

**1321 7TH STREET, #203
Santa Monica, CA 90401**

**SANTA MONICA
OFFICE SPACE**

**FOR
LEASE**



**GREG ECKHARDT
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1321 7th Street, Suite 203, Santa Monica, CA 90401

DESIRABLE DOWNTOWN SANTA MONICA LOCATION

SIZE: Approximately 1,375 square feet plus approximately 1,000 square foot private view deck

RENT: \$3.85 per square foot per month, MG
(Net of utilities & janitorial)

TERM: 3 - 5 years

PARKING: 4 reserved parking spaces available in on-site covered parking structure at \$175 per space per month

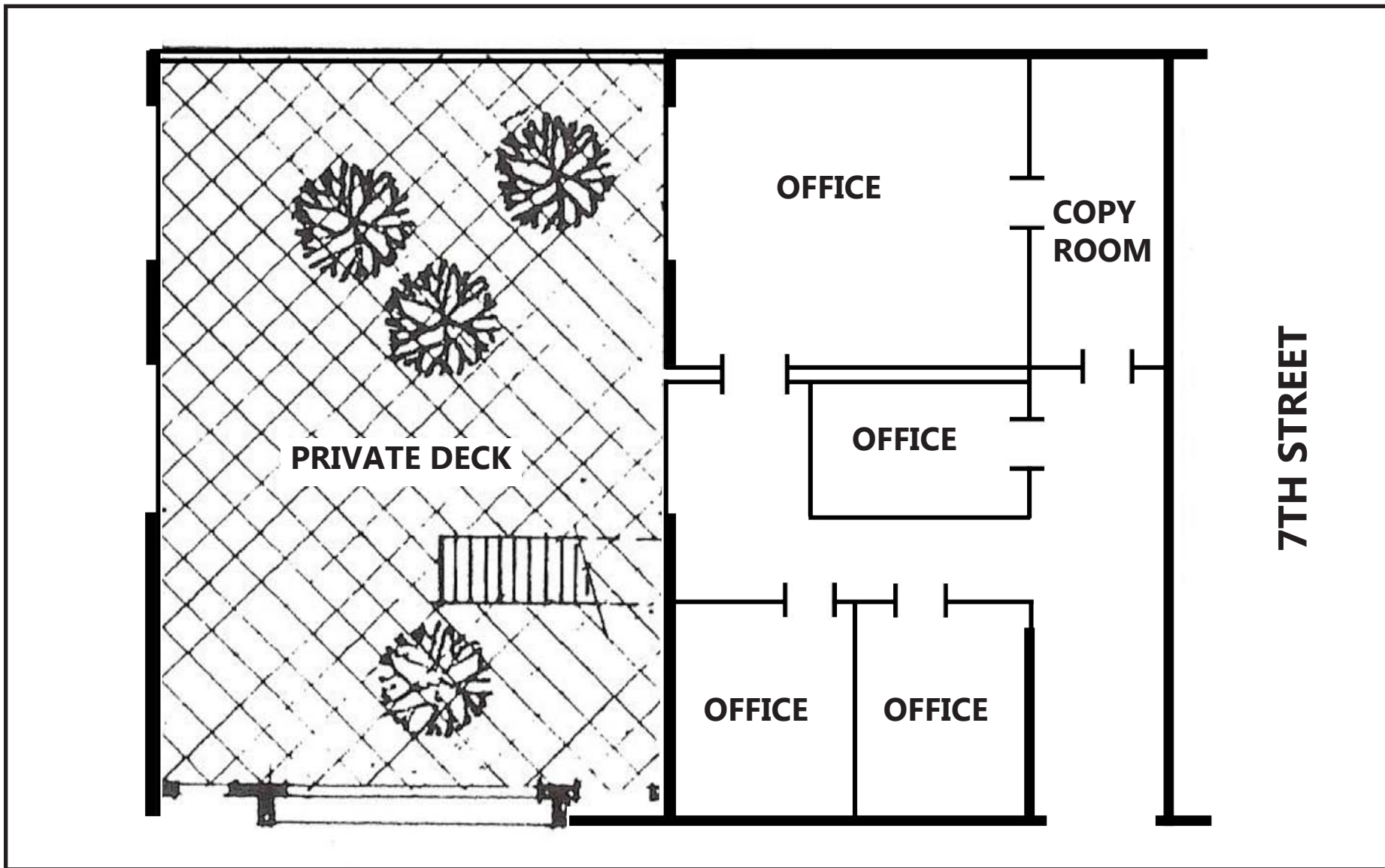
AVAILABLE: Immediately



- Suite has 4 offices, break room and storage/flex space
- Ideal for creative, media and technology users
- Abundance of natural lighting; operable windows
- Space opens out to patio and private teak table/chairs
- Located in the heart of Downtown Santa Monica, close to great restaurants and shopping
- Close proximity to Metro Expo Line at 4th Street and Colorado



