



For Sale or For Lease
2651 Main St., Santa Monica

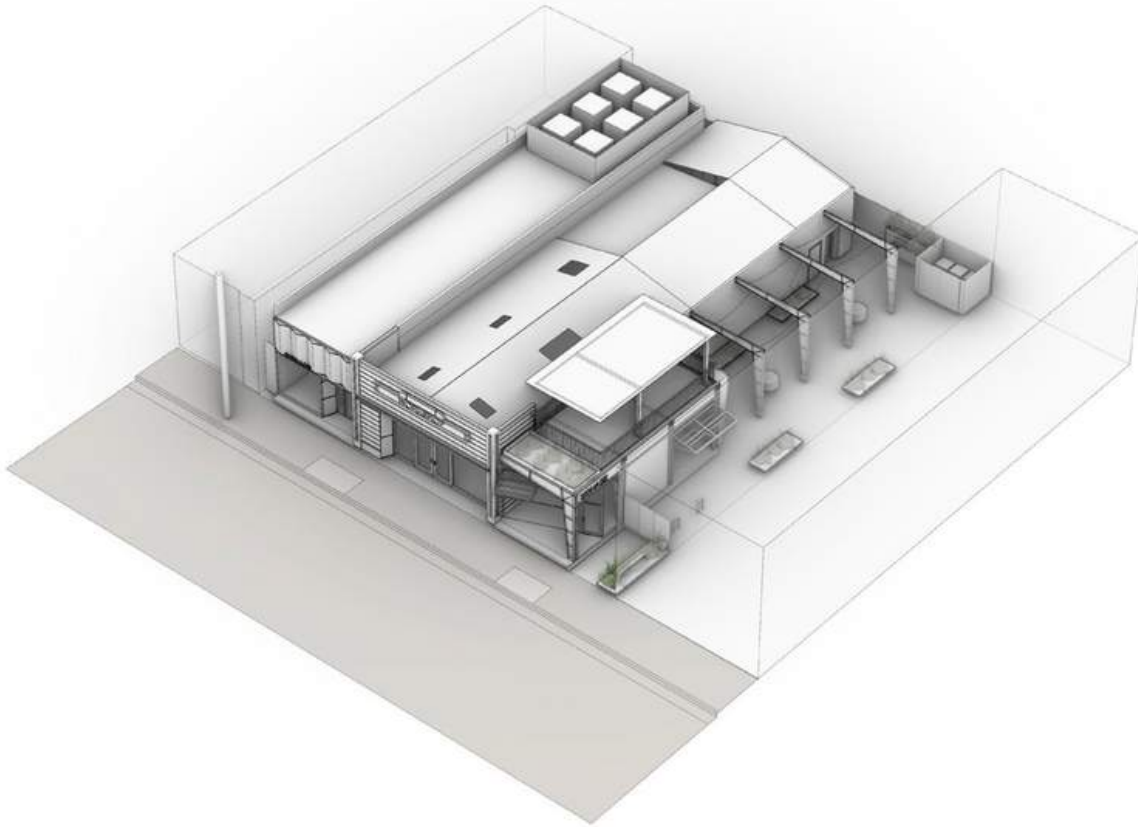
Major Price Reduction!

Address: 2651 Main St., Santa Monica

Size: 4,663 square foot building (entitled by the city) on a 7,405 square foot lot.

Asking price: ~~\$4,990,000 (\$1,070 psf)~~ \$4,390,000 (\$941 per square foot)

Rental rate: \$6.30 psf, triple net (NNN)



