Median Home Value
\$1,065,965



Apparel, Food/Entertainment & Services
\$543,230
2017 yearly consumer spending

POPULATION

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

2023 Projected Population	37,398	245,816	527,179
2018 Estimated Population	36,221	239,641	514,070
2010 Census Population	32,079	220,929	474,667
Growth 2018-2023	3.25%	2.58%	2.55%
Growth 2010-2018	12.91%	8.47%	8.30%
2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$50,000-\$74,999	2.48%	13.99%	13.93%
\$75,000-\$99,000	12.81%	11.93%	11.80%
\$100,000 +	50.57%	42.85%	44.25%
TOTAL	65.86%	68.77%	69.98%
2018 Estimated Average HH Income	\$132,494	\$113,694	\$118,155
2018 Estimated Households	16,927	114,552	241,969



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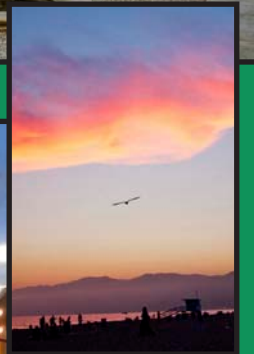
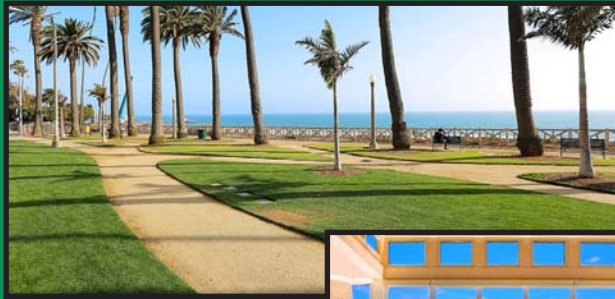
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SANTA MONICA

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.



www.parcommercial.com

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