

ONE BLOCK FROM VERMONT / SANTA MONICA BLVD METRO STATION

# Hard Corner Retail Space For Lease



4750 Santa Monica Blvd., Los Angeles, CA 90029





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### VERMONT SANTA MONICA DEVELOPMENT

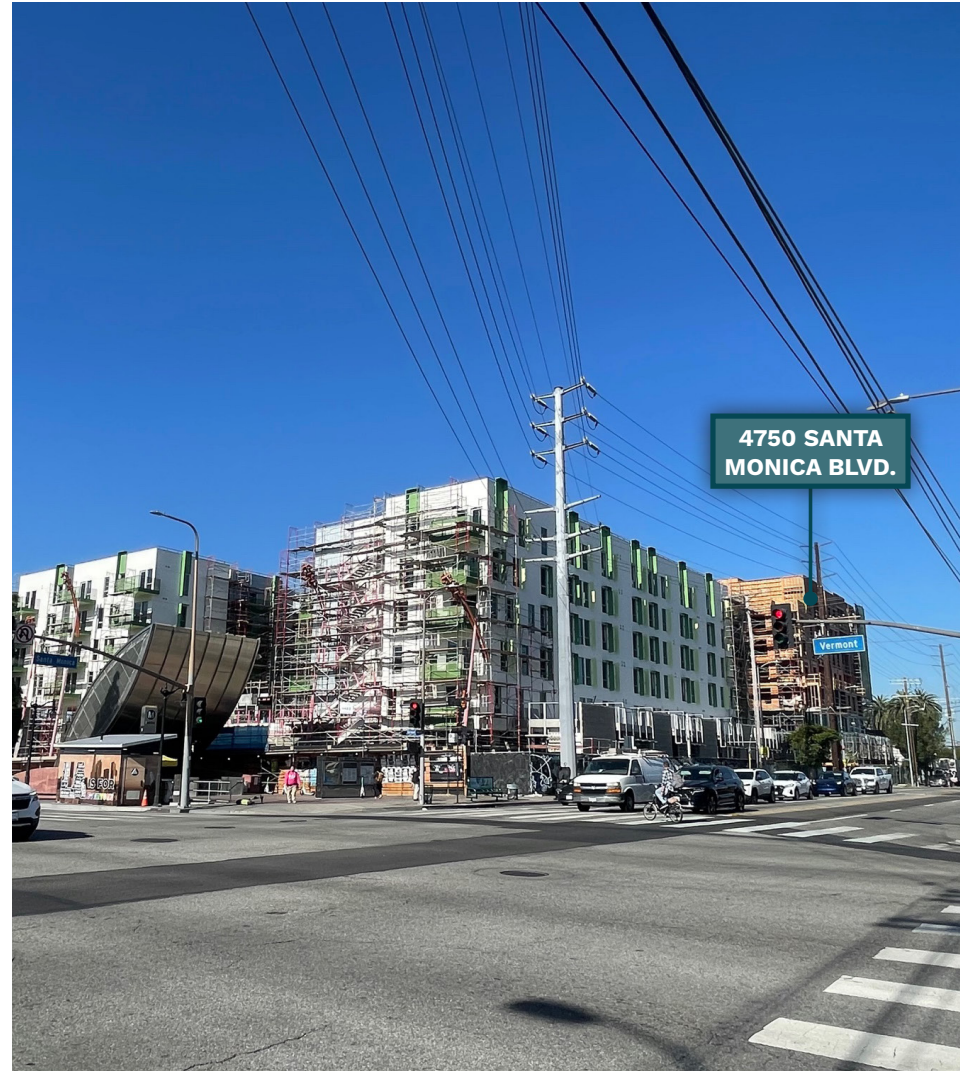


4750 Santa Monica Blvd. is located across the street from the **Santa Monica Vermont B line Metro Station**. Construction has now started for a project which will wrap around the entrance of the station.

It will eventually consist of a six-story apartment complex featuring 187 residential units above ground-floor commercial space. The project is divided into 94 units of permanent supportive housing and 91 units of affordable housing priced for very low-income households, with the remaining two dwellings set aside for on-site managers.

**Koning Eizenberg** is designing the development, which will be accompanied by a refresh of the plaza that surrounds the entrance to the subway station. New features will include a mobility hub and improved transit shelters. Additionally, ground-floor commercial space occupied by community-serving uses such as a health center and a food court will activate the plaza.

Completion is expected in 2024.

