

RETAIL SPACE FOR LEASE

402 SANTA MONICA



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 was formerly occupied by REI. The prominent brick building was built in 1995 and is ideal for any number of uses including retail, recreation and entertainment, restaurant and more.

Size	<p>Approximately 32,930 SF. 1st Floor is 17,500 SF. 2nd Floor is 15,430 SF. The space can be combined with 1415 4th Street for an additional 17,033 SF. CAD's available upon request.</p>
Lease Rate	<p>\$4.15 per SF per month NNN (approximately \$1.28/sf).</p>
Term	<p>10 year term with options available.</p>
Highlights	<p>Approximately 18' ceiling height per oor. 155' of Windowed Frontage on Santa Monica Blvd. 201' of windowed frontage on 4th Street. Polished concrete floors. Exposed beams and industrial feel. Dramatic center staircase. Wide open, bright, lots of natural light. Backroom storage on each floor. Elevators. Loading dock.</p>
Parking	<p>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.</p>





About Downtown Santa Monica

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

Just east of the Santa Monica 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.

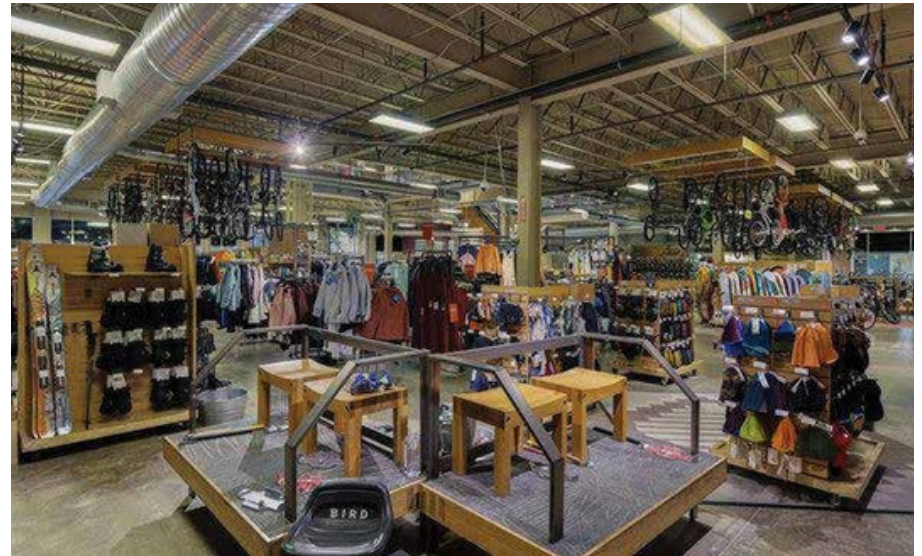
With everything from fresh farmers market produce to designer fashions, it's a shopper's nirvana. Likewise, foodies rejoice in the numerous restaurants and bars, featuring locally sourced ingredients and craft cocktails.

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.

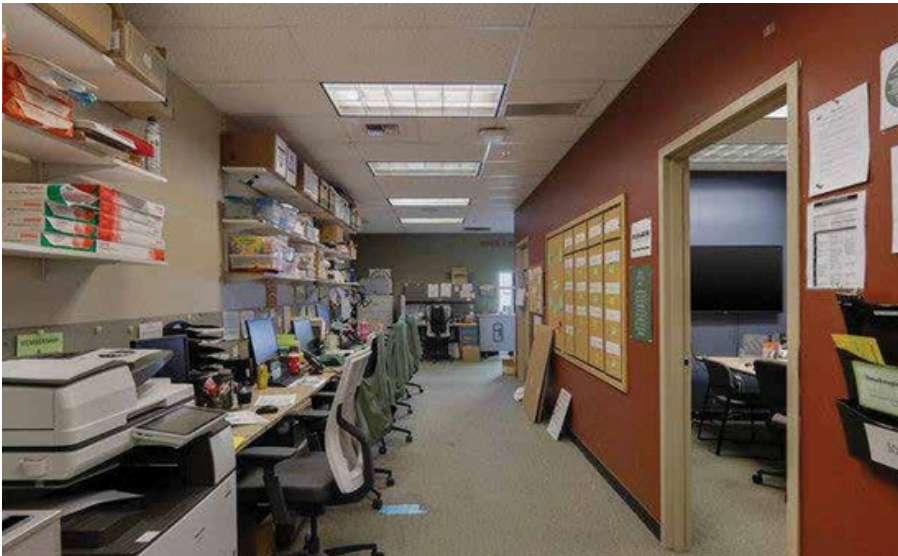
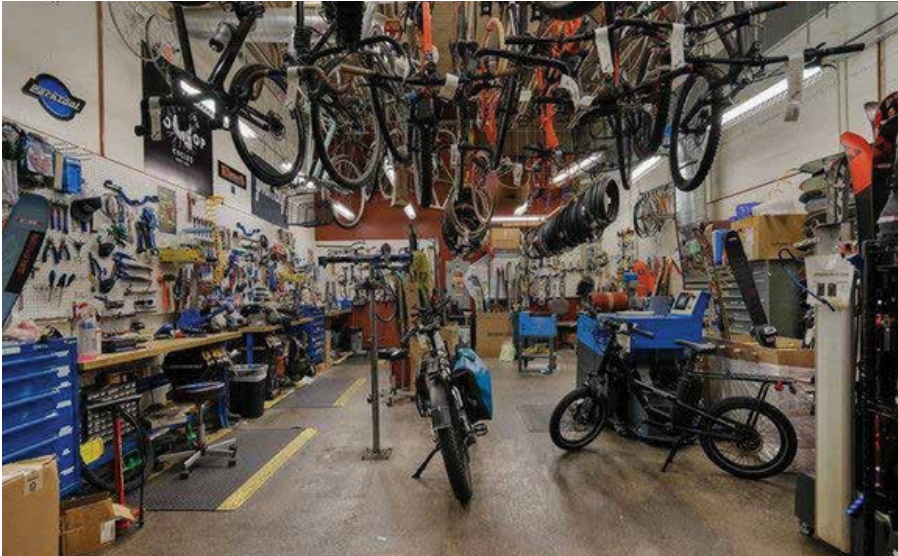
402 Santa Monica Boulevard is situated on a highly trafficked and visible corner of Downtown Santa Monica at Santa Monica Boulevard and 4th Street. Within walking distance to Santa Monica Beach, 3rd Street Promenade, Santa Monica Pier, Santa Monica Place Shopping Mall, and a short walk to Main Street and Montana Ave Shopping Districts. Immediately adjacent to a high income neighborhood.

