

2nd Gen. Spaces for Lease in Downtown Santa Monica



Ground Floor Fitness & Bank Space

520 Broadway, Santa Monica, CA 90401



Available

Space 1: ±2,252 RSF (2nd Gen. Fitness)*
Space 2: ±2,839 RSF (2nd Gen. Fitness)*
Can be combined to ±5,091 RSF
Space 3: ±6,034 RSF (Former Bank)
Rent: \$5.25 PSF/Mo., MG
Parking: On-site

Features

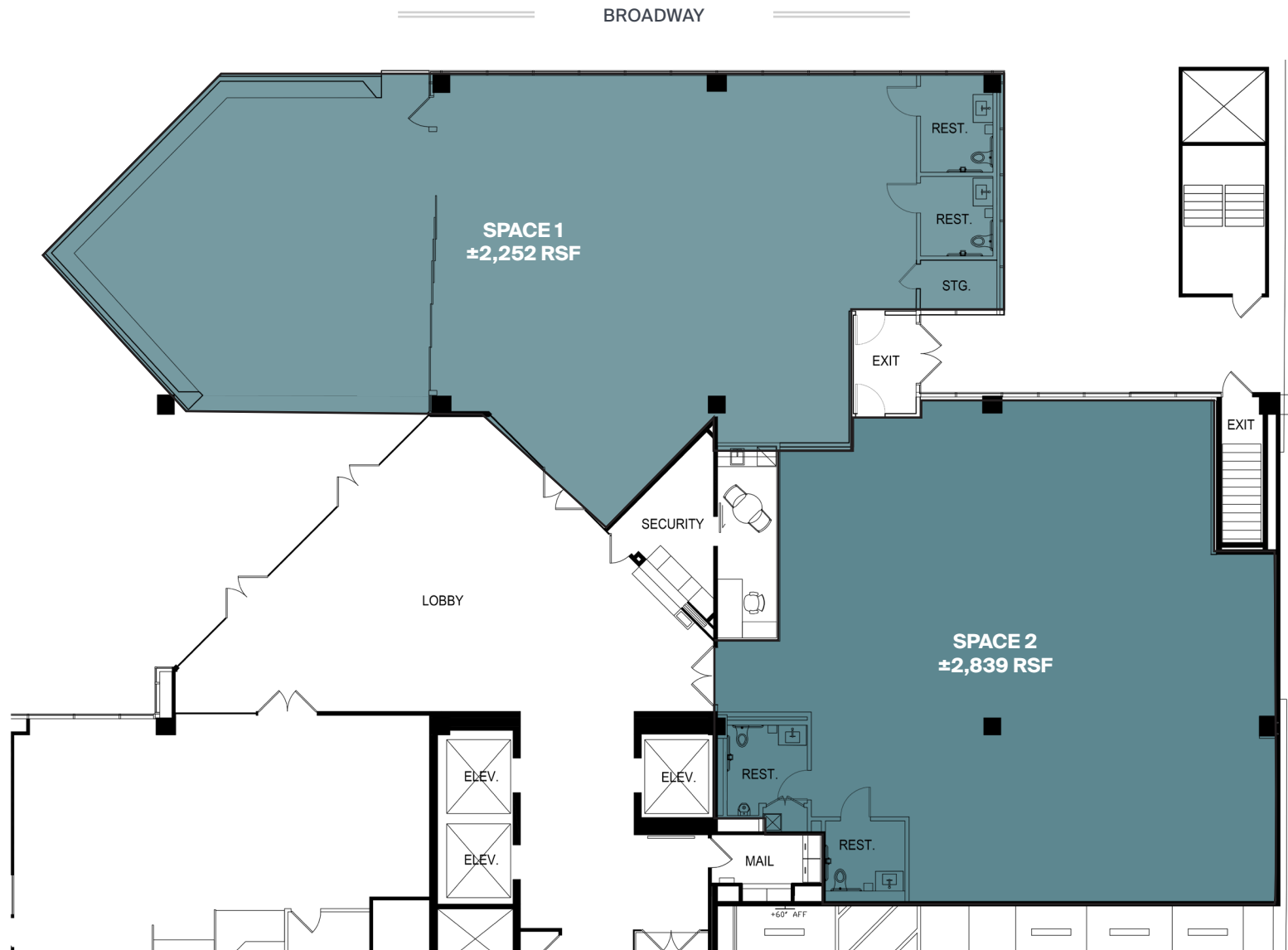
- ▶ Prime downtown Santa Monica location within walking distance to Third Street Promenade, Santa Monica Place and the Santa Monica Pier
- ▶ Signalized corner of Broadway and 6th Street
- ▶ Surrounded by well-known shopping, dining and fitness concepts
- ▶ 350 new multi-family units recently completed within walking distance
- ▶ Blocks away from the Expo Line station with a total estimated ridership in 2022 of 9.3 million
- ▶ Around the corner from The Park, a 249-unit luxury apartment building with Downtown Santa Monica's only Trader Joe's
- ▶ Walking distance to incredible hotels including The Fairmont, Santa Monica Proper Hotel, The Georgian, Shore Hotel and The Beacon

