

RETAIL SPACE FOR LEASE

# 402 SANTA MONICA

**Trophy Retail Space / Downtown Santa Monica**

**402 Santa Monica Boulevard, Santa Monica, CA 90401**

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Muselli Commercial Realtors, as exclusive advisor to the ownership at 402 Santa Monica Boulevard, Santa Monica CA, is pleased to present the opportunity to lease approximately 32,930 Square Feet of corner flagship retail space divided over 2 floors in the heart of downtown Santa Monica.

The space is currently occupied by REI, who is scheduled to close February 29, 2024. The prominent brick building was built in 1995 and is ideal for any number of uses including retail, recreation and entertainment, restaurant and more. CAD's available upon request.

|                   |  |
|-------------------|--|
| <b>Size</b>       | 32,930 SF on 2 Levels.<br>1st Floor is approximately 17,500 SF.<br>2nd Floor is approximately 15,430 SF.   |
| <b>Lease Rate</b> | \$4.15 per SF per month NNN (approximately \$1.28/sf).   |
| <b>Term</b>       | 10 year term with options available.   |
| <b>Highlights</b> | <p>Approximately 18' ceiling height per floor.</p> <p>155' of Windowed Frontage on Santa Monica Blvd.</p> <p>201' of windowed frontage on 4th Street.</p> <p>Polished concrete floors.</p> <p>Exposed beams and industrial feel.</p> <p>Dramatic center staircase.</p> <p>Wide open, bright, lots of natural light.</p> <p>Backroom storage on each floor.</p> <p>Elevator.</p> <p>Loading dock in back alley.</p> |
| <b>Parking</b>    | Ample city parking! 600 parking spaces in Santa Monica Public Parking Structure #4. 10 additional public parking structures within walking distance to the building. Metro rail station within walking distance as well as Big Blue Bus line stops on both corners of the property.  |







## About Downtown Santa Monica

Downtown Santa Monica is equal parts shopping haven and street performer stage.

Just east of the Pier, the 3rd Street Promenade consists of three open-air, car-free blocks that are anchored by upscale Santa Monica Place, home to more than 80 retailers.

With everything from fresh farmers market produce to designer fashions, it's a shopper's nirvana. Likewise, foodies rejoice in the numerous restaurants and bars, featuring locally sourced ingredients and craft cocktails.

There's excitement around every corner as street performers, tourists, locals, diners, moviegoers, and more flock to the area. Additionally, it's the terminus of the Metro E Line, which ferries riders by light rail between Santa Monica, CA and Downtown Los Angeles.

**402 Santa Monica Boulevard** is situated on a highly trafficked and visible corner of Downtown Santa Monica at Santa Monica Boulevard and 4th Street. Within walking distance to Santa Monica Beach, 3rd Street Promenade, Montana Avenue Shopping District and immediately adjacent to a high income neighborhood

Easy access to the property via the 10 Freeway, West Los Angeles, Brentwood, Mar Vista, Culver City, Venice & Marina Del Rey.