The property has high income demographics as it is located near West Los Angeles, Beverly Hills, Brentwood, Pacific Palisades, Westwood, Century City, Mar Vista, Culver City, Venice & Marina Del Rey. Easy access to the property via the Santa Monica Freeway - Interstate 10.

Interior Showroom Space



Back of the House / Storage / Office



Exterior



Foot Traffic and Demographic Data for Intersection of 4th Street & 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.

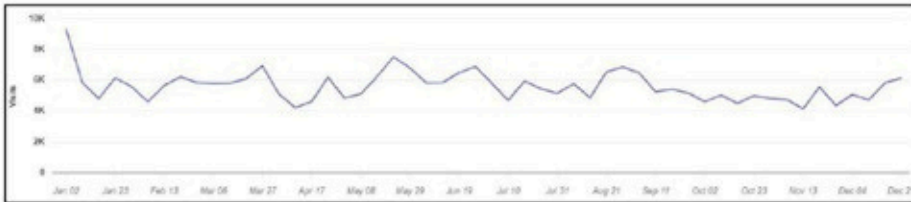


Figure 1. Weekly Visits (January 1, 2023 – December 31, 2023)
Source: Placer.ai.

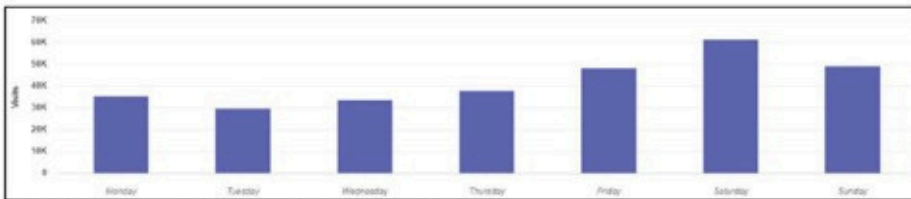


Figure 2. Daily Visits (January 1, 2023 – December 31, 2023)
Source: Placer.ai.

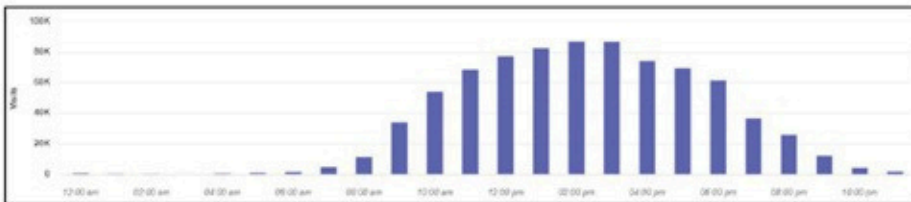


Figure 3. Hourly Visits (January 1, 2023 – December 31, 2023)
Source: Placer.ai.

The average time of stay is 94 minutes.

