

# PRIME MAIN STREET RETAIL SPACE FOR LEASE



2936 MAIN STREET  
SANTA MONICA, CA 90405



COMMERCIAL  
ASSET GROUP

## **LEASE RATE**

\$3.50 PSF/MONTH, NNN

NNN: ±\$0.90 PSF/MO

## **SPACE SIZE**

APPROX. 8,429 SF

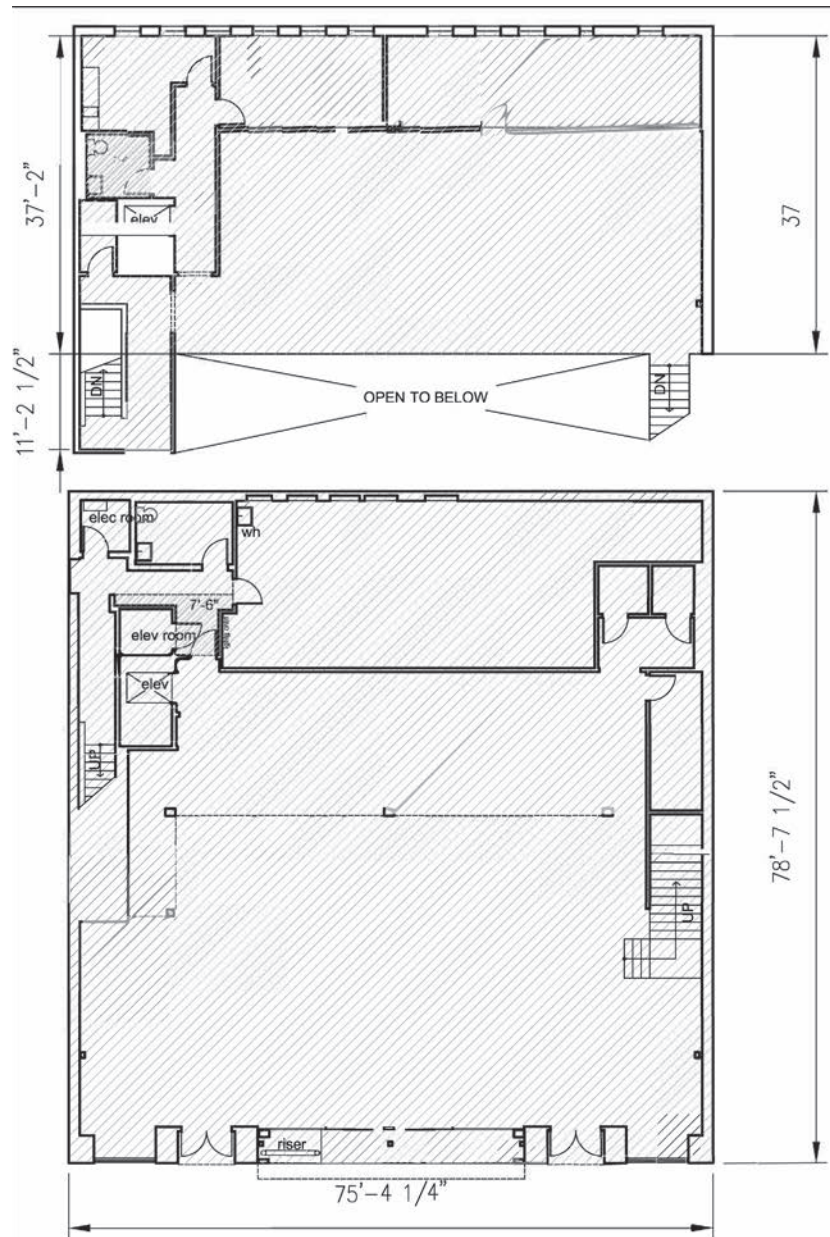
DIVISIBLE TO ±5,924 SQFT GROUND FLOOR RETAIL &  
±2,705 SQFT 2ND FLOOR OFFICE

## **AVAILABLE**

IMMEDIATELY

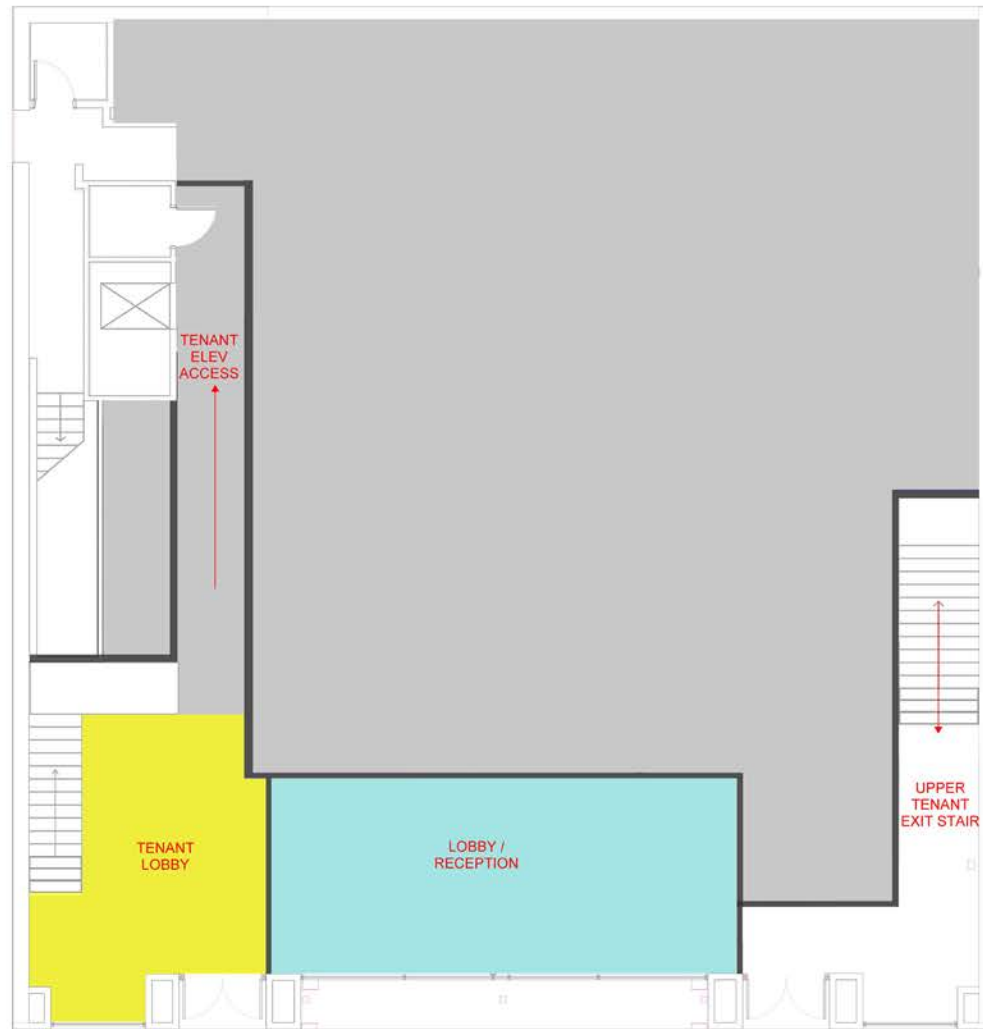
- **UNIQUE LARGE SINGLE TENANT OPPORTUNITY ON TRENDY MAIN STREET IN SANTA MONICA**
- **CAN BE DIVIDED INTO GROUND FLOOR RETAIL & 2ND STORY OFFICE**
- **GREAT VISIBILITY WITH MAIN STREET FRONTAGE AND TREMENDOUS DAILY PEDESTRIAN TRAFFIC**
- **EXCEPTIONAL WESTSIDE LOCATION ONE BLOCK FROM SANTA MONICA BEACH**
- **HIGH INCOME AREA WITH STRONG DEMOGRAPHICS AND ECLECTIC MIX OF RETAILERS**
- **HIGH CEILINGS + INDUSTRIAL FINISHES**
- **ABUNDANT STREET PARKING AND PUBLIC LOT BEHIND PROPERTY**