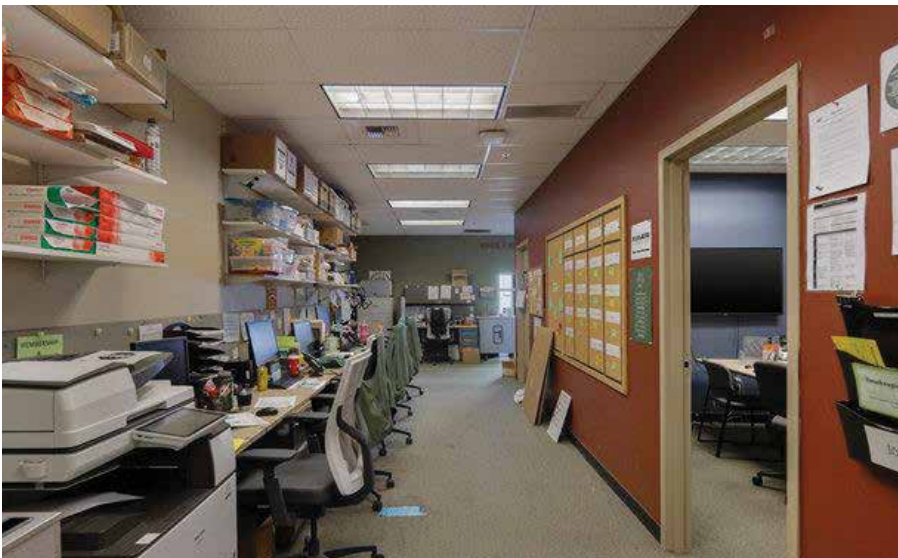


## Interior Showroom Space





## Back of the House / Storage / Office





## Exterior



# Foot Traffic and Demographic Data for Intersection of 4th & Santa Monica Boulevard

In 2023, the intersection of 4th Street and Santa Monica Boulevard recorded 294,175 visits, indicating a 7.4% increase compared to the previous year.

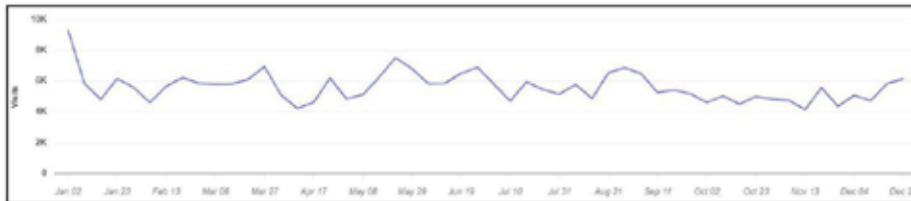


Figure 1. Weekly Visits (January 1, 2023 – December 31, 2023)  
Source: Placer.ai.

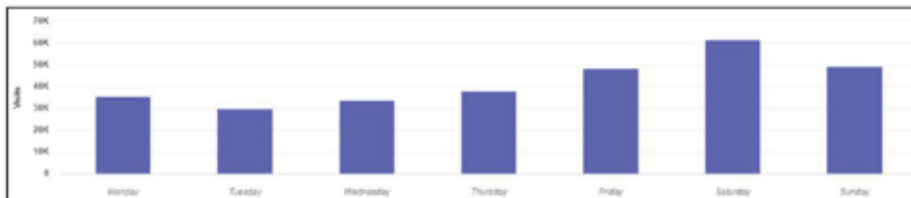


Figure 2. Daily Visits (January 1, 2023 – December 31, 2023)  
Source: Placer.ai.

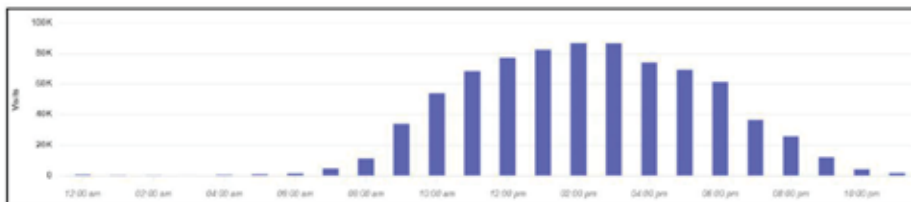


Figure 3. Hourly Visits (January 1, 2023 – December 31, 2023)  
Source: Placer.ai.

The average time of stay is 94 minutes.

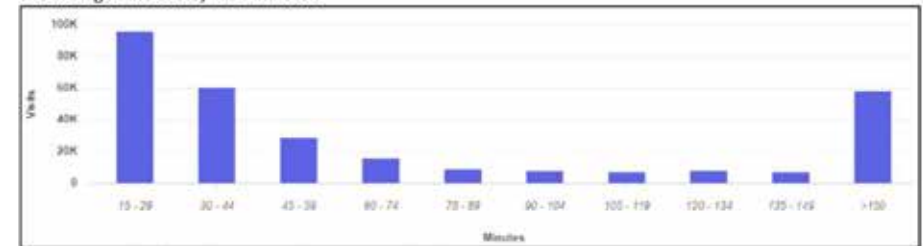


Figure 4. Length of Stay (January 1, 2023 – December 31, 2023)  
Source: Placer.ai.

