

FOR LEASE

FOOD-USE/ CAFE
ENDCAP SUITE
FOR LEASE
RETAIL USE ALSO
ACCEPTABLE

525 Santa Monica Boulevard
Santa Monica, CA 90401





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The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which a prospective lessee may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein.

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LEASE SUMMARY

ADDRESS:	525 Santa Monica Boulevard #100 Santa Monica CA 90401
SPACE USES:	Food Use, OR Retail
SUITE SIZE:	2,250 SF
LEASE TYPE:	NNN
RENTAL RATE:	Negotiable- Contact Agent for Details
AVAILABILITY:	June 1st, 2024
LEASE TERMS:	5 - 10 years
PARKING:	Six (6) employee spaces at \$150/mo.
DETAILS:	NO KEY MONEY

MEI Real Estate Services is pleased to offer a rare opportunity to acquire a second-generation food-use endcap space at 525 Santa Monica Boulevard. The space features subterranean parking and convenient alley access/loading.

The mixed-use retail and multifamily property is located in the heart of Downtown Santa Monica on busy Santa Monica Blvd., just 3 blocks away from the famous Third Street Promenade and minutes to the Santa Monica Pier & ocean. The property is centrally located at the core of an activity-filled, distinctly walkable neighborhood full of shops, restaurants, fitness clubs, luxury spas, upscale retail, bars/lounges, and everything in between. Please call to tour this unique turnkey endcap space in the heart of Santa Monica, one of the top performing markets in Southern CA. Please do not disturb tenants or tenant's employees. No Key Money is required for the space.

SPACE HIGHLIGHTS:



- Turnkey 2nd generation coffee/ food-use endcap suite
- Excellent Visibility & Signage
- Unbeatable co-tenants: Marmalade Cafe and Southland Credit Union
- Two (2) ADA Restrooms
- Polished concrete floors
- Incredible Foot/Vehicle Traffic
- Six (6) onsite parking spaces plus metered parking out front and potential valet service
- Creative and exposed high ceilings
- Full-glass window storefront
- Adjacent to numerous world-class amenities, shops and restaurants
- Proximity to Metro/Expo Line, Santa Monica Promenade, Pier & Beaches
- No key money required for space
- Can also accommodate retail uses



LOCATION OVERVIEW

Downtown Santa Monica is one of the most amenity rich and most recognized areas in Los Angeles County. It is the most prominent beachfront city in western Los Angeles and encompasses 8.41 square miles along the coast. With its unbeatable climate, luxury appeal, and proximity to world-renowned tourist attractions, Santa Monica is home to more than 91,000 residents.

Located along the Pacific Ocean at the Crossroads of Pacific Coast Highway and CA Interstate 10, the city is bordered by Malibu and the Pacific Palisades on the north, Brentwood and West Los Angeles on the northeast, Mar Vista on the east, and Venice on the southeast. Approximately 0.9% of the total population of Los Angeles County is in the City of Santa Monica and median existing home prices come in at \$2,200,000 compared to \$960,000 for Los Angeles County. The city contains a dynamic mixture of affluent renters, single-family homeowners, tourists, business professionals, and students.



An aerial photograph of Santa Monica, California, showing a mix of urban development and coastal features. In the foreground, there are several multi-story apartment buildings and commercial structures. A wide, sandy beach runs along the coastline, with waves breaking in the distance. The sky is clear and blue. The image is partially overlaid by a large blue geometric shape on the right side, which contains white text.

*Lined throughout with lights,
trees and unique downtown
features, Santa Monica has
been ranked as one of the
“Top Ten Beach Cities in the
World”, putting Santa Monica
in a class with Barcelona,
Sydney and Rio de Janerio.*

Nearly 20% of Santa Monica’s residents work in the city and enjoy a superior of life that is rich with retail, transportation, metro access, dining and lifestyle amenities. Top attractions include the world-famous Third Street Promenade, Santa Monica Pier and Pacific Park, Santa Monica Place, Tongva Park, local farmers markets, Montana Avenue, and Main Street. Other notable landmarks and attractions include the Santa Monica Mountains, the 22-Mile South Bay Bicycle Trail, the Santa Monica Stairs, historical museums, and the Playhouse. Renowned chains and local brands line the retail landscape of Santa Monica as Santa Monica’s tempting collection of global retail brands, world-renowned hotels, restaurants, haute boutiques and unique local offerings has turned the beachside city into an internationally celebrated shopping destination.