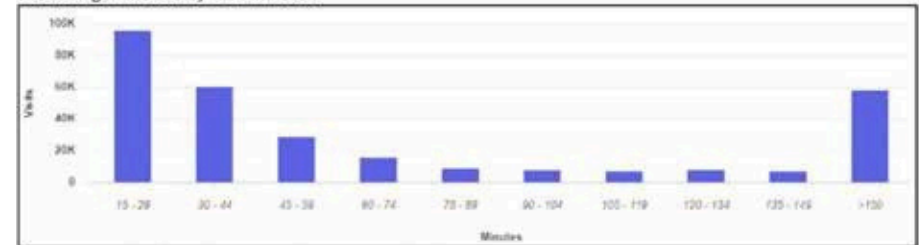


Figure 4. Length of Stay (January 1, 2023 – December 31, 2023)
Source: Placer.ai.

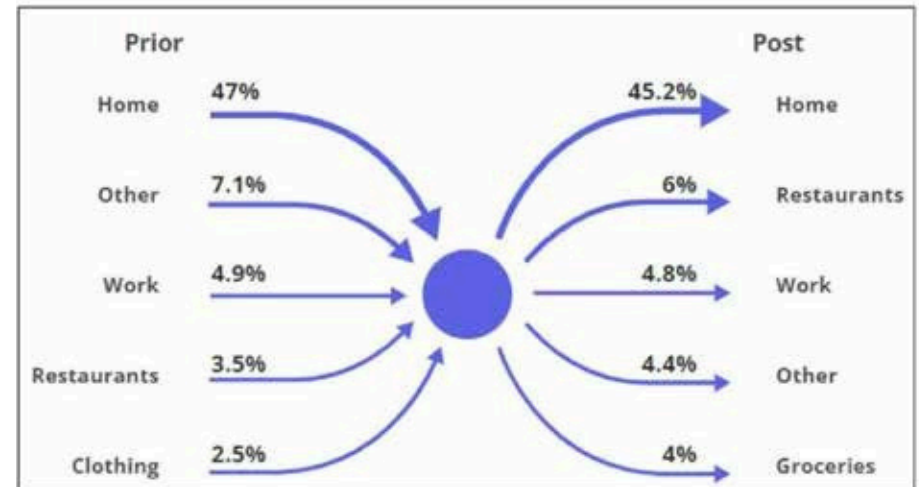


Figure 5. Visitor Journey
Source: Placer.ai.

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.

Parking Information

For real-time parking information, visit our website:
www.smgov.net/parking





Or, contact the City's Parking Office at:
1717 4th Street, Suite 150
Santa Monica, CA 90401
Phone: (310) 458-8295
E-mail: parking.office@smgov.net

Central Parking
(For information about parking structures and lots, including rates and hours)
1444 4th Street
Santa Monica, CA 90401
Phone: (310) 576-4743

For parking citations/enforcement call:
(310) 458-8466

Los Angeles Area



Parking Lots & Structures

Main Street Parking
Lot 9 110 Hill St.
Lot 10 111 Hill St.
Lot 11 170 Hollister Ave.
Lot 26 150 Strand St.


Downtown Parking
Structure 1 1234 4th St.
Structure 2 1235 2nd St.
Structure 3 1320 4th St.
Structure 4 1321 2nd St.
Structure 5 1440 4th St.
Structure 6 1433 2nd St.
Structure 7 320 Broadway
Structure 8 1571 2nd St.
Structure 9 1136 4th St.
Structure 10 1125 Third St.
KEC 1527 4th St. (Ken Edwards Center)
Lot 27 1320 5th St.
Lot 28 1323 5th St.
Lot 29 1636 5th St.
Lot 30 1665 Ocean Ave.
Library 601 Santa Monica Blvd.
Civic Lot 1855 Main St.
Civic Structure 333 Civic Center Drive

Beach & Pier Parking
Annenberg Beach House
Lot 9 North 445 Pacific Coast Hwy.
Lot 8 North 530 Pacific Coast Hwy.
Lot 7 North 810 Pacific Coast Hwy.
Lot 6 North 930 Pacific Coast Hwy.
Lot 5A North 950 Pacific Coast Hwy.
Lot 5 North 1018 Pacific Coast Hwy.
Lot 4 North 1030 Pacific Coast Hwy.
Lot 3 North 1060 Pacific Coast Hwy.
Lot 1 North 1150 Pacific Coast Hwy.
Lot 1 North 1550 Pacific Coast Hwy.

To reach Lot 1 North, use Ocean Avenue to access Seaside Terrace and follow green dotted line on map to enter via Appian Way.

Pier Deck West end of Colorado Ave. on the Pier
Lot 1 South 1640 Appian Way
Lot 2 South 1670 Appian Way
Lot 3 South 1750 Appian Way
Lot 4 South 2030 Ocean Avenue
Lot 5 South 2600 Barnard Way

Mid-City Parking
Lot 7 1217 Euclid St.
Lot 8 1146 16th St.
Lot 12 1211 14th St.



SANTA MONICA PUBLIC PARKING

All information current as of March 2015, subject to change without notice.

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.