

100 Unit Mixed-Use Development

Restaurant & Retail Spaces For Lease

KWP
REAL ESTATE

1550 Lincoln Blvd., Santa Monica, CA 90401



Available

Size:	Spaces from ±1,691 RSF - 2,144 RSF
Rent:	\$4.50 - \$5.50 per RSF/Mo., NNN
NNN:	±\$1.25 per RSF/Mo.
Parking:	±91 on-site commercial visitor spaces
Term:	5-10 years
Available:	Immediately

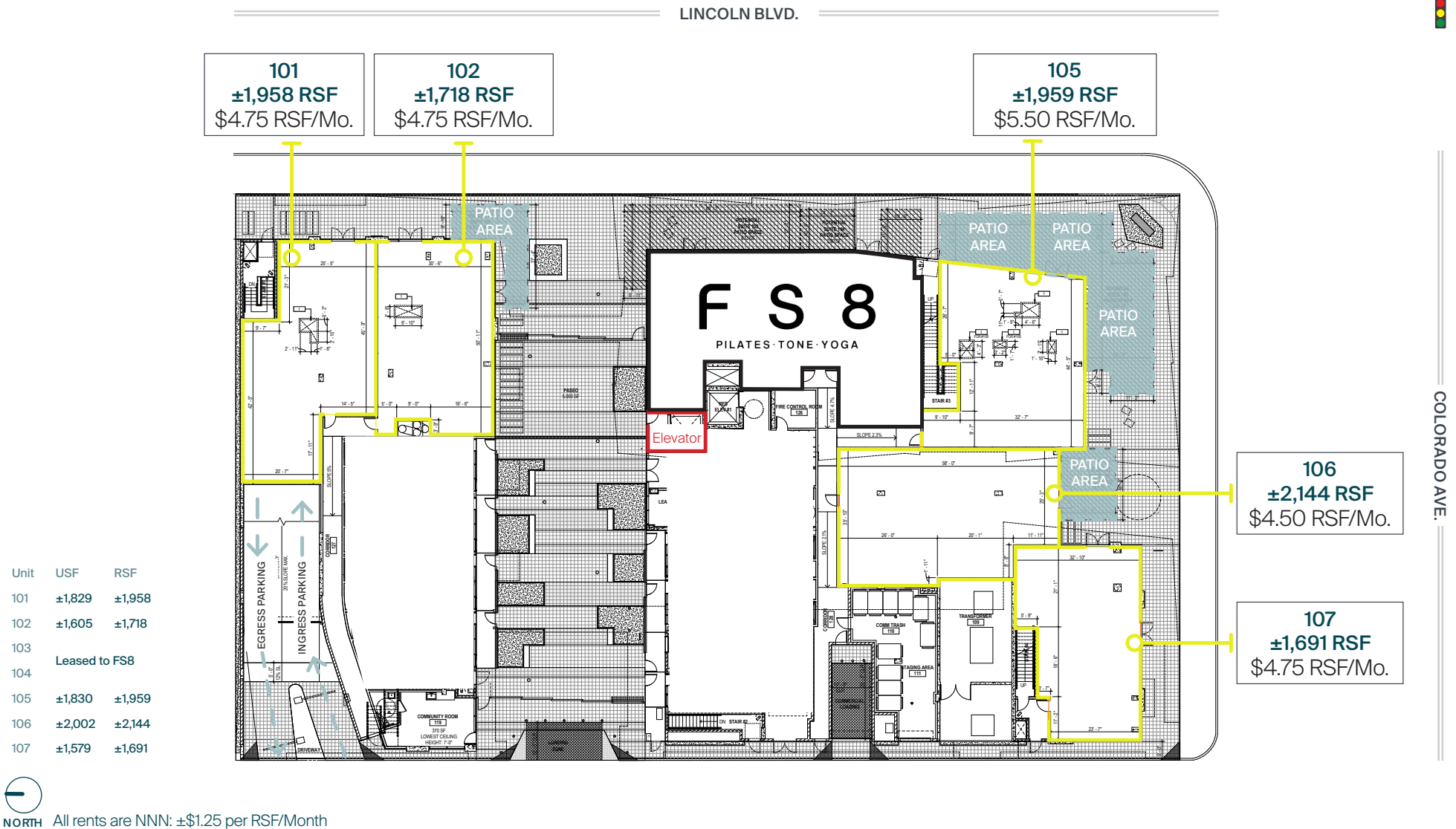
Features

- ▶ New mixed-use property in Downtown Santa Monica with 100 new luxury apartments
- ▶ Join FS8 Fitness - coming soon
- ▶ Shafts, grease interceptor in place, and large covered outdoor patio
- ▶ Adjacent to 710 Broadway, Related's completed 280-unit mixed-use project which includes a 30,000 SF park, 34,000 SF of community-serving retail, and a 53,500 SF state-of-the-art Vons urban market
- ▶ Equinox flagship and Von's Grocery now open
- ▶ 1 block north of the Santa Monica (I-10) Freeway and adjacent to the Metro Expo Line
- ▶ Over 1,000 new apartments planned/under construction within 2 blocks
- ▶ Multiple mixed-use projects in Downtown Santa Monica: ±729 units under construction, ±2,622 units pending city approval, and ±4,370 units approved
- ▶ Walking distance to Santa Monica Pier, Third Street Promenade and Santa Monica Place