FLOOR PLAN

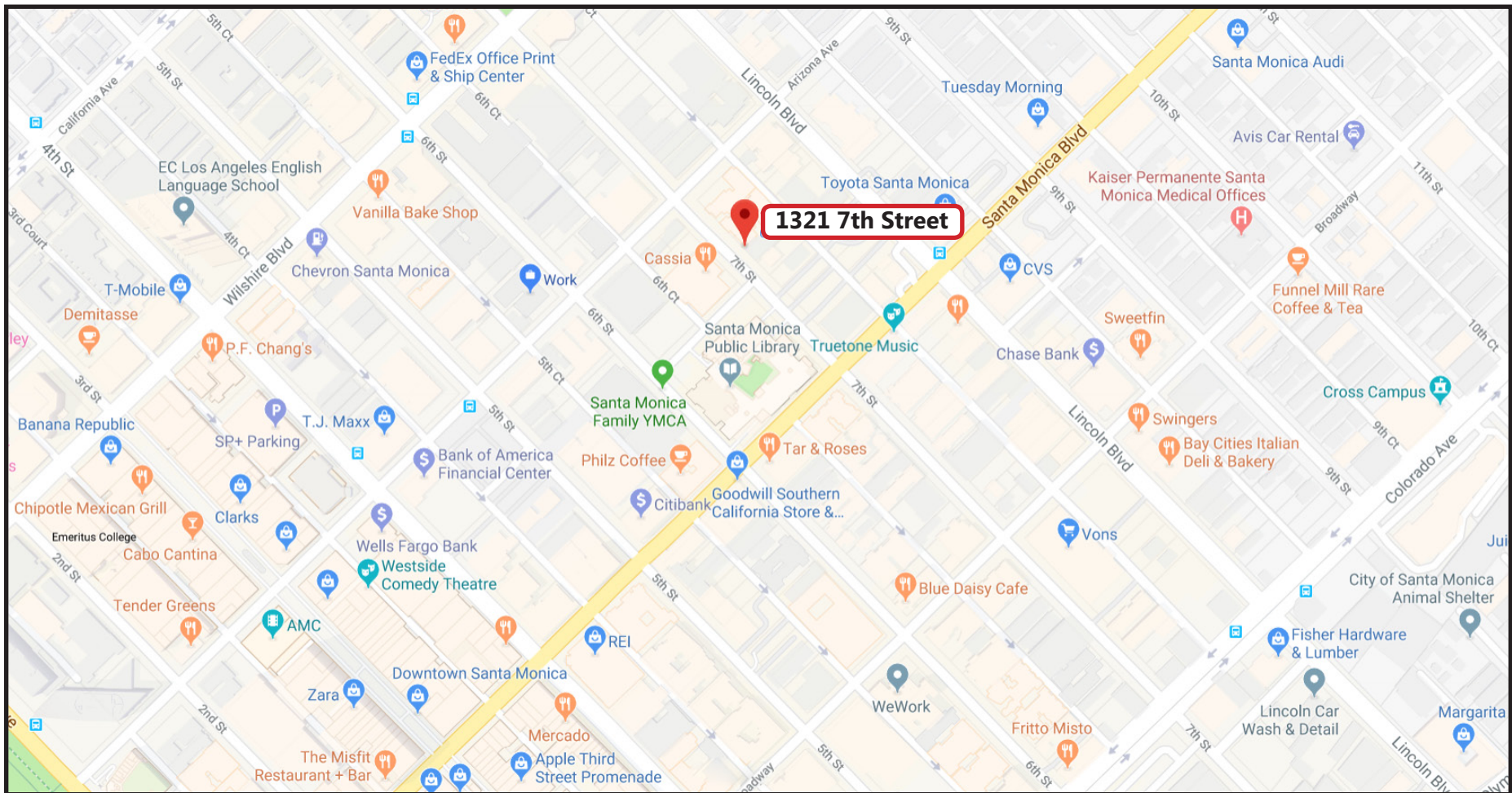


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AREA
MAP



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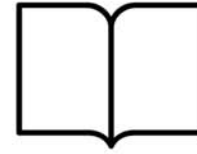
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Within 1 Mile



Housing Units
18,378
 28.70% owner occupied



Educational Attainment
60%
 with college or higher degree



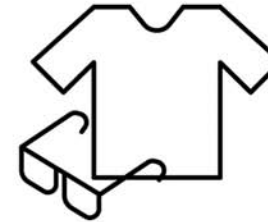
Estimated Population
37,309
 2.55% growth 2010-2018
 1.58% growth 2017-2023



Average Household Income
\$116,834
 45% earn more than \$100k



Median Home Value
\$966,787



Apparel, Food/Entertainment & Services
\$284,295
 2018 yearly consumer spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	37,900	232,285	480,987
