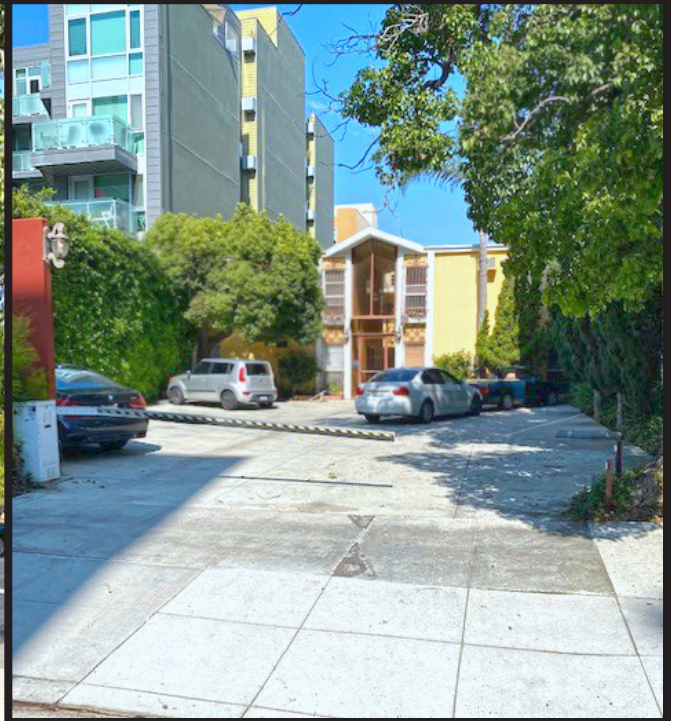
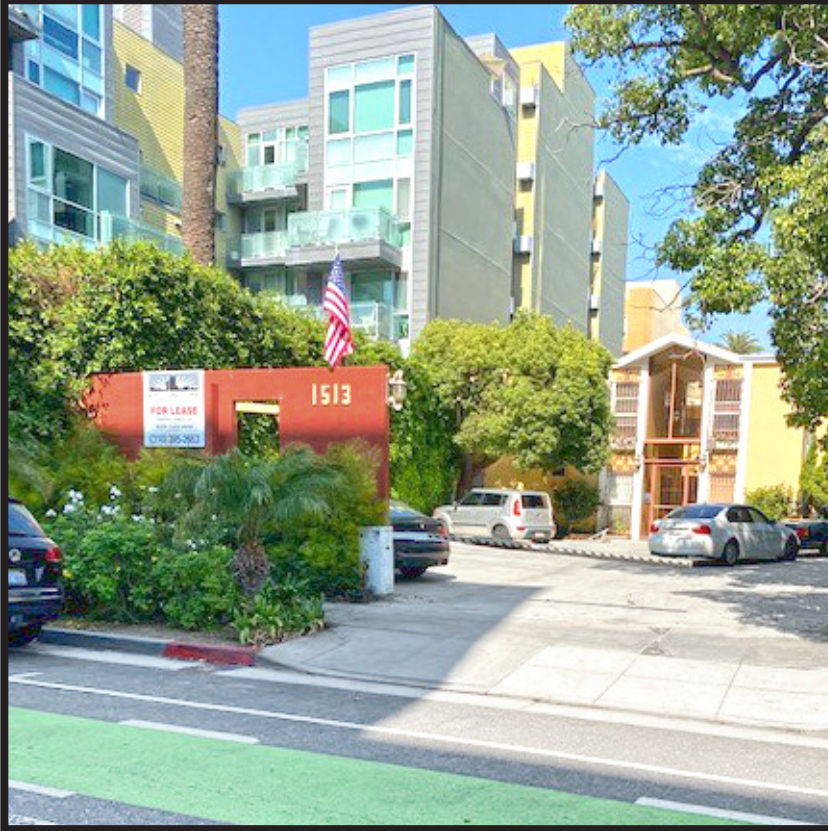




**PAR**  
COMMERCIAL BROKERAGE

# SMALL OFFICES FOR LEASE

## DOWNTOWN SANTA MONICA



**1513 6TH STREET**  
**SANTA MONICA, CA 90401**

<u>AVAILABLE</u>	<u>LAYOUT</u>	<u>RENT</u>
Suite 102	2 Rooms	\$2,500 per month, FSG
*Suite 201	4 Rooms	\$1,800 per month, FSG
Suite 203	3 Rooms	\$3,650 per month, FSG

**TERM:** Negotiable

**PARKING:** One reserved parking space included

**AVAILABLE:** Immediately

*\*Suite 201 is offered at \$1,800 per month for the first year*

## FEATURES

- Perfect building for social distancing
- Offices are well separated by interior walls
- Large open courtyard and open walkways; no interior corridor