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

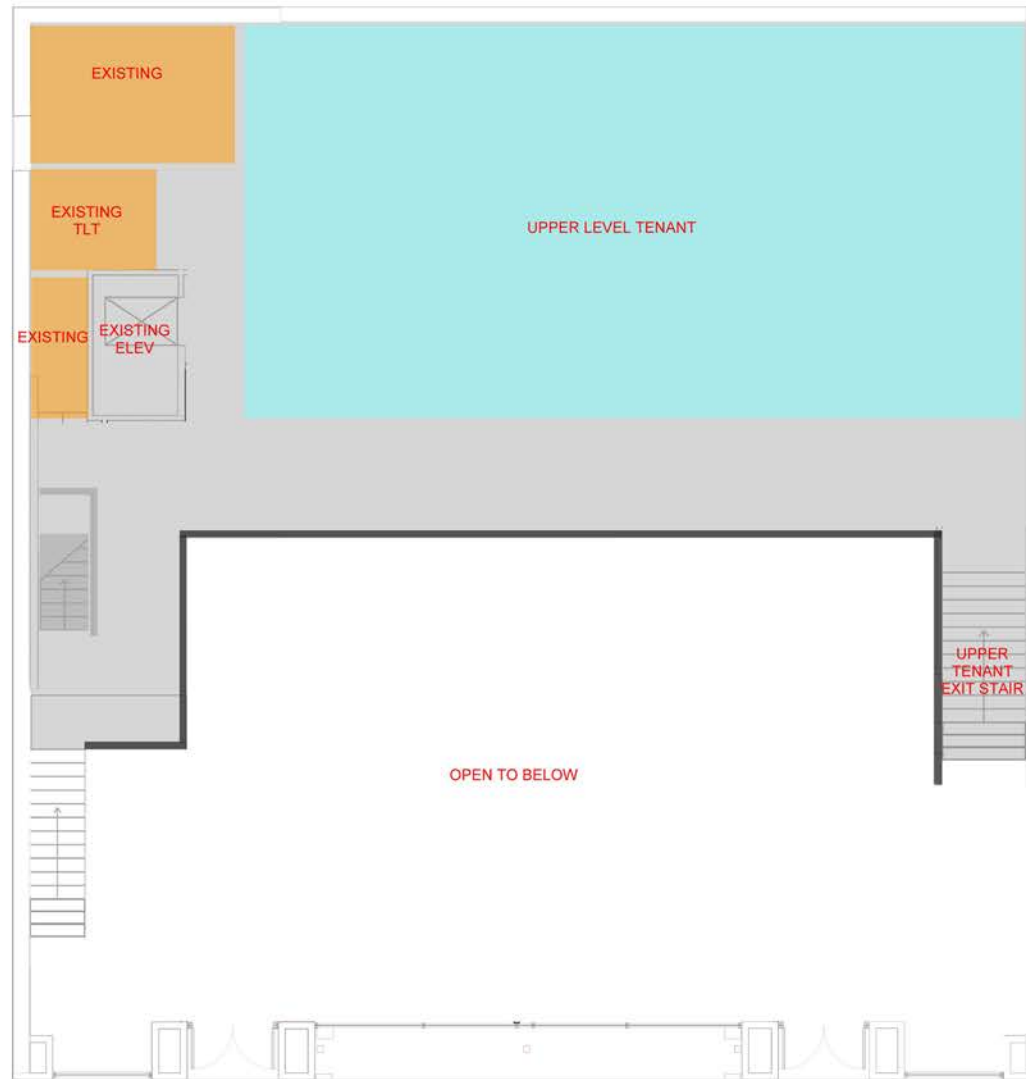


2936 MAIN ST

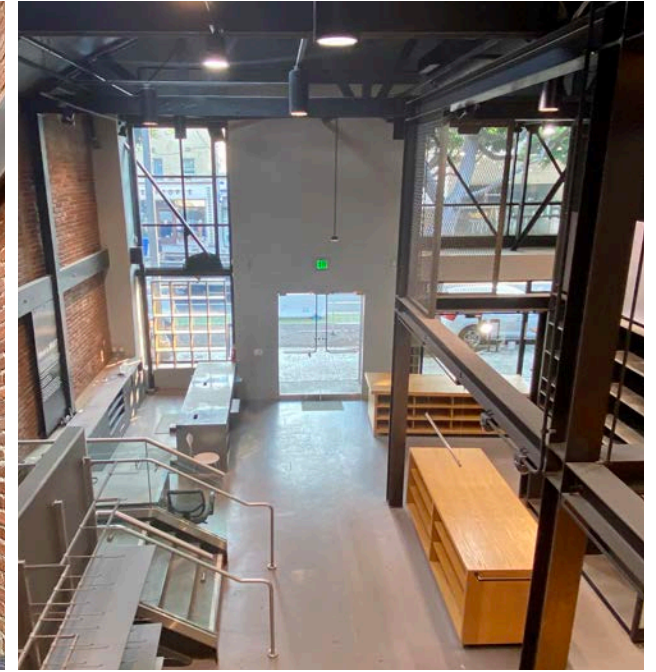
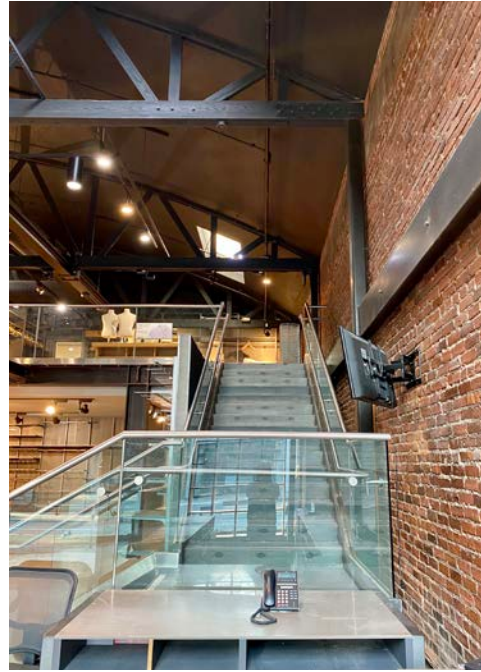