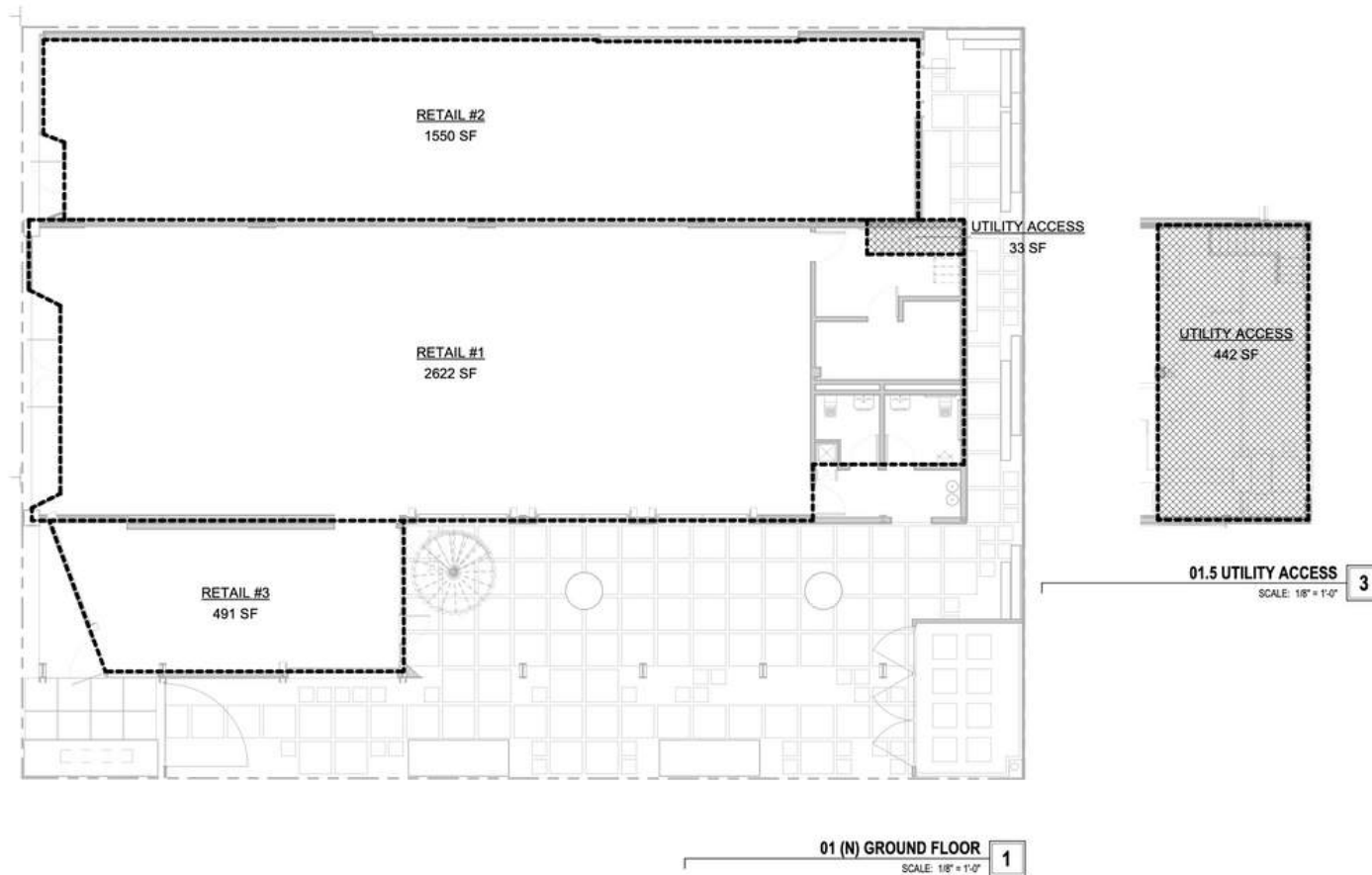
FEATURES:

- Building will be delivered fully entitled and ready to build
- 1-3 retail spaces with a rooftop patio space suitable for a variety of uses.
- Walking distance to some of Santa Monica's finest shops and restaurants.
- Building could be leased delivered with a clean shell
- Beautiful new construction which is very rare on the street
- Main Street is going through a resurgence with many top restaurants and retailers coming to the street.
Great adjacent city parking make Main Street stores and restaurants much easier to visit than Abbott Kinney

