

EDUCATIONAL
BUILDING

PLAY
AREA

EDUCATIONAL BUILDING FOR LEASE

1009 18TH STREET | SANTA MONICA, CA 90403



PROPERTY HIGHLIGHTS

- 3,309+ SF free-standing educational building in Santa Monica's Wilshire Montana neighborhood.
- The property is located on 18th Street, almost equidistant between Wilshire Boulevard and Montana Avenue.
- Educational building, play area, and additional outdoor space are fenced-in.
- Property is owned by a church and the educational building is available for exclusive use.
- Contact brokers for lease rate.

PROPERTY DETAILS

ADDRESS	1009 18th Street Santa Monica, CA 90403
BUILDING SF	3,309± SF
NO. OF CLASSROOMS	6±
PARKING	Street
APN	4277-026-027

Notes: Do not disturb owners, contact broker to discuss intended use before scheduling a tour. Owner is a non-profit 501 (c3) and exempt from property taxes. For-profit entities seeking to occupy may be assessed additional property taxes.

FOR MORE INFORMATION, PLEASE CONTACT:

CHRIS BURY | 949.939.6238
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Licensed Real Estate Broker

CHARLIE HOWARTH | 949.542.9484
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Although all information furnished regarding sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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PROPERTY PHOTOS



CLASSROOM



CLASSROOM



UTILITY ROOM



LIBRARY



KITCHEN



CLASSROOM

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PROPERTY PHOTOS



CLASSROOM



GROUNDS



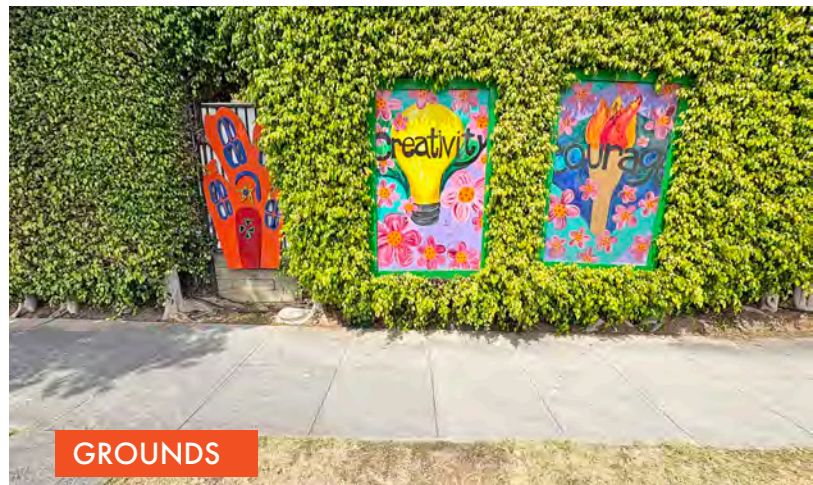
GROUNDS



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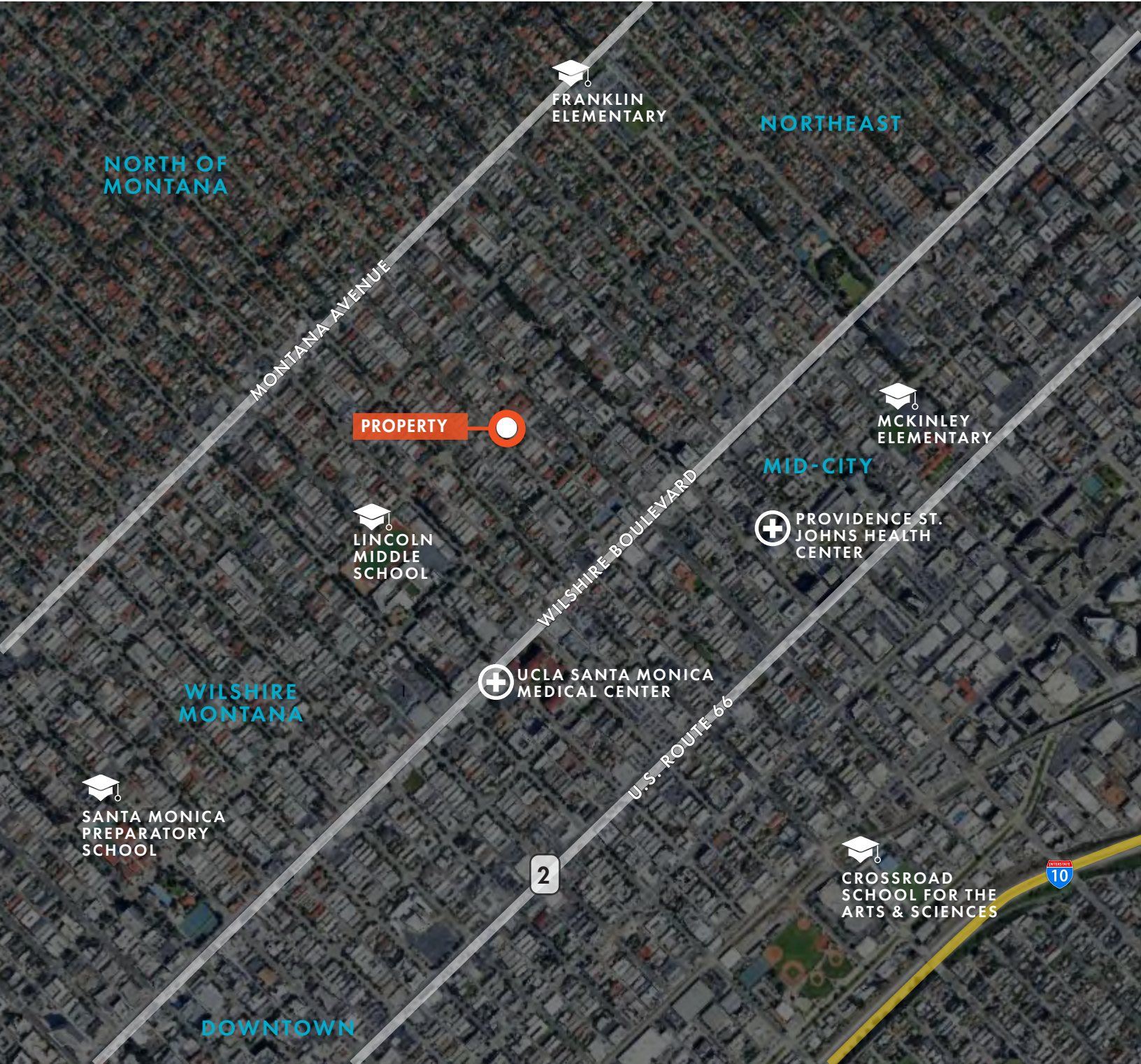
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LOCAL AREA



