

1431 2ND STREET, SUITE A
Santa Monica, CA 90401

GYM/YOGA/RETAIL SPACE

FOR LEASE



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SIZE: Approximately 3,481 rentable square feet

RATE: \$4.50 per square foot per month + NNN
(Sewer, trash and water estimated to be \$0.40 per square foot per month. Tenant will also pay a possessory interest tax)

AVAILABLE: Upon current tenant vacating the premises which is estimated to be 10/1/2025

TERM: 3-10 years

PARKING: Santa Monica city public parking structures with 90 minutes free. Monthly parking is currently \$220 per month.

1431 2ND STREET is located one block from Third Street Promenade, right in the middle of Downtown Santa Monica, within walking distance of the Metro E Line at Colorado and 4th Street, the beach, Santa Monica Pier, and more. Downtown Santa Monica brings about 20.6 million visitors each year whose spending has reached roughly \$954 million. Local residents, tourists, and employees from all over Los Angeles visit Downtown Santa Monica to enjoy the relaxing vibes and outdoor dining options. 2nd Street has become the wellness hub for Santa Monica – home to various fitness businesses, women's health clinic, acai/juice bars, pool club (Shore bar/poolside lounge) and cycle studios. This property benefits from being located on the ground floor of Downtown's largest public parking structure – offering 90 minutes of free parking to all daily.

- Currently built out as a gym with 2 bathrooms and 2 showers
- Located on 2nd Street between 3rd Street and Ocean Avenue with heavy foot and auto traffic
- Situated in the heart of Santa Monica near 3rd Street Promenade, Santa Monica Place, Ocean Avenue and the Santa Monica Pier
- Downtown Santa Monica is home to approximately 27,000 employees. Major neighborhood employers (100+ FTE) include: City of Santa Monica, Dimensional Fund Advisors, Douglas Emmett Management LLC, Fairmont Miramar Hotel, Guggenheim Partners Asset Management, The Macerich Co, Patient Pop, Sand and Sea Inc, SM Amusements LLC, The Cheesecake Factory, True Car and Wilshire Associates
- Neighboring retail tenants include Hotel Carmel, Google Store, Holey Moley, Meat on Ocean, Apple, Elephante and many more



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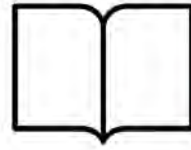


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Housing Units
21,822
14.38% owner occupied



1-MILE RADIUS

Educational Attainment
56%
with college or higher degree



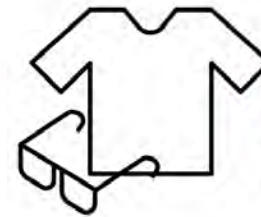
Median Home Value
\$987,855



Estimated Population
34,475
8.01% growth 2010-2020
0.98% growth 2020-2025



Average Household Income
\$121,546
47% earn more than



Apparel, Food/Entertainment & Services
\$1,362,70
2020 yearly consumer spending

Developments are in the works along the Expo E Line that will add hundreds of new housing units just blocks away.

POPULATION

2025 Projected Population
2020 Estimated Population
2010 Census Population
Growth 2020-2025
Growth 2010-2020

2020 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999
\$75,000-\$99,000
\$100,000 +

TOTAL

2020 Estimated Average HH Income

1-MILE RADIUS

34,813
34,475
31,917
0.98%
8.01%

11.73%
11.19%
46.99%
69.91%
\$121,546

3-MILE RADIUS

169,569
168,699
160,332
0.52%
5.22%

12.01%
11.28%
51.18%
74.47%
\$135,062

5-MILE RADIUS

408,174
404,348
374,999
0.95%
7.83%

12.21%
11.82%
49.03%
73.06%
\$130,517



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BY YOUR SIDE

CAFES/RESTAURANTS

- 1 Fig
- 2 Pacific Catch
- 3 Hillstone
- 4 Wally's Wine
- 5 California Pizza Kitchen
- 6 Lotus Dim Sum
- 7 1212 Santa Monica
- 8 Holey Moley
- 9 Gyu-Kaku
- 10 Tender Greens
- 11 Uovo
- 12 HiHo Burger
- 13 Cava
- 14 Sugarfish
- 15 The Misfit
- 16 Barney's Beanery
- 17 BOA Steakhouse
- 18 Water Grill
- 19 The Craftsman
- 20 KazuNori
- 21 Meat on Ocean
- 22 Del Frisco's
- 23 Meat on Ocean
- 24 Bruxie
- 25 Raising Cane's



SHOPPING

- | | | |
|------------|---------------------|-----------------------|
| 26 Apple | 28 Patagonia | 33 Google Store |
| 27 Sephora | 29 Lululemon | 34 Santa Monica Place |
| | 30 Anthropologie | |
| | 31 H&M | |
| | 32 Urban Outfitters | |

ARTS & ENTERTAINMENT

- 35 AMC Broadway 4
- 36 AMC Santa Monica 7

HOTELS

- | | |
|---------------------|-------------------|
| 37 Fairmont Miramar | 42 Georgian Hotel |
| 38 The Huntly | 43 Hotel Carmel |
| 39 Shore Hotel | 44 Shangri-La |
| 40 The Pierside | 45 Loews |
| 41 Ocean View Hotel | |

SPAS/BEAUTY

- 46 Exhale LA
- 47 Massage Co
- 48 Ocean Oasis
- 49 Burke Williams
- 50 Tikkun Holistic
- 51 Lloyd's Barbershop
- 52 Salon Republic
- 53 Saulino Smith
- 54 Brambila Salon

BANKS

- 55 Bank of America
- 56 Chase Bank
- 57 Wells Fargo
- 58 Citibank
- 59 Union Bank

FITNESS

- 60 Gold's Gym
- 61 Burn Fitness
- 62 SoulCycle
- 63 Pure Barre
- 64 Pilates Platinum
- 65 Equinox
- 66 Little Hawaii
- 67 Hot 8 Yoga



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SANTA M O N I C A

is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 20.6 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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