

1149 3RD STREET
SANTA MONICA, CA
CREATIVE OFFICE SPACE



DISCLAIMER & CONFIDENTIALITY AGREEMENT

EXCLUSIVE LISTING BROKERS

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TABLE OF CONTENTS

1

Property
Highlights

2

Property
Overview

3

Area
Overview

4

Demographic
Analysis



2,368 SF 3RD ST. PROMENADE ADJACENT CREATIVE OFFICE

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PROPERTY HIGHLIGHTS
& LISTING OVERVIEW

AN EXQUISITE LEASE OFFERING

LISTING OVERVIEW

ADDRESS	1149 Third Street Santa Monica, CA 90403
SIZE	2,368 RSF
RENTAL RATE	\$5.25/SF/month
SPACE TYPE	Creative Office Space with Outdoor Decks
SUITE DETAILS	Exquisite creative office space with exposed bow-truss ceilings & polished concrete floors.
LEASE TYPE:	Modified Gross Lease (Tenant Pays Electrical)
LEASE TERMS:	3-10 years
PARKING	5 Spaces available at \$150/space/mo.



DOWNTOWN SANTA MONICA

Unparalleled Creative Office Space For Lease With Outdoor Deck Space

2,368 SF 3RD ST. PROMENADE ADJACENT CREATIVE OFFICE SPACE

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PROPERTY OVERVIEW





PROMINENT LOCATION
ADJACENT TO THE FAMOUS
3RD STREET PROMENADE



PROPERTY PHOTOS

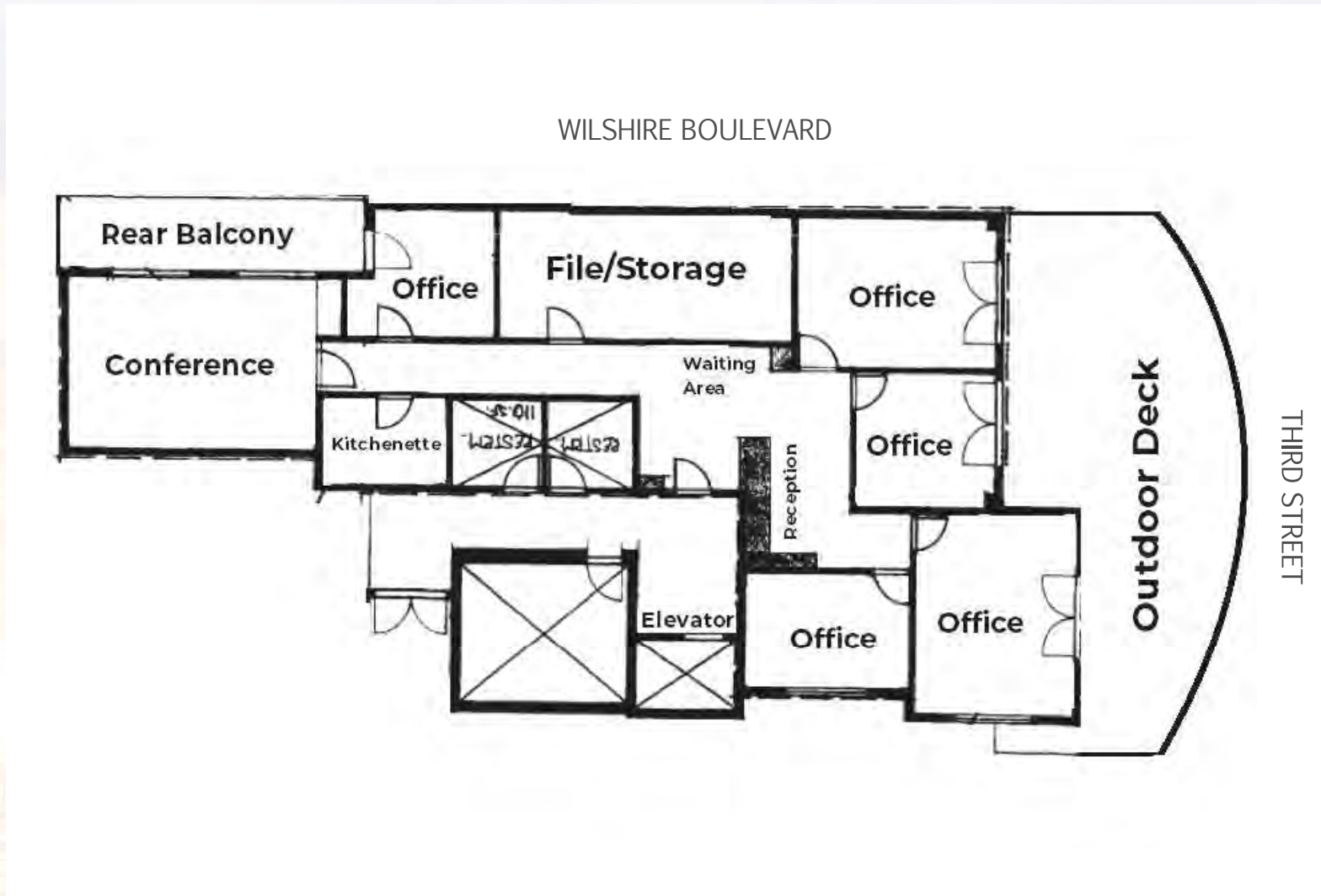


CREATIVE INTERIOR
WITH EXPOSED CEILINGS
& CONCRETE FLOORS



FLOOR PLAN

1149 3rd Street, Santa Monica, CA 90403



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THIRD STREET PROMENADE ADJACENT SANTA MONICA, CA OPPORTUNITY HIGHLIGHTS



MEI Real Estate Services is pleased to offer a rare opportunity to occupy creative office space located on 3rd Street at Wilshire Blvd. in Santa Monica, California. Just off Santa Monica's coastline and adjacent to the famous 3rd street promenade is this unique mixed-use retail and office building. Home to more than 150 high-end retailers, restaurants, & service establishments, the 3rd Street Promenade and Downtown Santa Monica are West LA's premiere shopping and dining destinations.