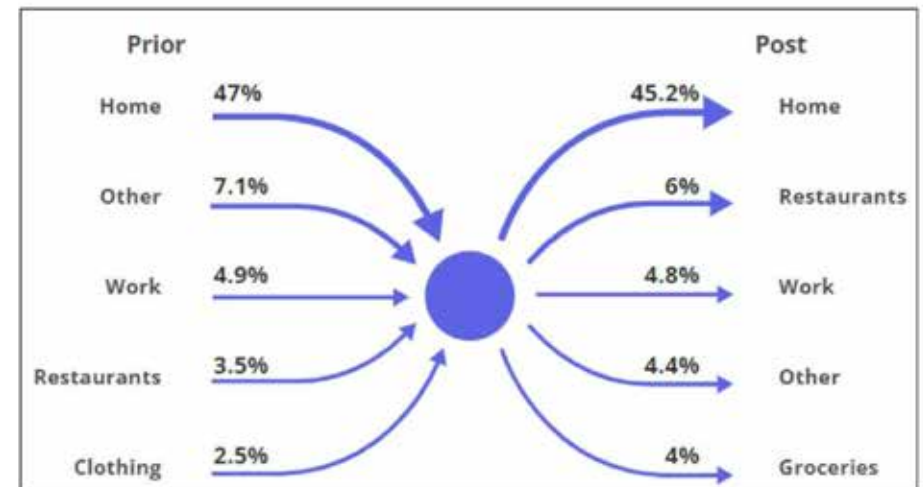


Figure 5. Visitor Journey  
Source: Placer.ai.



Table 1. Demographic Profile

|  |                     | 1 Mile         | 3 Mile          | 5 Mile          |
|--|---------------------|----------------|-----------------|-----------------|
| Population (2023)                        |                     | 35,860         | 165,687         | 389,541         |
| Race                                     | White               | 28,476 (79.4%) | 130,834 (79.0%) | 286,769 (73.6%) |
|  | Black               | 1,811 (5.1%)   | 6,511 (3.9%)    | 15,392 (4.0%)   |
|  | Asian               | 3,727 (10.4%)  | 19,192 (11.6%)  | 64,953 (16.7%)  |
| Ethnicity                                | Non-Hispanic Origin | 31,305 (87.3%) | 139,780 (84.4%) | 322,290 (82.7%) |
| Population Growth Projection (2023-2028) |                     | -0.74%         | -1.89%          | -1.54%          |
| Median Age (2023)                        |                     | 44.0           | 43.8            | 42.3            |
| Households (2023)                        |                     | 20,939         | 82,641          | 186,216         |
| Married Households                       |                     | 4,223          | 24,325          | 59,609          |
| Married Households (No Children)         |                     | 2,839          | 14,673          | 36,256          |
| Married Households (With Children)       |                     | 1,384          | 9,652           | 23,353          |
| Renter Occupied Households               |                     | 17,862 (85.3%) | 55,930 (67.7%)  | 120,979 (65.0%) |
| Households by Income (\$200,000+)        |                     | 4,399 (21.0%)  | 21,093 (25.5%)  | 44,393 (23.8%)  |
| Households by Income (<\$25,000)         |                     | 4,201 (19.2%)  | 11,795 (14.3%)  | 26,979 (14.5%)  |
| Median Household Income                  |                     | \$104,257      | \$113,522       | \$107,280       |
| Average Household Size (2023)            |                     | 1.6            | 1.9             | 2.0             |
| Population with Advanced Degree (2023)   |                     | 8,281 (27.2%)  | 36,458 (26.5%)  | 86,853 (27.2%)  |
| Population with Bachelor's degree (2023) |                     | 11,535 (37.9%) | 50,506 (36.7%)  | 110,748 (34.7%) |
| Daytime Employment                       |                     | 42,659         | NA              | NA              |
| Consumer Spending (\$000s) (2023)        |                     | \$688,211      | \$3,070,815     | \$6,881,416     |