Prospective tenants are hereby advised that all uses are subject to City approval



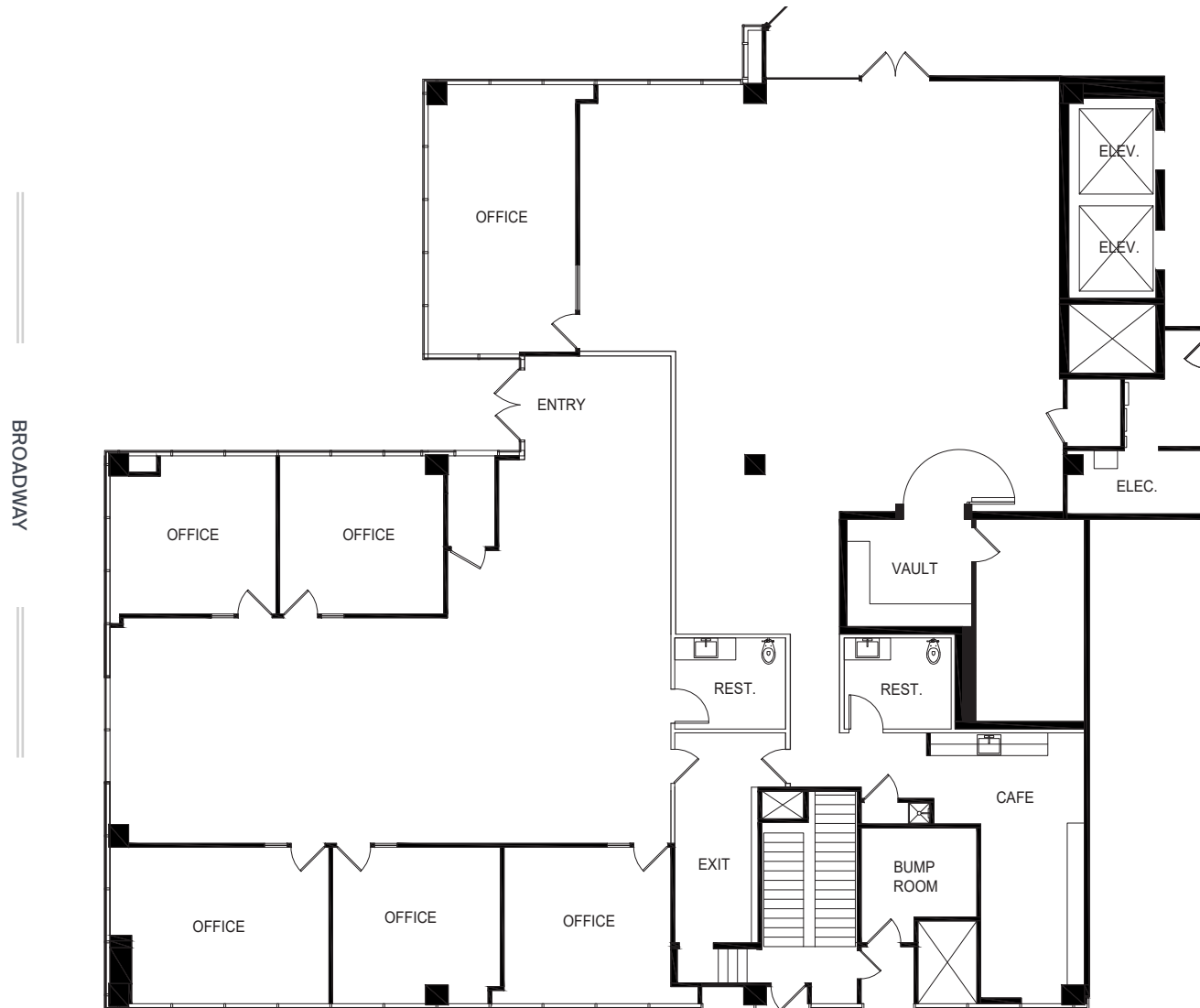