2018 Estimated Population	37,309	226,770	469,456
2010 Census Population	36,380	210,813	435,104
Growth 2018-2023	1.58%	2.43%	2.46%
Growth 2010-2018	2.55%	7.57%	7.90%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	15.35%	13.00%	13.29%
\$75,000-\$99,000	11.20%	11.12%	11.53%
\$100,000 +	45.01%	46.22%	45.33%

TOTAL

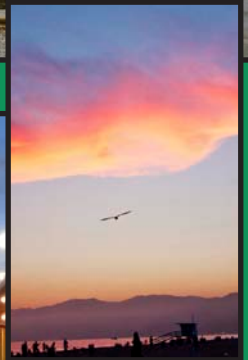
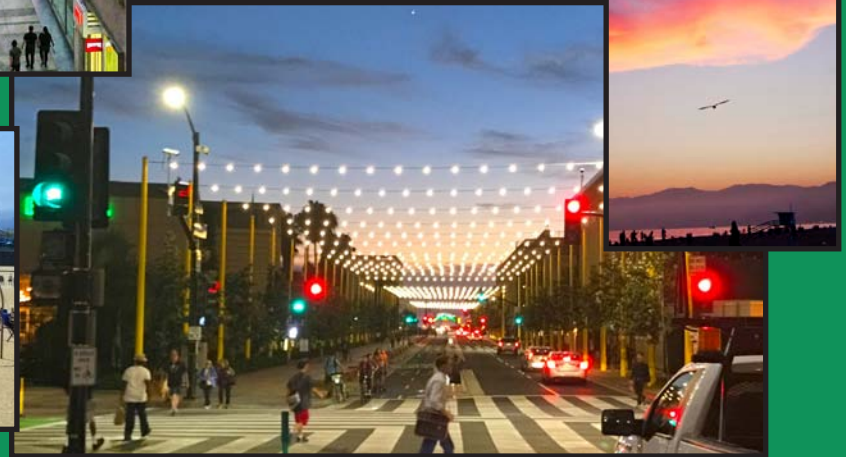
2018 Estimated Average HH Income	71.56% \$116,834	70.34% \$122,950	70.15% \$122,278
2018 Estimated Households	18,378	110,656	217,480



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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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