**RAFAEL PADILLA**

**310.395.2663 x102**

**RAFAEL@PARCOMMERCIAL.COM**

**Lic# 00960188**

**RUDY QUINTANAR**

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**Lic# 00912513**

1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • [www.parcommercial.com](http://www.parcommercial.com)

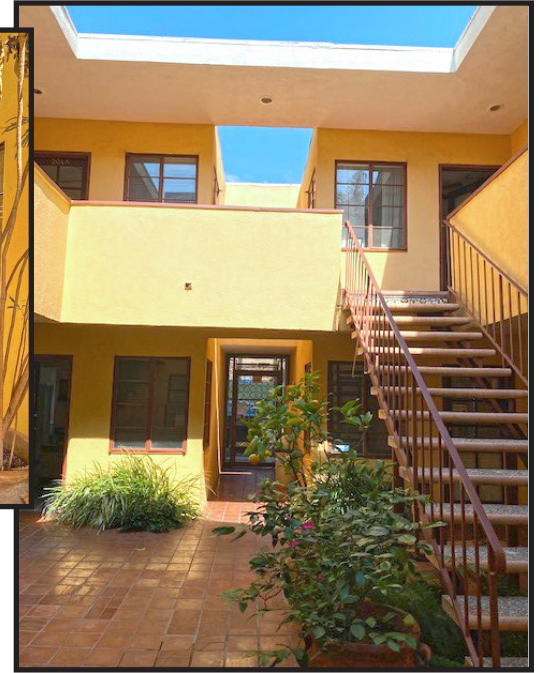
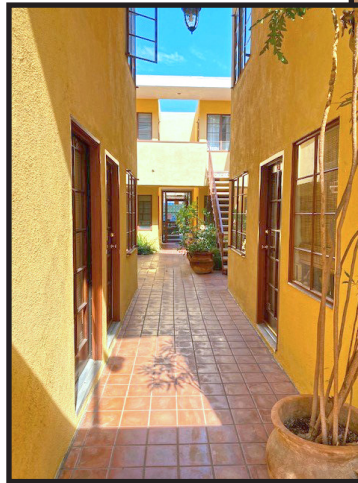
All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.





# ADDITIONAL FEATURES

- Charming 2nd floor suites with French doors, operable windows and an abundance of natural light
- Open parking lot
- Onsite management
- Ceiling fans and HVAC
- Fios ready
- Many amenities within walking distance including Santa Monica Place, Third Street Promenade and the Metro station at 4th Street and Colorado



## SUITE 102

\$2,500 per month, Full Service Gross



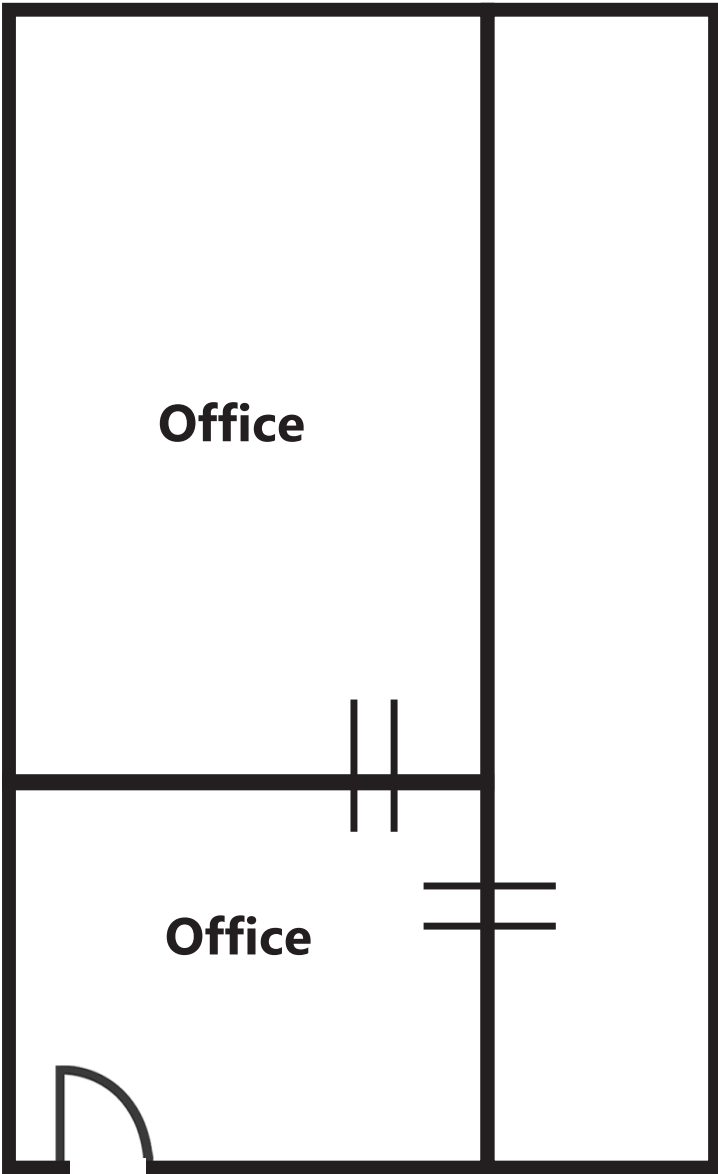
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# SUITE 203