On the market for the first time in 17 years, this creative office suite was previously occupied by a prestigious law firm and features an expansive outdoor deck with an additional outdoor balcony facing south. The space features original exposed ceilings, polished concrete floors, glass upgrades throughout and three offices with French doors that open to the outdoor deck. The building features 2 levels of surface and subterranean parking and new tenants can rent up to 5 spaces in the secure garage. There is also free 90-minute parking directly building the building in a public city lot.

Fueled by booming tech industries, luxury retail, restaurant and service-related industries, this location presents an unparalleled opportunity for any creative office, tech, or appointment only service-related use to call home. The property is located in Santa Monica, CA, home of the famous 3rd Street Promenade, Santa Monica Place, the Santa Monica Pier, and the breathtaking California Coast. These attractions and sites in addition to an abundance of food and shopping concepts keep the property in the heart of constant foot traffic, resulting in higher business revenues and long-term performance from convenient location and easy access.

Artistically designed inside and out with original building details, this exclusive opportunity poses as the perfect space for any upscale office user. Please call agent for more details and to set up a tour.

**PLEASE DO NOT DISTURB EXISTING TENANTS*



UNPRECEDENTED LOCATION SURROUNDED BY WORLD CLASS TECH,
RETAIL, DINING, HOTELS, EXCLUSIVE RESIDENCES & CREATIVE CULTURE

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AREA OVERVIEW



LOCATION, LOCATION, LOCATION.

Santa Monica is one of the most amenity rich and most recognized areas of Los Angeles. The famed Third Street Promenade and Montana Avenue are known around the world as destinations of the arts and entertainment. Restaurants, attractions, museums, theaters, farmer's markets, parks, schools, ocean-front hotels, organic fare and luxury sport clubs are all within walking distance. Located within a 1.5 mile radius of the Property is Santa Monica Place, the Santa Monica Pier, the famous 3rd Street Promenade and the breathtaking California Coast. These attractions and sites in addition to an abundance of new restaurant and shopping concepts attract crowds from all around the world that wish to experience the trendy flair that the area exudes.