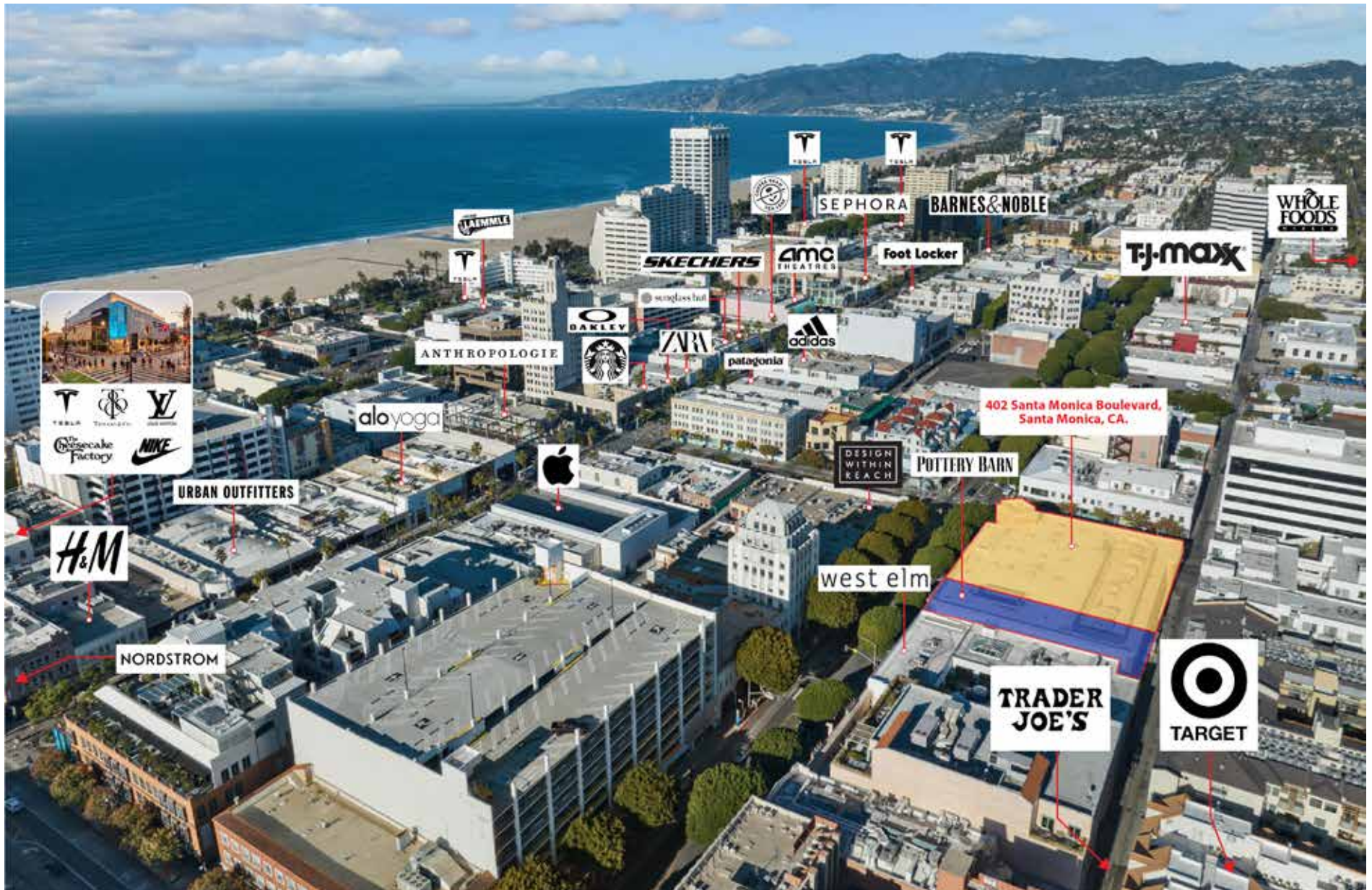
Source: CoStar.