**Information is from sources deemed to be reliable. Select content is from SMCVB, SCAG & the Santa Monica Convention & Visitors Bureau.*

AREA OVERVIEW



Santa Monica is home to a number of world-renowned tourist attractions, shops and dining establishments that bring in daily domestic and international visitors. Over 5.3 Million visitors came to Santa Monica in 2022 which generated over \$961.7 Million in tourism spending. Tourism supported over 494 businesses in the Accommodation and Food Services sector and the tourism industry remained solid, producing record volume, spending, and taxes. The majority of visitors do not use a car once they arrive in Santa Monica, signifying the ease of mobility within the downtown area.





525 Santa Monica is situated at the core of an activity-filled, distinctly walkable neighborhood full of shops, restaurants, fitness studios, executive fitness clubs, luxury health spas, upscale retail, bars/lounges, service retailers, recreational outdoor facilities, beach clubs, and everything in between. It is home to the famous Third Street Promenade which is 3 blocks from the property, the Santa Monica Pier, Santa Monica Place, Ocean Avenue Hotels and Restaurants, Palisades Park, Main Street Shopping and Santa Monica's most pristine beaches. Pedestrian-friendly streets like 3rd Street, Ocean Avenue, Wilshire Boulevard, and Montana Avenue are minutes away and teeming with fashionable eateries, well-known retailers, boutiques and movie theatres. The average HH income within 3 miles of the Property in excess of \$179,000+ and residents enjoy 24/7 access to boutiques, restaurants, and a multitude of entertainment and shopping venues. Serviced by two major freeways, Interstate 405 and Interstate 10, and four major thoroughfares, Santa Monica is minutes away from other notable business and retail areas including Beverly Hills and Rodeo Drive, Century City, Westwood, and Brentwood Village. The eclectic Venice district borders Santa Monica to the south and Downtown Los Angeles and other notable metro areas are only a short metro ride away. It is no surprise that Santa Monica is one of the most sought-after areas to visit, shop live and dine in the world. Please call agent to tour the available space.

AREA OVERVIEW - ACCESS

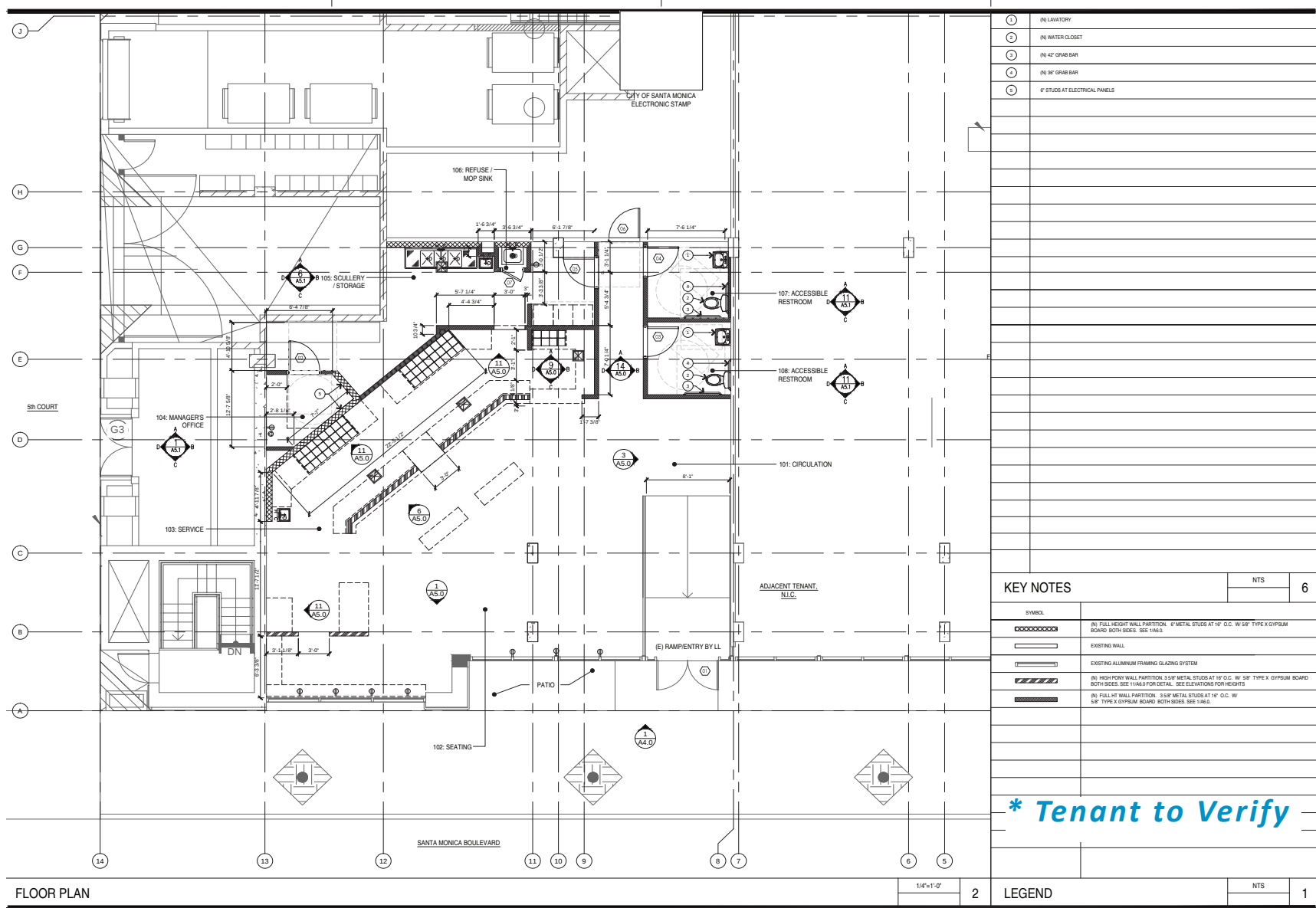
The downtown Santa Monica Metro Expo Line project is a 6.6-mile extension of the 80-station Metro Rail System from the existing station at Culver City west to Santa Monica. The recently constructed metro expo line connects Santa Monica to Downtown LA, Pasadena, San Fernando Valley, South Bay, Long Beach and dozens of points in between. With over seven new stations, the Metro Rail system now expands to 87 stations and over 93 miles of rail to destinations across L.A. County. With an award-winning public transportation system, pedestrian-friendly terrain, bike path expansion, shared bike and scooter system, and an abundance of parking structures, going from one neighborhood to the next is guaranteed to be convenient. Santa Monica is composed of a mix of lively neighborhoods, many of which are rated as a “walker’s paradise”.