Prospective tenants are hereby advised that all uses are subject to City approval



Ground Floor

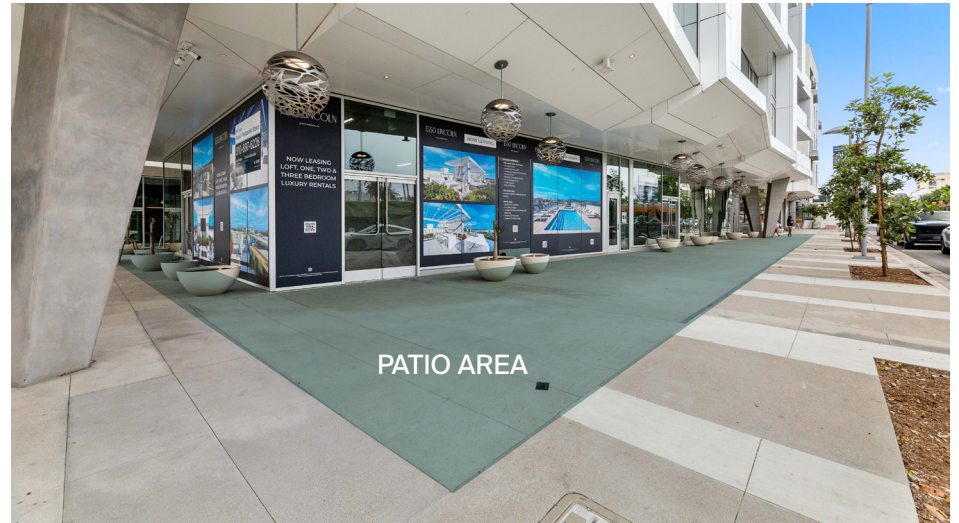


Lincoln Boulevard View

Beneath 100 new luxury apartments



Ground Floor



Lincoln Boulevard View

Beneath 100 new luxury apartments

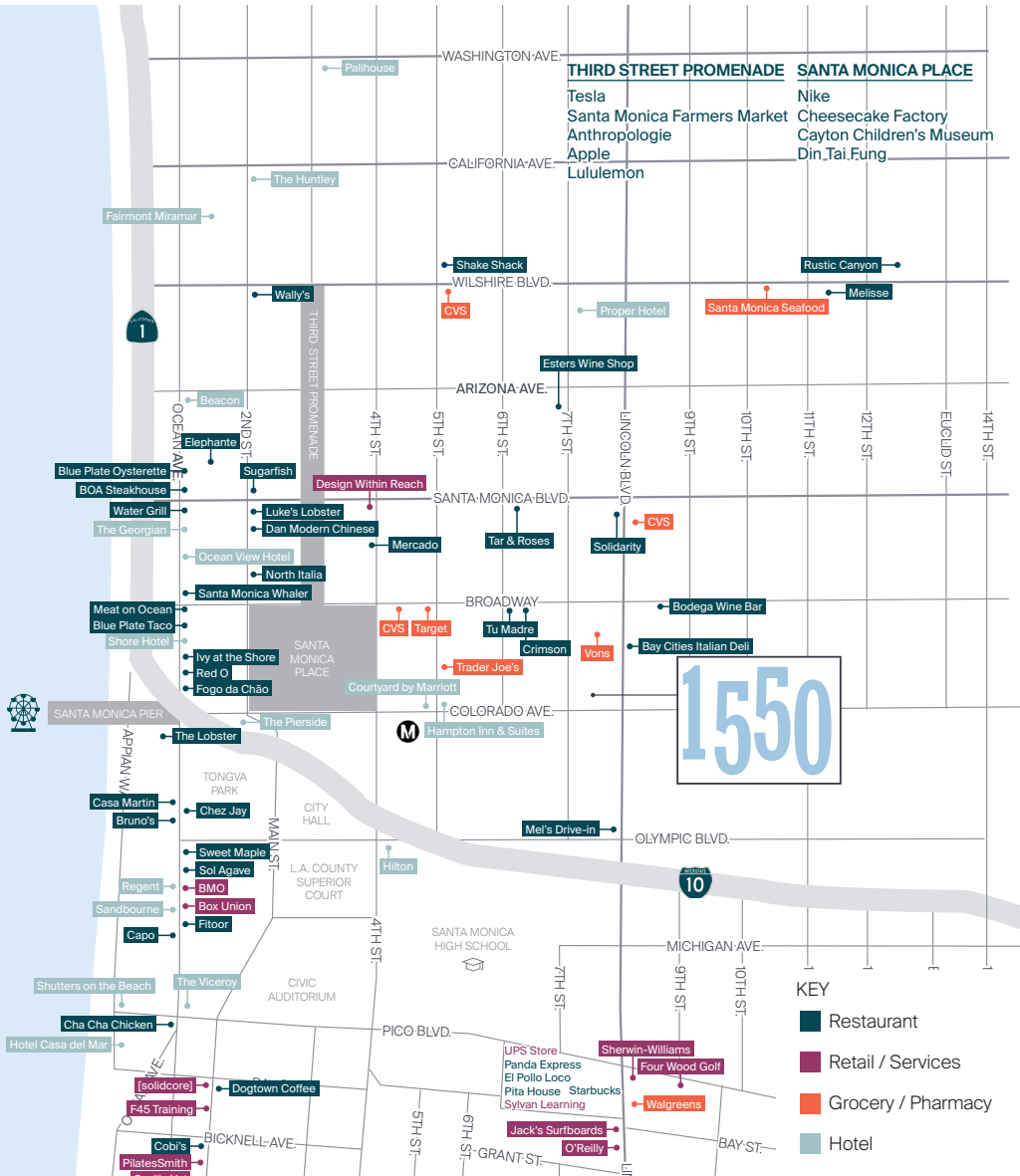


Surrounding Multifamily

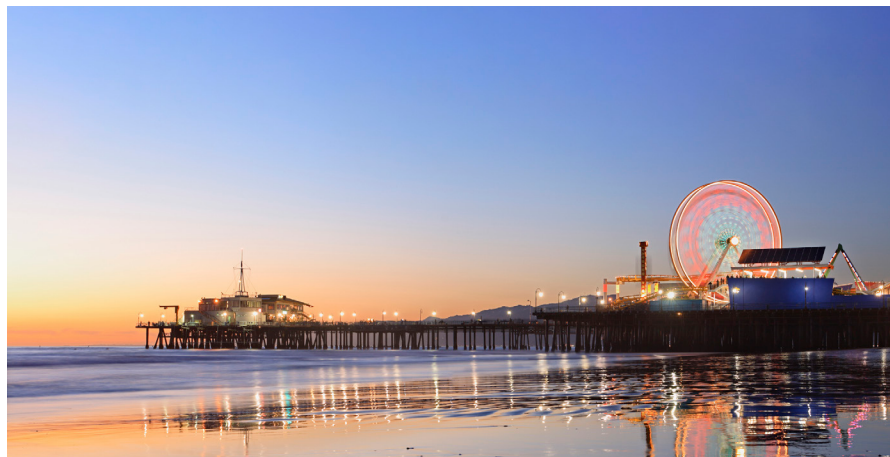


Premier Santa Monica Location

One of LA's most coveted submarkets, blending residential stability with vibrant commercial energy



Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	9,966	43,286	108,989
2030 Projected Population	9,922	41,747	103,761
2020 Census Population	8,828	40,575	104,395
2010 Census Population	7,426	38,241	100,646
Projected Annual Growth 2025 to 2030	-	-0.7%	-1.0%
Historical Annual Growth 2010 to 2025	2.3%	0.9%	0.6%
2025 Median Age	39.2	41.0	42.2
HOUSEHOLDS			
2025 Estimated Households	5,746	23,436	54,450
2030 Projected Households	5,966	23,451	53,680
2020 Census Households	5,113	22,449	53,126
2010 Census Households	4,388	21,682	52,233
Projected Annual Growth 2025 to 2030	0.8%	-	-0.3%
Historical Annual Growth 2010 to 2025	2.1%	0.5%	0.3%
