

For Lease Below 186 Units at Evani Pico

Santa Monica Retail & Restaurant Spaces



234 Pico Blvd., Santa Monica, CA 90405



Available

Size:	±1,467 - 3,320 SF
Rent (PSF/Mo., NNN):	\$5.75 - \$6.00
NNN (PSF/Mo.):	±\$2.00
Commercial Parking:	±59 Spaces
Delivery:	Q4 2027

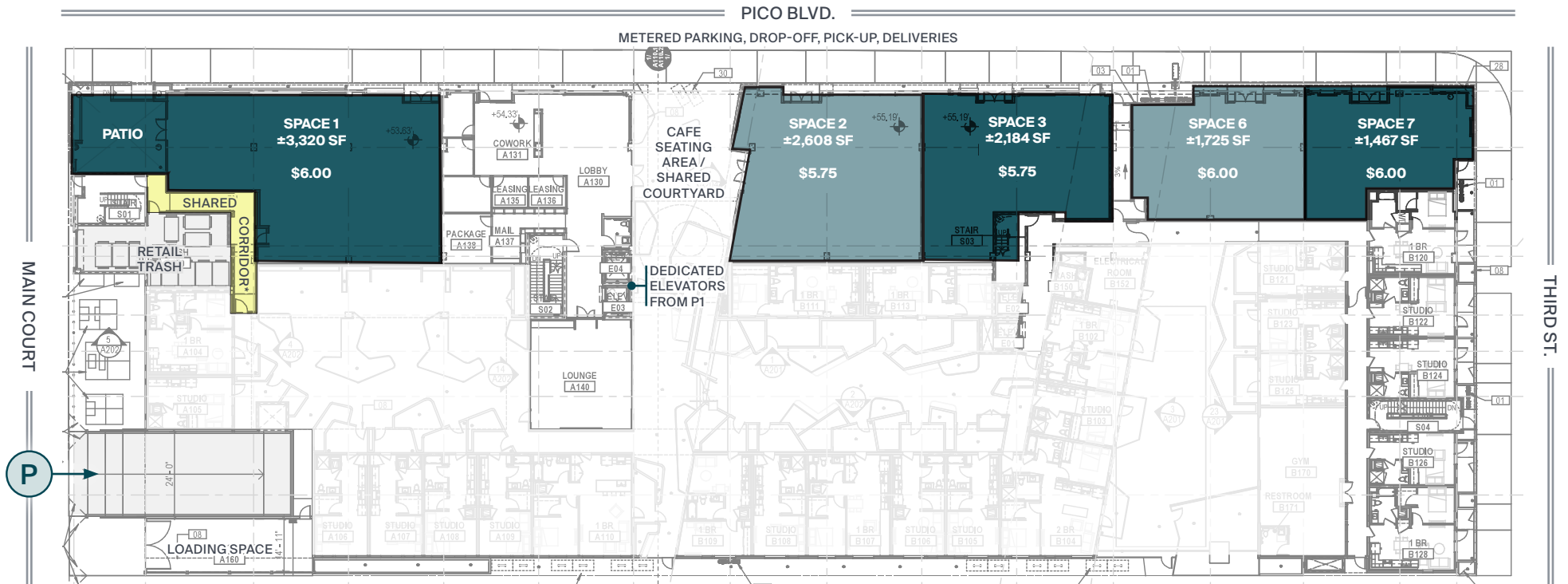
Features

- ▶ New retail and restaurant spaces below 186 units at Evani Pico
- ▶ Incredible coastal Santa Monica location surrounded by luxury hotels, dining and dense residential communities
- ▶ Adjacent to City of Santa Monica offices and one block from Santa Monica High, creating steady daytime activity
- ▶ Minutes from the Santa Monica Pier and Third Street Promenade; steps from top retail, dining, and cultural attractions in the heart of Santa Monica
- ▶ Just two blocks from the Pacific Ocean, offering unmatched visibility and foot traffic
- ▶ Convenient access to major thoroughfares, public transit, and beach pathways
- ▶ Near several highly anticipated future events including the 2026 FIFA World Cup festival at the Santa Monica Pier, 2027 ESPN experience for Super Bowl LXI, 2028 Olympic activations, and potentially an annual Goldenvoice-produced music festival
- ▶ Within blocks of Hotel Casa Del Mar, Shutters on the Beach, and the Viceroy



Ground Floor Availabilities

All rents are PSF/Mo.,NNN



- RETAIL
- RESTAURANT

*Shared corridor for tenant's access.