Spaces 1 & 2

2nd Gen. Fitness Spaces - Can also be combined to $\pm 5,091$ RSF



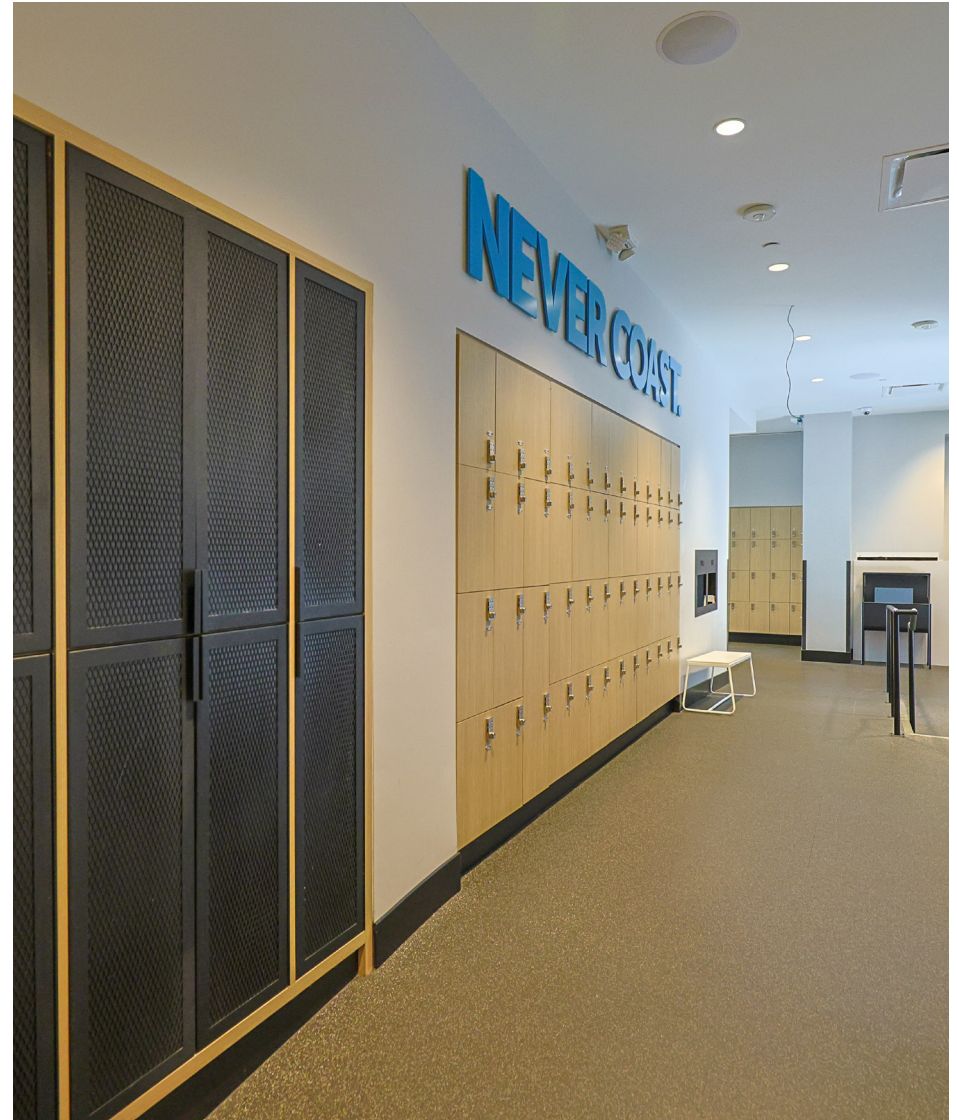