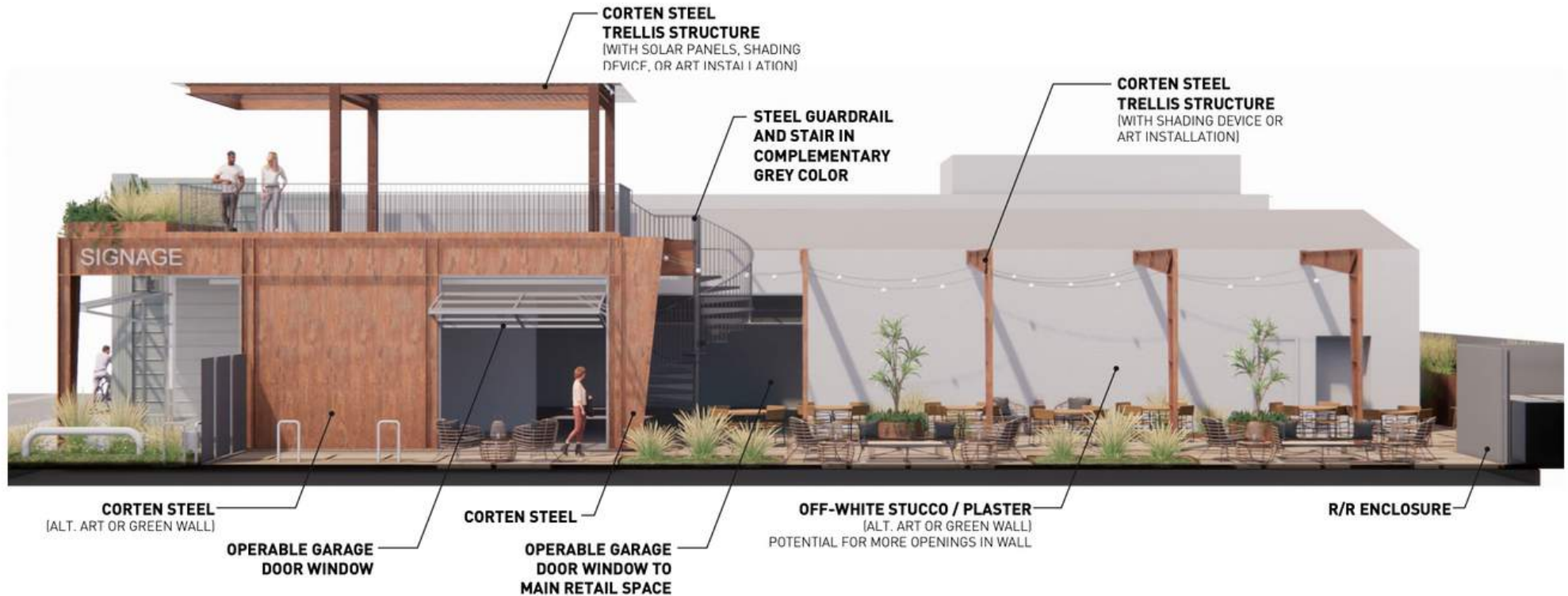
FLOOR PLAN

Suite 1- 2,622 square feet
Suite 2- 1,550 square feet
Suite 3- 491 square feet

All suites can be leased
separately or together.