MAINT OFFICE P170

JANITOR P171

DOG WASH P172

ELEC ROOM P173

STOR P181

STAFF P183

LOBBY P101

STAIRS S02

STAIRS S01

STAIRS S03

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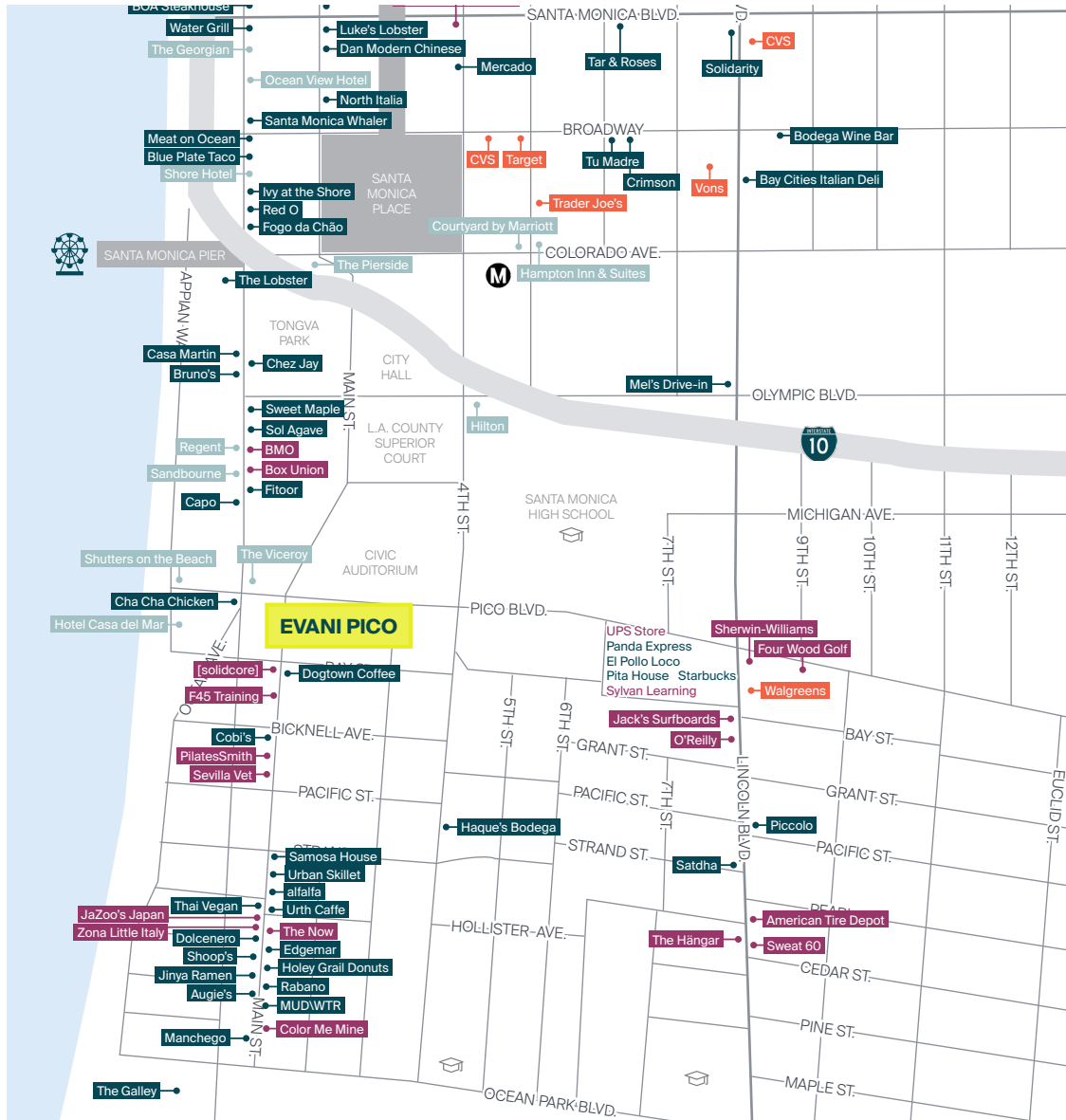
STAIRS S302