Space 3

Former Bank ±6,034 RSF

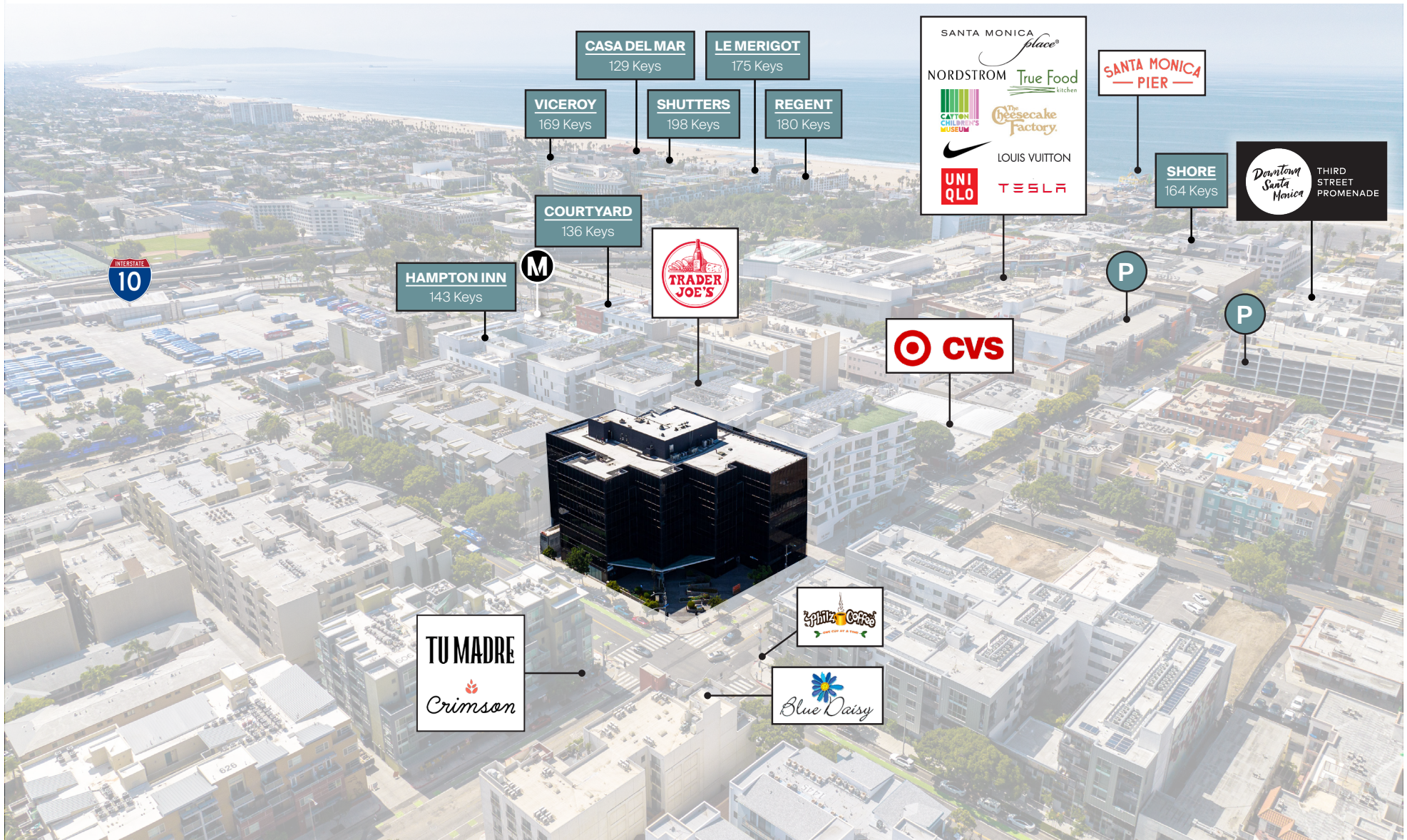


2nd Gen Fitness

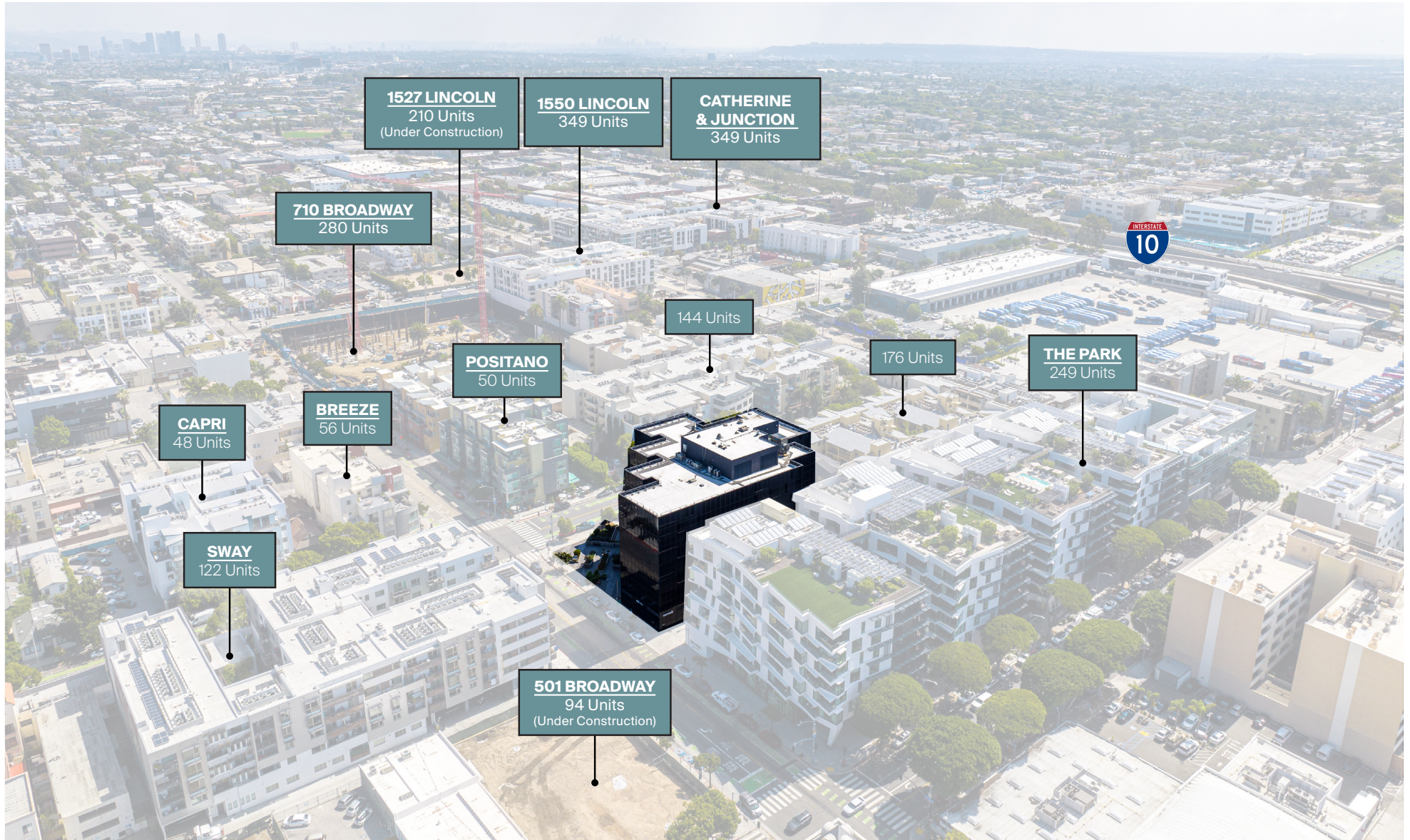
Incredible second generation fitness space with premium finishes and state of the art locker rooms.