\$3,600 per month, Full Service Gross



*Not to scale*



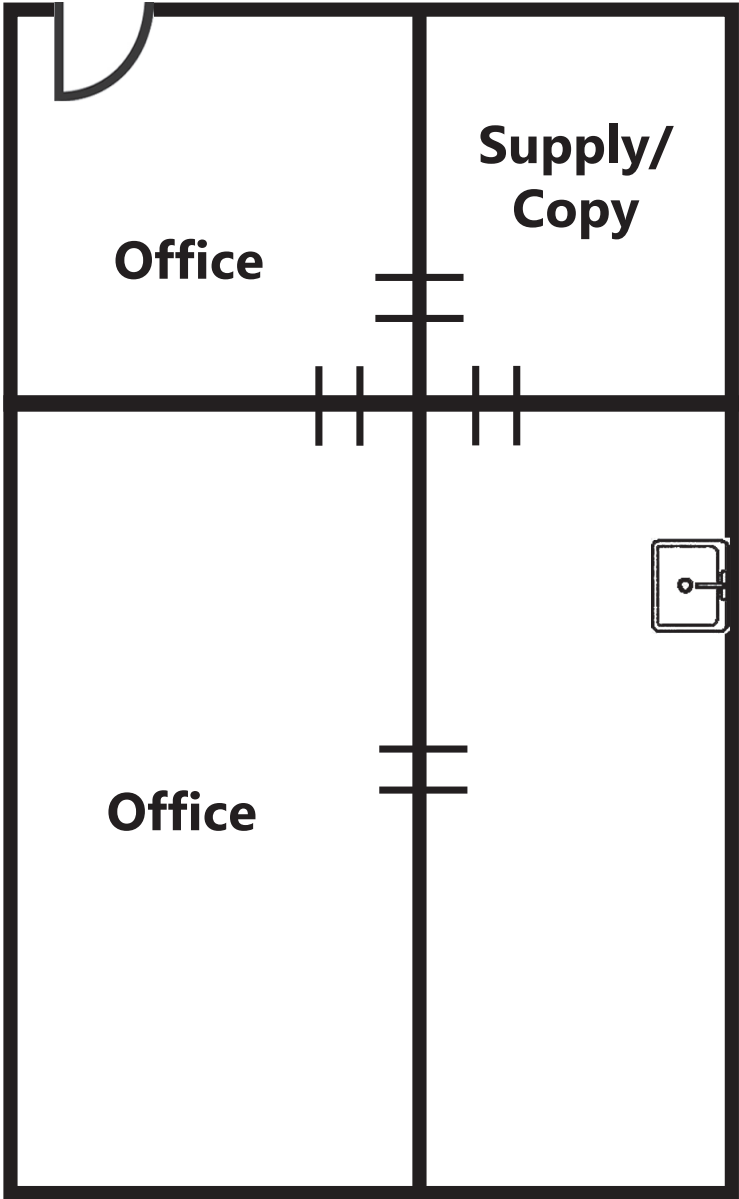
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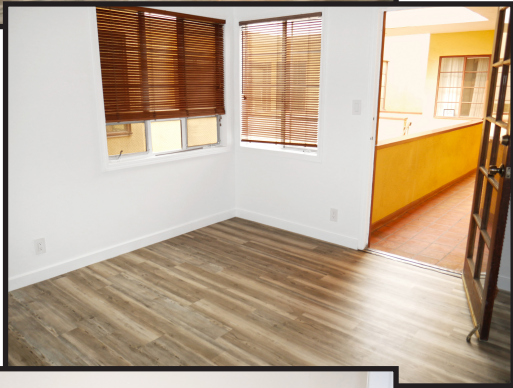
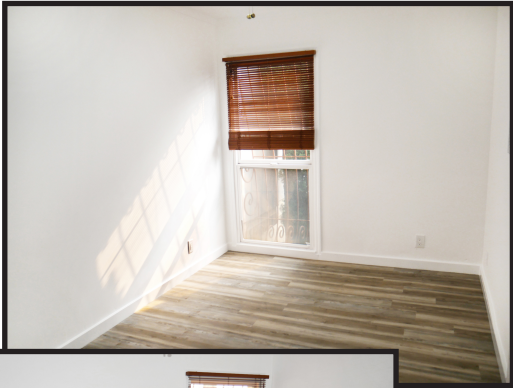