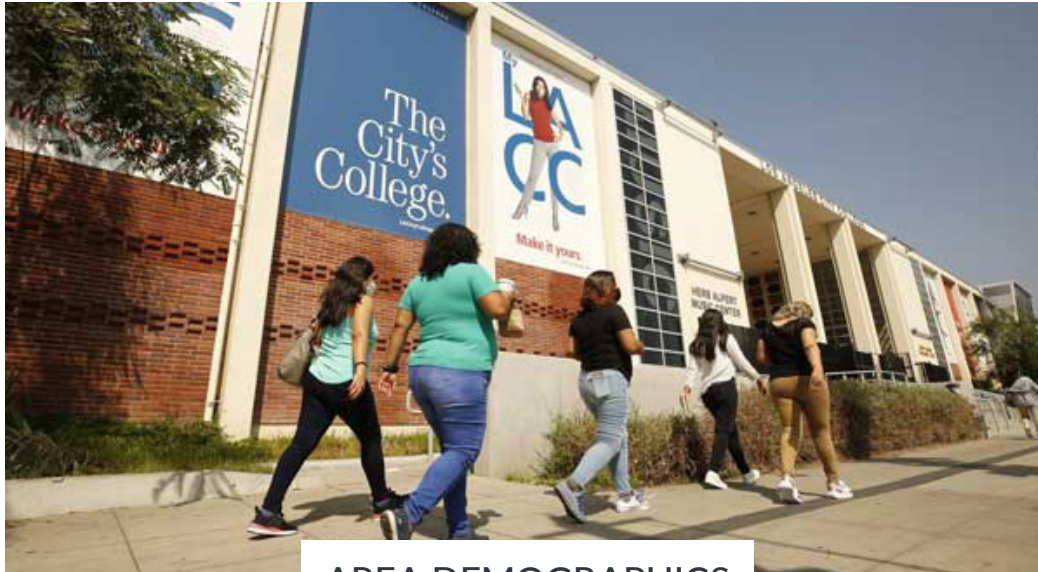


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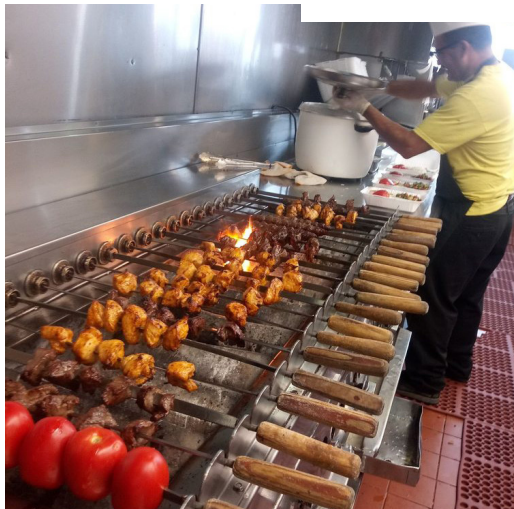
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### AREA DEMOGRAPHICS



|  | 0.5 Mile        | 1 Mile          | 2 Miles          |
|--|-----------------|-----------------|------------------|
| <b>POPULATION</b>                                  |                 |                 |                  |
| <b>2023 Estimated Population</b>                   | <b>22,195</b>   | <b>78,318</b>   | <b>270,347</b>   |
| 2028 Projected Population                          | 21,521          | 77,129          | 266,843          |
| 2020 Census Population                             | 22,096          | 78,494          | 267,852          |
| 2010 Census Population                             | 23,359          | 79,961          | 264,051          |
| Projected Annual Growth 2023 to 2028               | -0.6%           | -0.3%           | -0.3%            |
| Historical Annual Growth 2010 to 2023              | -0.4%           | -0.2%           | 0.2%             |
| 2023 Median Age                                    | 37.3            | 37.0            | 36.8             |
| <b>HOUSEHOLDS</b>                                  |                 |                 |                  |
| 2023 Estimated Households                          | 7,966           | 30,649          | 114,394          |
| 2028 Projected Households                          | 7,857           | 30,641          | 114,699          |
| 2020 Census Households                             | 8,089           | 30,673          | 112,986          |
| 2010 Census Households                             | 8,186           | 30,111          | 106,804          |
| Projected Annual Growth 2023 to 2028               | -0.3%           | -               | -                |
| Historical Annual Growth 2010 to 2023              | -0.2%           | 0.1%            | 0.5%             |
| <b>RACE &amp; ETHNICITY</b>                        |                 |                 |                  |
| 2023 Estimated White                               | 29.8%           | 33.8%           | 32.6%            |
| 2023 Estimated Black or African American           | 4.2%            | 4.1%            | 4.9%             |
| 2023 Estimated Asian or Pacific Islander           | 19.0%           | 17.1%           | 23.3%            |
| 2023 Estimated American Indian or Native Alaskan   | 1.7%            | 1.7%            | 1.5%             |
| 2023 Estimated Other Races                         | 45.3%           | 43.2%           | 37.6%            |
| 2023 Estimated Hispanic                            | 55.5%           | 52.9%           | 45.6%            |
| <b>INCOME</b>                                      |                 |                 |                  |
| <b>2023 Estimated Average Household Income</b>     | <b>\$83,761</b> | <b>\$87,957</b> | <b>\$105,446</b> |
| 2023 Estimated Median Household Income             | \$67,007        | \$70,254        | \$79,029         |
| 2023 Estimated Per Capita Income                   | \$30,587        | \$34,951        | \$44,937         |
| <b>EDUCATION</b>                                   |                 |                 |                  |
| 2023 Estimated High School Graduate                | 22.5%           | 20.5%           | 17.9%            |
| 2023 Estimated Some College                        | 15.7%           | 15.6%           | 14.8%            |
| 2023 Estimated Associates Degree Only              | 5.2%            | 5.2%            | 5.3%             |
| 2023 Estimated Bachelors Degree Only               | 24.1%           | 26.6%           | 31.0%            |
| 2023 Estimated Graduate Degree                     | 8.9%            | 10.8%           | 13.0%            |
| <b>BUSINESS</b>                                    |                 |                 |                  |
| 2023 Estimated Total Businesses                    | 727             | 2,993           | 11,676           |
| <b>2023 Estimated Total Employees</b>              | <b>5,654</b>    | <b>20,743</b>   | <b>74,951</b>    |
| 2023 Estimated Employee Population per Business    | 7.8             | 6.9             | 6.4              |
| 2023 Estimated Residential Population per Business | 30.5            | 26.2            | 23.2             |



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