

FOR LEASE

CVS + STARBUCKS ANCHORED CENTER IN SANTA MONICA - FOOD USE PERMITTED
2461 SANTA MONICA BLVD | SANTA MONICA, CA 90404



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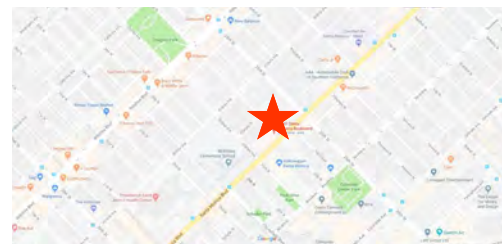
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FEATURES + AMENITIES

- 1,250 SF FOR LEASE
- JOIN CVS, STARBUCKS, SUBWAY, FANTASTIC SAM'S AND SAN SAI
- RARE AMPLE PARKING ONSITE
- HIGH DAYTIME POPULATION
- CLOSE PROXIMITY TO 3 HOSPITALS
- MAJOR SANTA MONICA INTERSECTION
- TRAFFIC COUNTS - 44K+ CPD
- COUNTLESS NATIONALS IN THE IMMEDIATE VICINITY
- AFFLUENT DEMOGRAPHICS

NEIGHBORING RETAILERS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	40,838	255,878	491,633
AVG HH INCOME	\$111,073	\$127,319	\$131,334

EXCLUSIVELY REPRESENTED BY

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SITE PLAN

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ADDITIONAL PHOTOS

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AERIAL PHOTOS

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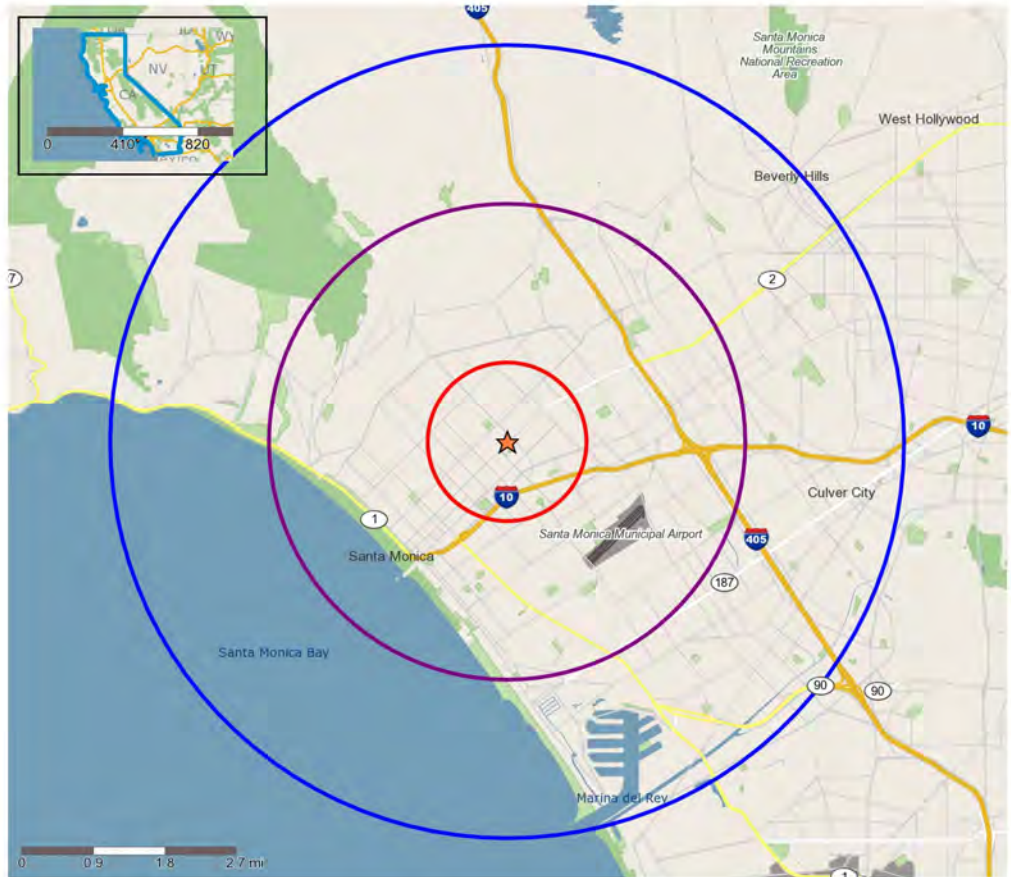
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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017A			
Total Population	40,838	255,878	491,633
Female Population	52.50%	51.39%	51.50%
Male Population	47.50%	48.61%	48.50%
Population Density	12,997	9,049	6,259
Population Median Age	39.0	38.2	38.3
Employed Civilian Population 16+	22,318	143,270	274,910
% White Collar	82.2%	83.5%	81.8%
% Blue Collar	17.8%	16.5%	18.2%
Total Q2 2017 Employees	40,228	231,345	415,656
Total Q2 2017 Establishments*	4,749	24,091	42,018
Population Growth 2000-2010	3.77%	3.63%	4.40%
Population Growth 2017A-2022	2.16%	2.17%	2.27%
Income: 2017A			
Average Household Income	\$111,073	\$127,319	\$131,334
Median Household Income	\$71,999	\$78,135	\$78,890
Per Capita Income	\$55,159	\$63,111	\$62,635
Avg Income Growth 2000-2010	42.26%	32.80%	30.96%
Avg Income Growth 2017A-2022	13.71%	13.83%	13.93%
Households: 2017A			
Households	20,083	126,118	232,003
Average Household Size	1.97	1.99	2.04
Hhld Growth 2000-2010	2.88%	2.78%	3.48%
Hhld Growth 2017A-2022	2.91%	2.62%	3.00%
Housing Units: 2017A			
Occupied Units	20,083	126,118	232,003
% Occupied Units	97.16%	96.07%	96.17%
% Vacant Housing Units	2.84%	3.93%	3.83%
Owner Occ Housing Growth 2000-2010	1.81%	2.96%	4.30%
Owner Occ Housing Growth 2000-2022	6.31%	6.66%	10.40%
Owner Occ Housing Growth 2017A-2022	1.83%	1.36%	2.45%
Occ Housing Growth 2000-2010	2.88%	2.78%	3.48%
Occ Housing Growth 2010-2022	10.88%	9.71%	10.44%
Occ Housing Growth 2017A-2022	2.91%	2.62%	3.00%
Race and Ethnicity: 2017A			
% American Indian or Alaska Native Population	0.42%	0.37%	0.42%
% Asian Population	12.66%	15.14%	15.25%
% Black Population	4.86%	3.22%	3.81%
% Hawaiian or Pacific Islander Population	0.11%	0.12%	0.15%
% Multrrace Population	5.68%	5.49%	5.56%
% Other Race Population	6.89%	5.02%	6.57%
% White Population	69.39%	70.64%	68.23%
% Hispanic Population	17.84%	13.75%	16.75%
% Non Hispanic Population	82.16%	86.25%	83.25%



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- Trade Areas (in miles) - 1
- Trade Areas (in miles) - 3
- Trade Areas (in miles) - 5

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