# EXISTING FLOOR PLAN



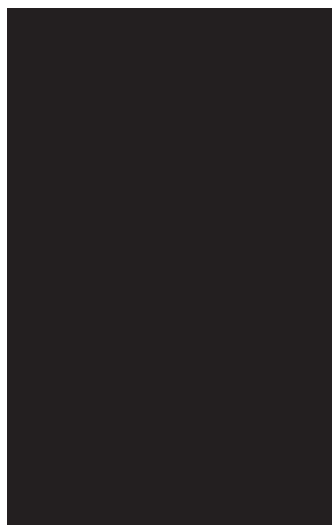
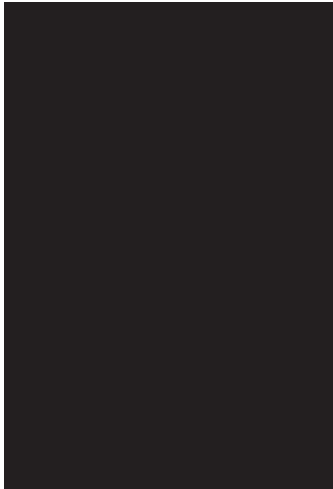
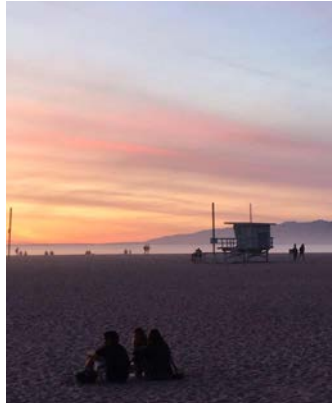
1ST FLOOR RETAIL (IF DIVIDED)



2ND FLOOR OFFICE (IF DIVIDED)