# SUITE 201

\$1,800 per month (for the first year), Full Service Gross



*Not to scale*



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# AREA DEMOGRAPHICS

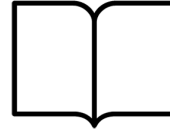
Within  
1 Mile



Housing Units

**4,886**

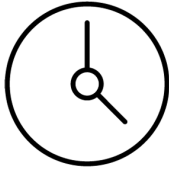
3.5% increase by 2022



Educational Attainment

**56%**

with college or higher degree



Estimated Population

**36,221**

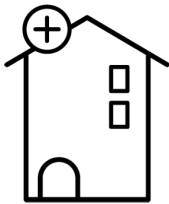
12.91% growth 2010-2018  
3.25% growth 2018-2023



Average Household Income

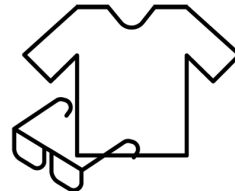
**\$132,494**

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%
<b>TOTAL</b>	<b>65.86%</b>	<b>68.77%</b>	<b>69.98%</b>
2018 Estimated Average HH Income	\$132,494	\$113,694	\$118,155
2018 Estimated Households	16,927	114,552	241,969

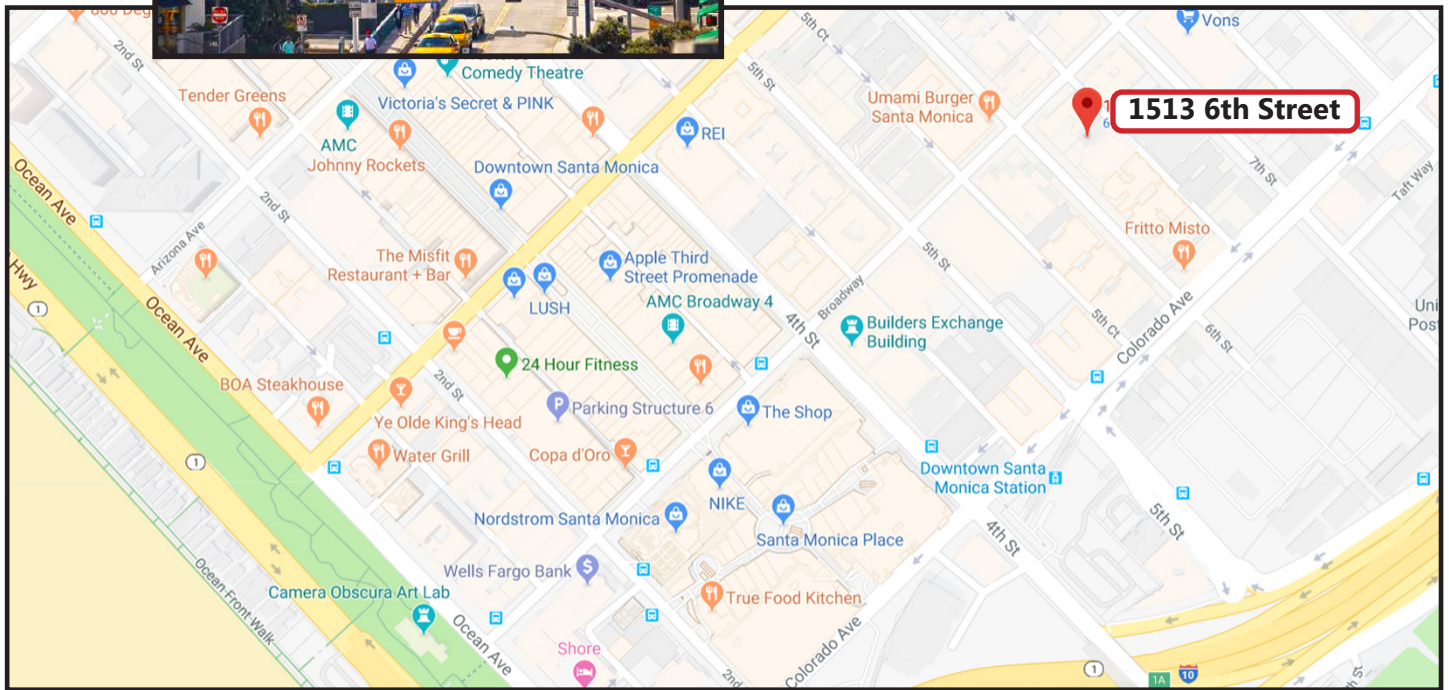
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# NEIGHBORHOOD HIGHLIGHTS

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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