The current epicenter of Los Angeles' business and start-up scene is Santa Monica, an 8.3 square mile stretch of beachside now known as Silicon Beach. This area incorporates a balance of vibrant commercial districts, neighboring residential communities, recreational and art venues, a plethora of new and established businesses, and of course- beaches. The city offers convenient access to major freeways, bus lines, airports, the brand new Exposition Light Rail, and its surrounding cities. It is served by two freeways, Santa Monica (Interstate 10) and San Diego (405); and by four major east-west thoroughfares: Santa Monica (Route 66), Wilshire, Olympic and Pico Boulevards. It is located approximately six miles from Los Angeles International Airport.

The city of Santa Monica rests on a mostly flat slope that angles down towards Ocean Avenue and towards the south with high bluffs separate the north side of the city from the beaches. Santa Monica enjoys an average of 310 days of sunshine a year and the rainy season spans from late October through late March. The City of Santa Monica has a current population of 93,319 people and a high average household income of \$110,740, compared to \$74,699 for all U.S. households. The average household income in Santa Monica is projected to increase even more significantly to \$131,596 in just five years.

Santa Monica is also known for its excellent public and private schools. The quality of education available is outstanding and is a prime reason that many businesses and families choose to locate in Santa Monica. There are over ten elementary schools, two middle schools, three high schools and an alternative K-8 school in the Santa Monica-Malibu Unified School District, which serves both Santa Monica and Malibu residents. The city presents a prime location for new business and expanding or relocating business to thrive and succeed. With its great weather, pedestrian-friendly streets lined with a generous selection of eateries, attractions and restaurants, Santa Monica offers businesses a high success rate and a supportive environment catered for growth.



EXQUISITE DINING & RETAIL
Montana Avenue



LOCAL ORGANIC FARE
and Farmers Markets



WORLD FAMOUS
Third Street Promenade



LUXURY GOODS
Santa Monica Place

MULTITUDE OF
WALKABLE AMENITIES
& CITY LANDMARKS

DOWNTOWN SANTA MONICA
Santa Monica Pier



DEMOGRAPHIC ANALYSIS



EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Population			
2000 Population	26,060	146,343	351,797
2010 Population	28,594	151,111	366,434
2020 Population	30,684	157,772	381,612
2025 Population	31,614	162,678	392,528
2000-2010 Annual Rate	0.93%	0.32%	0.41%
2010-2020 Annual Rate	0.69%	0.42%	0.40%
2020-2025 Annual Rate	0.60%	0.61%	0.57%
2020 Male Population	48.7%	49.0%	49.1%
2020 Female Population	51.3%	51.0%	50.9%
2020 Median Age	42.9	41.7	38.7

Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	78.0%	74.7%	67.9%
2020 Black Alone	3.7%	3.6%	3.4%
2020 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2020 Asian Alone	9.8%	10.3%	16.1%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	3.0%	5.6%	6.4%
2020 Two or More Races	5.0%	5.3%	5.7%
2020 Hispanic Origin (Any Race)	10.4%	15.1%	16.4%



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EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	59.7%	69.4%	58.1%
Median Household Income			
2020 Median Household Income	\$89,296	\$102,175	\$100,549
2025 Median Household Income	\$101,344	\$111,848	\$109,916
2020-2025 Annual Rate	2.56%	1.83%	1.80%
Average Household Income			
2020 Average Household Income	\$132,198	\$151,771	\$149,406
2025 Average Household Income	\$150,529	\$169,875	\$167,682
2020-2025 Annual Rate	2.63%	2.28%	2.33%
Per Capita Income			
2020 Per Capita Income	\$77,832	\$75,438	\$70,085
2025 Per Capita Income	\$88,144	\$83,963	\$78,366
2020-2025 Annual Rate	2.52%	2.16%	2.26%
Households by Income			
2010 Total Housing Units	18,796	83,063	188,466
2010 Owner Occupied Housing Units	2,737	25,284	61,793
2010 Renter Occupied Housing Units	14,278	50,522	111,211
2010 Vacant Housing Units	1,781	7,257	15,462
2020 Total Housing Units	19,942	86,108	195,113
2020 Owner Occupied Housing Units	2,635	24,161	59,442
2020 Renter Occupied Housing Units	15,414	54,020	118,863
2020 Vacant Housing Units	1,893	7,927	16,808



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