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Premier Coastal Santa Monica Location

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



Premier Coastal Santa Monica Location

Surrounded by luxury hotels and dense residential communities

Hotel room rates as of November 1, 2025



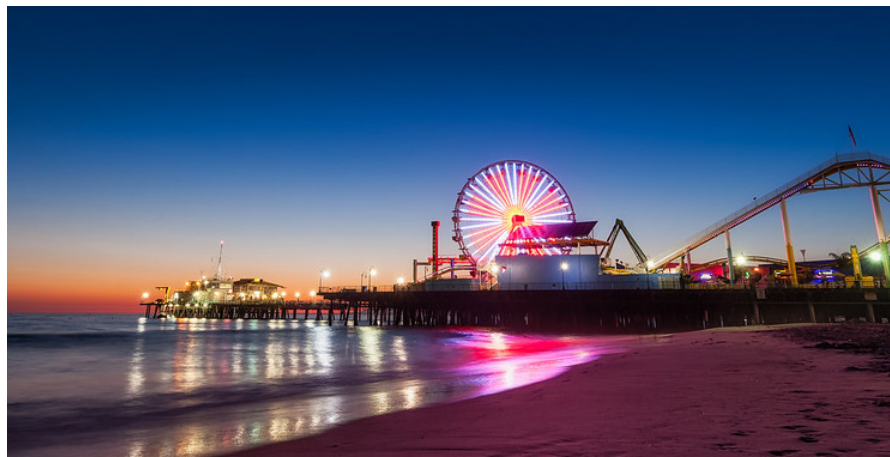
Premier Coastal Santa Monica Location

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Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	7,875	30,396	101,188
2030 Projected Population	7,628	29,459	96,235
2020 Census Population	6,937	27,636	95,854
2010 Census Population	6,380	25,403	92,378
Projected Annual Growth 2025 to 2030	-0.6%	-0.6%	-1.0%
Historical Annual Growth 2010 to 2025	1.6%	1.3%	0.6%
2025 Median Age	40.8	41.2	41.6
HOUSEHOLDS			
2025 Estimated Households	4,233	16,712	51,754
2030 Projected Households	4,248	16,844	51,048
2020 Census Households	4,022	15,661	50,180
2010 Census Households	3,798	14,763	49,225
Projected Annual Growth 2025 to 2030	-	0.2%	-0.3%
Historical Annual Growth 2010 to 2025	0.8%	0.9%	0.3%
RACE & ETHNICITY			
2025 Estimated White	63.8%	63.3%	63.7%
2025 Estimated Black or African American	8.1%	6.7%	6.0%
2025 Estimated Asian or Pacific Islander	9.5%	10.4%	10.7%
2025 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.7%
2025 Estimated Other Races	18.0%	18.9%	19.0%
2025 Estimated Hispanic	22.8%	23.3%	23.2%
INCOME			
2025 Estimated Average Household Income	\$199,298	\$176,962	\$187,763
2025 Estimated Median Household Income	\$96,116	\$109,356	\$118,602
2025 Estimated Per Capita Income	\$107,850	\$97,825	\$96,466
EDUCATION			
2025 Estimated High School Graduate	7.3%	9.5%	9.3%
2025 Estimated Some College	13.5%	11.6%	11.7%
2025 Estimated Associates Degree Only	5.8%	5.4%	5.7%
2025 Estimated Bachelors Degree Only	36.4%	39.0%	39.1%
2025 Estimated Graduate Degree	31.4%	29.5%	28.3%
BUSINESS			
2025 Estimated Total Businesses	926	4,701	10,725
2025 Estimated Total Employees	7,833	36,925	82,958
2025 Estimated Employee Population per Business	8.5	7.9	7.7
2025 Estimated Residential Population per Business	8.5	6.5	9.4

Your trusted *partners*

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