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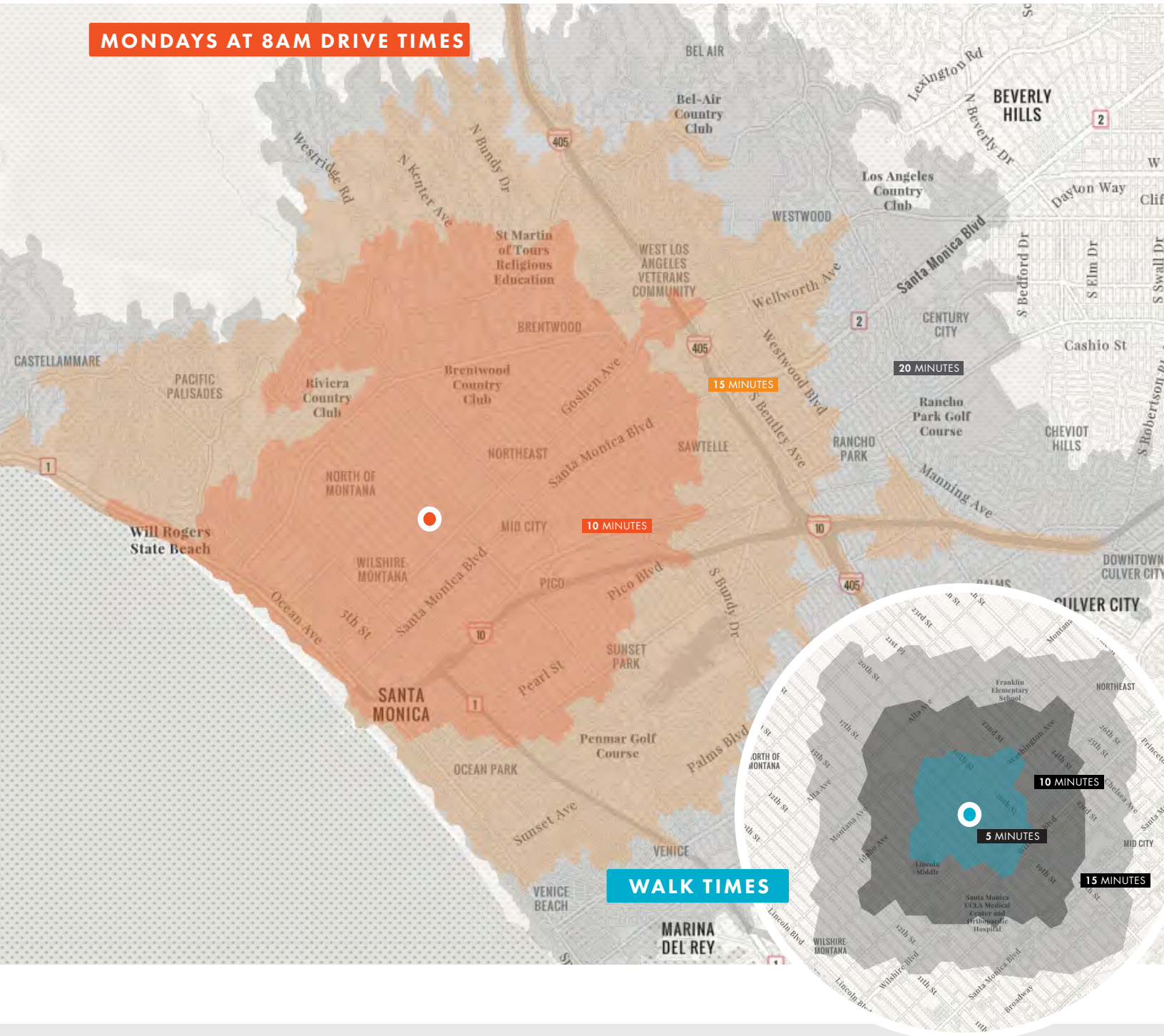
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APPROXIMATE TRAVEL TIMES TO LOCATION