Metro Map



FLOOR PLANS



SPACE PHOTOS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	35,741	171,173	393,414
2020 Population	37,983	177,994	416,167
2023 Population	37,880	176,935	416,655
2028 Population	37,845	178,236	419,459
2010-2020 Annual Rate	0.61%	0.39%	0.56%
2020-2023 Annual Rate	-0.08%	-0.18%	0.04%
2023-2028 Annual Rate	-0.02%	0.15%	0.13%
2020 Male Population	48.8%	48.7%	48.5%
2020 Female Population	51.2%	51.3%	51.5%
2020 Median Age	40.5	39.7	37.3
2023 Male Population	49.1%	49.3%	49.2%
2023 Female Population	50.9%	50.7%	50.8%
Median Age			
The median age in this area is 38.6, compared to U.S. median age of 39.1.			
Race and Ethnicity			
2023 White Alone	67.4%	65.8%	60.0%
2023 Black Alone	4.8%	3.6%	3.9%
2023 American Indian/Alaska Native Alone	0.5%	0.7%	0.7%
2023 Asian Alone	9.7%	10.6%	15.8%
2023 Pacific Islander Alone	0.1%	0.1%	0.2%
2023 Other Race	5.5%	6.7%	7.6%
2023 Two or More Races	12.0%	12.4%	11.8%
2023 Hispanic Origin (Any Race)	14.3%	16.1%	17.2%

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	74.9%	92.0%	85.5%
Median Household Income			
2023 Median Household Income	\$107,754	\$115,954	\$111,841
2028 Median Household Income	\$128,609	\$138,054	\$130,523
2023-2028 Annual Rate	3.60%	3.55%	3.14%
Average Household Income			
2023 Average Household Income	\$161,406	\$179,558	\$175,759
2028 Average Household Income	\$189,584	\$206,574	\$201,586
2023-2028 Annual Rate	3.27%	2.84%	2.78%
Per Capita Income			
2023 Per Capita Income	\$91,021	\$90,033	\$81,591
2028 Per Capita Income	\$107,563	\$104,378	\$94,228
2023-2028 Annual Rate	3.40%	3.00%	2.92%
Housing			
2023 Housing Affordability Index	34	28	30
2010 Total Housing Units	22,768	94,184	201,854
2010 Owner Occupied Housing Units	3,416	28,275	65,767
2010 Renter Occupied Housing Units	17,445	57,879	119,754
2010 Vacant Housing Units	1,908	8,030	16,331
2020 Total Housing Units	24,013	97,313	209,413
2020 Owner Occupied Housing Units	3,370	27,470	64,246
2020 Renter Occupied Housing Units	18,081	60,793	125,892
2020 Vacant Housing Units	2,671	9,041	19,351
2023 Total Housing Units	24,161	98,344	212,732
2023 Owner Occupied Housing Units	3,660	29,132	66,876
2023 Renter Occupied Housing Units	17,725	59,298	124,978

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2ND GENERATION
COFFEE/ FOOD USE

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