SOUTH ELEVATION



BACK ELEVATION



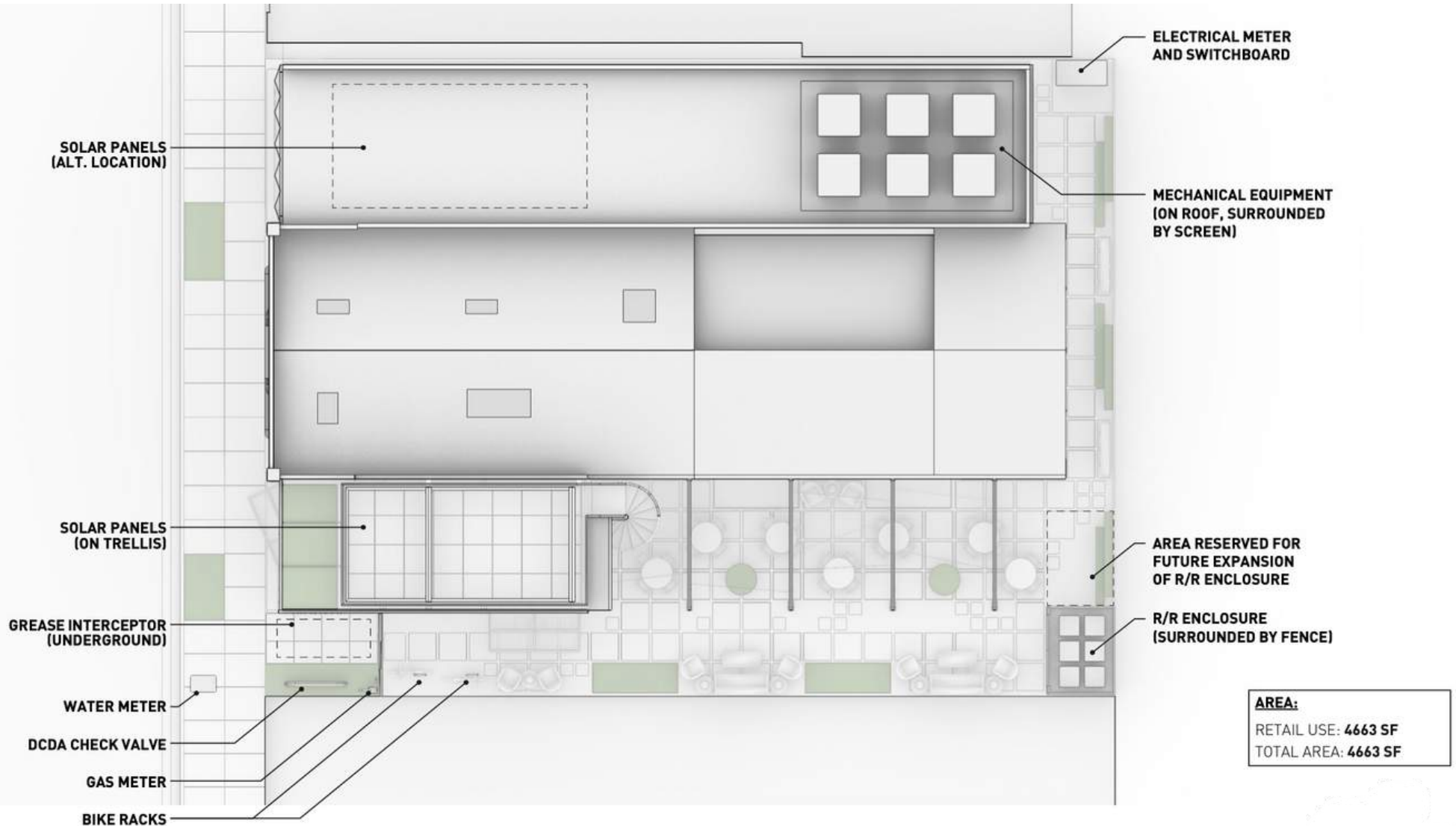
VIEW FROM BACK PATHWAY



REFERENCE IMAGES

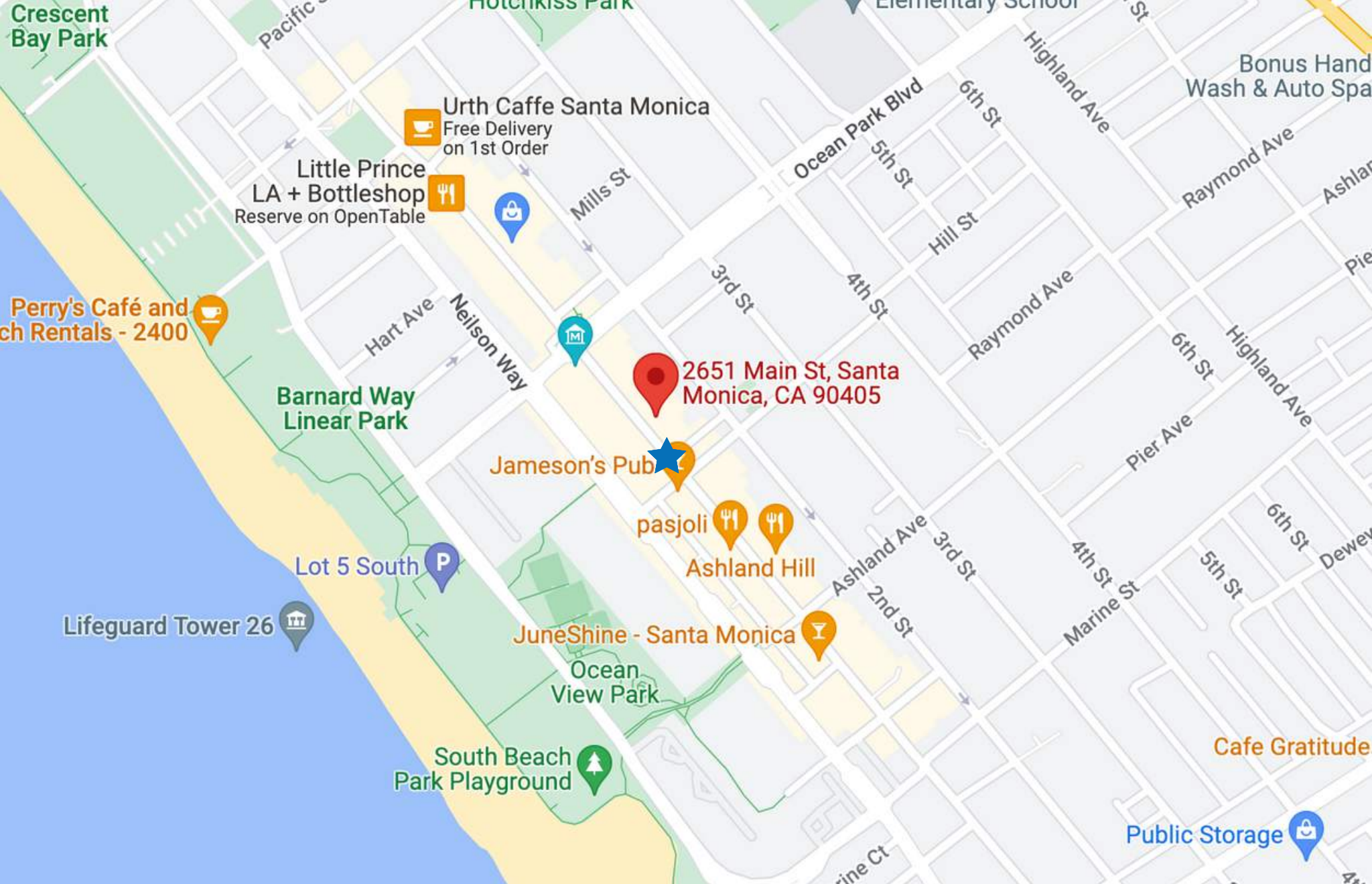


SITE PLAN



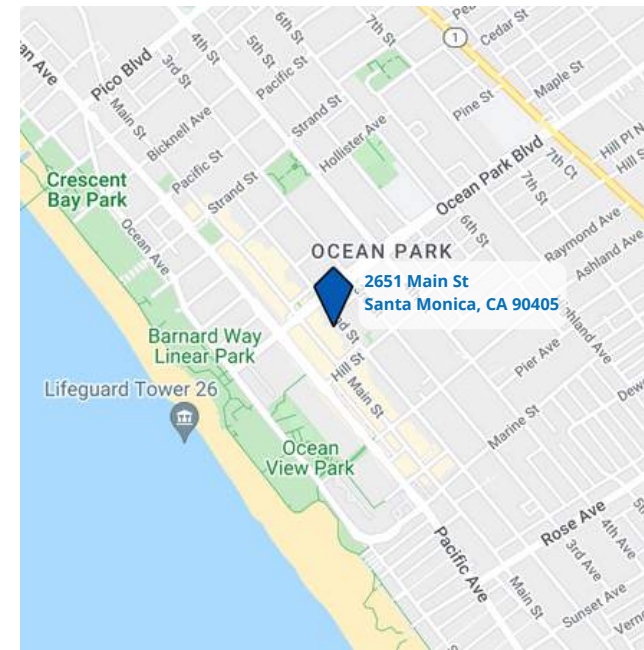
CURRENT ELEVATION





Santa Monica, a dynamic place to do business on the cutting edge of "Beach Culture"

- Average Household Income: \$93,432.
- Creative District's tenants include: HBO, GSi, Universal Music Group, Lionsgate, Real Fx, M&C Saatchi, Rock Paper Scissors, Tool of North America and Connexity.
- Walking distance to the Metro Line 17th Street/SMC Station.
- 71% of the population is under 54 years.
- 67% of the population are college graduates.
- Santa Monica has more artists, designers, and people working in Media than 90% of the communities across America.



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