MONDAYS AT 8AM DRIVE TIMES



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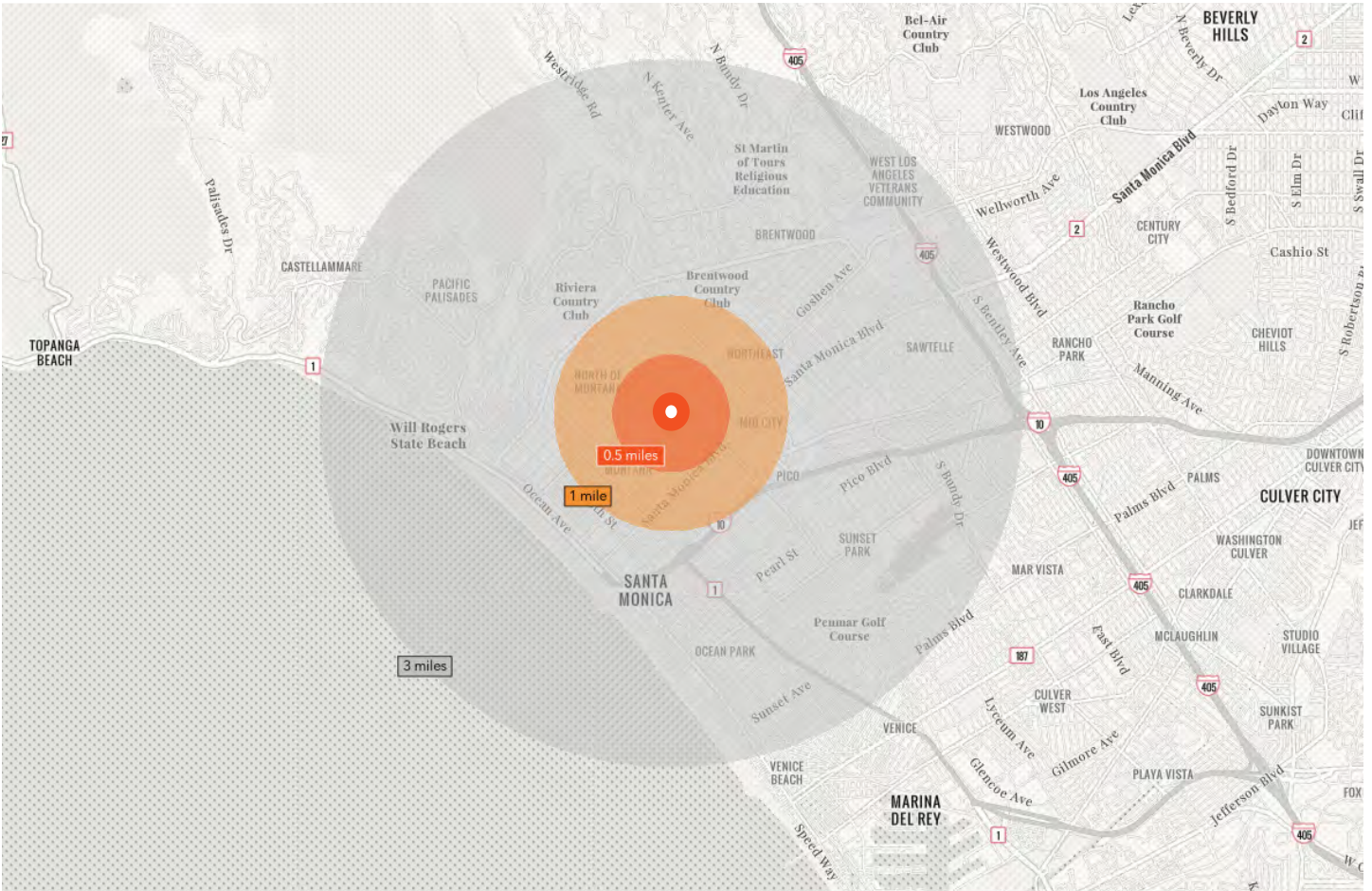
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DEMOGRAPHICS



.5 MILE RADIUS

	12,453 ESTIMATED POPULATION 2025
	5,911 HOUSEHOLDS
	\$1.64 M MEDIAN HOME VALUE 2025
	6,079 TOTAL EMPLOYEES
	\$222,516 AVG HOUSEHOLD INCOME

1 MILE RADIUS

	39,446 ESTIMATED POPULATION 2025
	19,158 HOUSEHOLDS
	\$1.86 M MEDIAN HOME VALUE 2025
	34,936 TOTAL EMPLOYEES
	\$208,796 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	217,470 ESTIMATED POPULATION 2025
	104,109 HOUSEHOLDS
	\$1.84 M MEDIAN HOME VALUE 2025
	187,293 TOTAL EMPLOYEES
	\$212,285 AVG HOUSEHOLD INCOME

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