RACE & ETHNICITY			
2025 Estimated White	58.1%	63.3%	63.8%
2025 Estimated Black or African American	8.4%	6.4%	5.5%
2025 Estimated Asian or Pacific Islander	12.3%	11.2%	11.3%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.7%
2025 Estimated Other Races	20.6%	18.6%	18.7%
2025 Estimated Hispanic	24.1%	22.6%	22.8%
INCOME			
2025 Estimated Average Household Income	\$168,451	\$168,254	\$196,305
2025 Estimated Median Household Income	\$108,315	\$108,833	\$121,669
2025 Estimated Per Capita Income	\$97,996	\$91,643	\$98,444
EDUCATION			
2025 Estimated High School Graduate	9.5%	9.8%	8.9%
2025 Estimated Some College	11.0%	11.3%	11.3%
2025 Estimated Associates Degree Only	4.4%	5.2%	5.7%
2025 Estimated Bachelors Degree Only	46.3%	39.3%	38.8%
2025 Estimated Graduate Degree	23.7%	28.3%	29.4%
BUSINESS			
2025 Estimated Total Businesses	2,484	5,575	11,837
2025 Estimated Total Employees	21,339	44,470	91,573
2025 Estimated Employee Population per Business	8.6	8.0	7.7
2025 Estimated Residential Population per Business	4.0	7.8	9.2

Your trusted *partners*

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