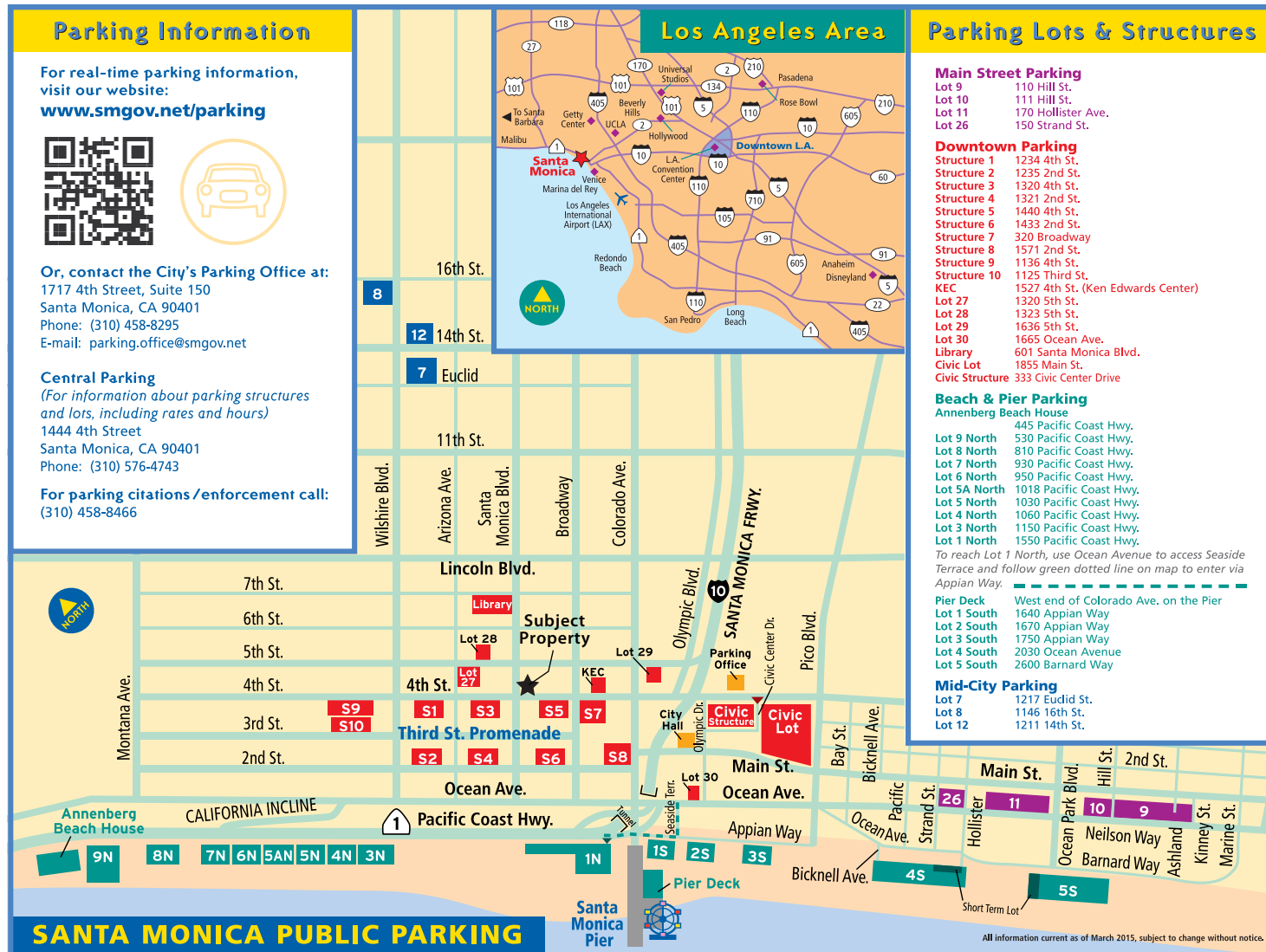
Notes:

1. The center of these radii is the property at 402 Santa Monica Blvd., Santa Monica, CA 90401.
2. If time is not specified, the data is based on the information pulled on January 19, 2024.
3. The calculations of the population with advanced and bachelor's degrees are not based on the total number of populations reported in row 1. The total number of populations by education for the three radii are 30427, 137628, and 318828, respectively.



## Surrounding Retailers and Landmarks





**DRE BROKER # 00825237**

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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.