ADDITIONAL PHOTOS



# DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 29,744

3 MILE: 181,402

5 MILE: 447,949

HOUSEHOLDS

1 MILE: 16,043

3 MILE: 91,986

5 MILE: 211,857

MEDIAN HOME VALUE

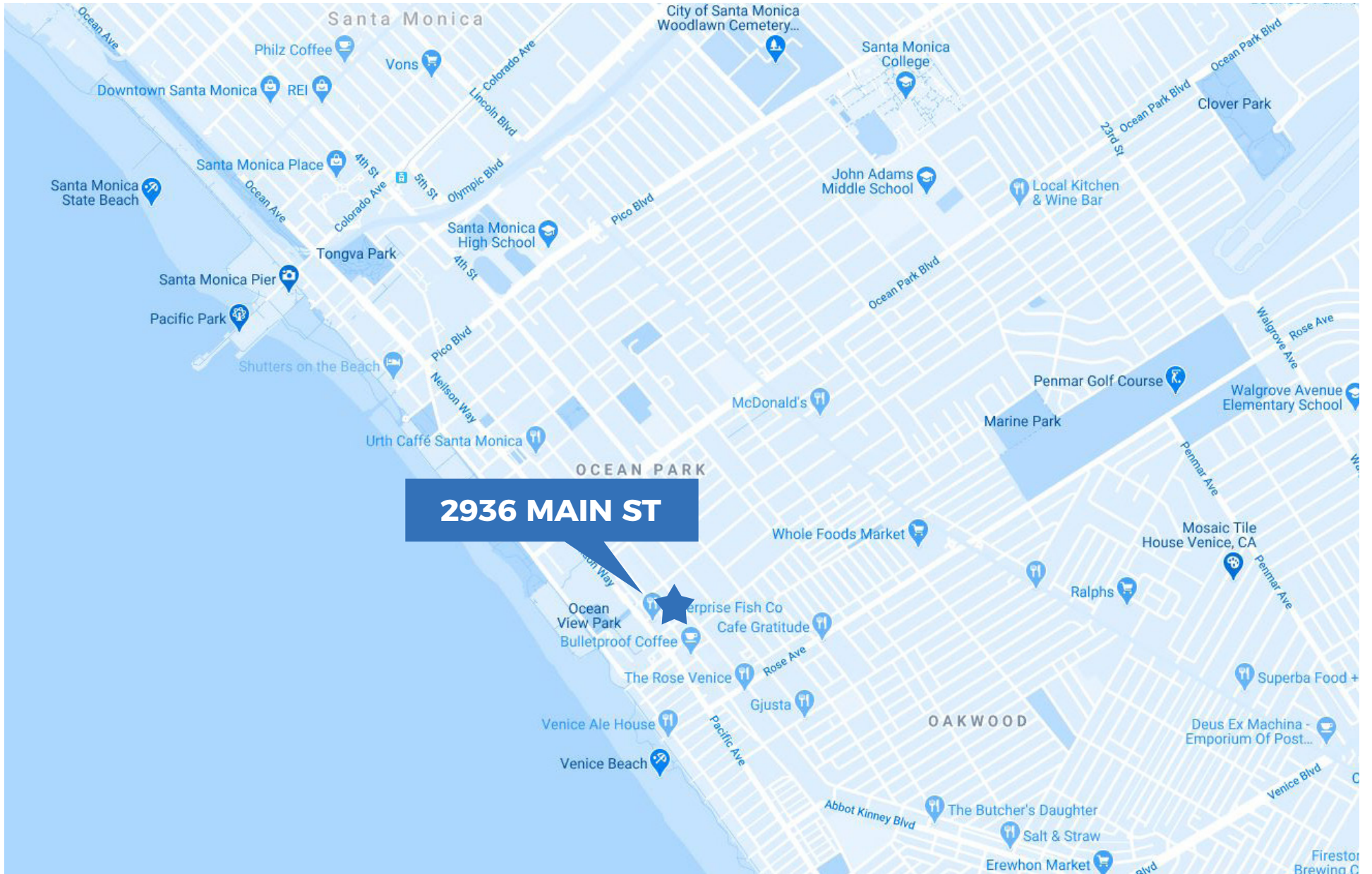
1 MILE: \$1,074,545

3 MILE: \$1,047,635

5 MILE: \$1,040,522

WALK SCORE

94



MAP



**DAVID ASCHKENASY**

EXECUTIVE VICE PRESIDENT

P 310.272.7381

E DAVIDA@CAG-RE.COM

LIC. 01714442

**TIFFANY LOTZ**

DIRECTOR

P 310.272.7385

E TIFFANY@CAG-RE.COM

LIC. 01879870

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 818.385.1470

WWW.CAG-RE.COM LIC. 01876070