Surrounding Amenities

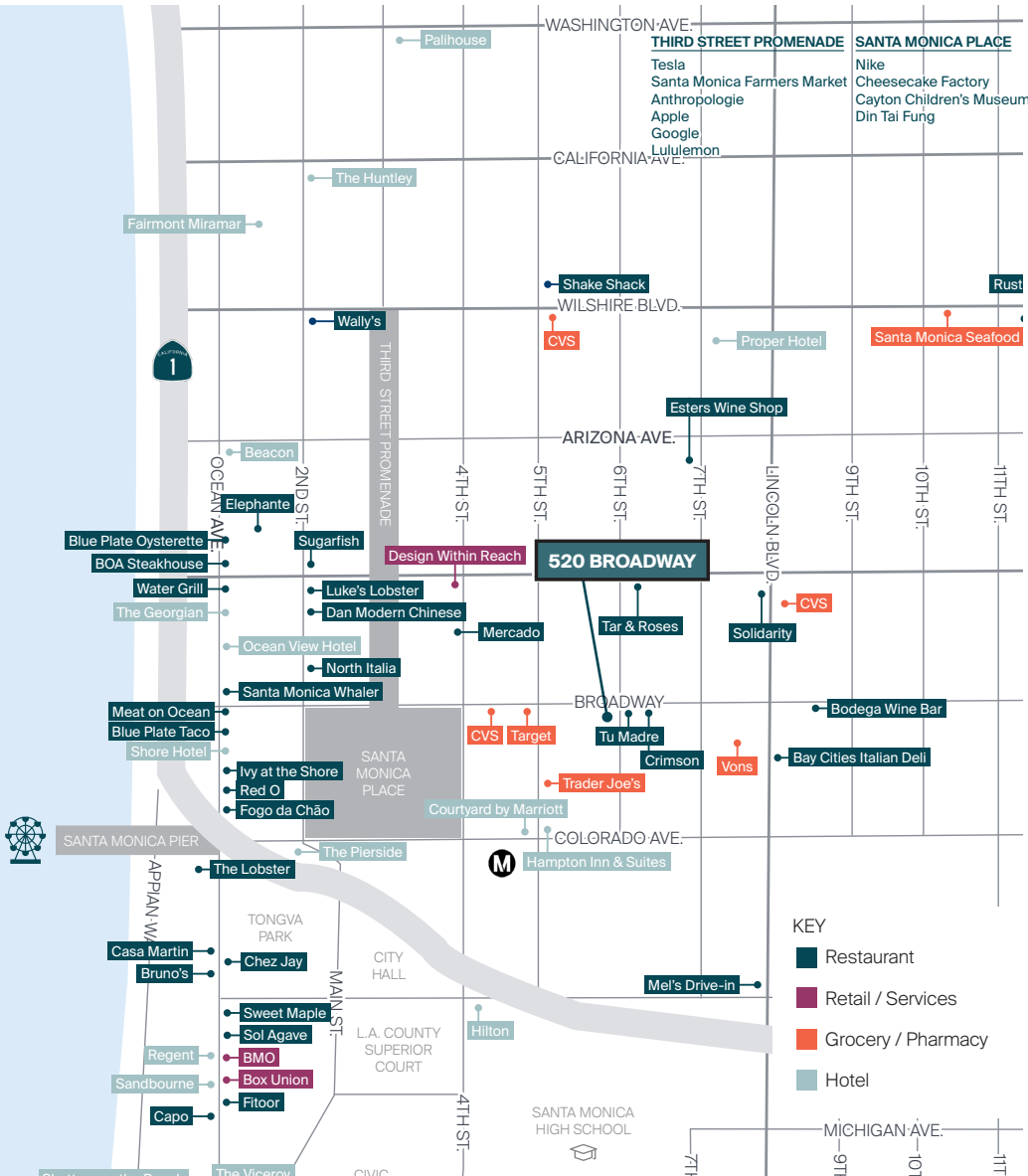


Surrounding Multifamily

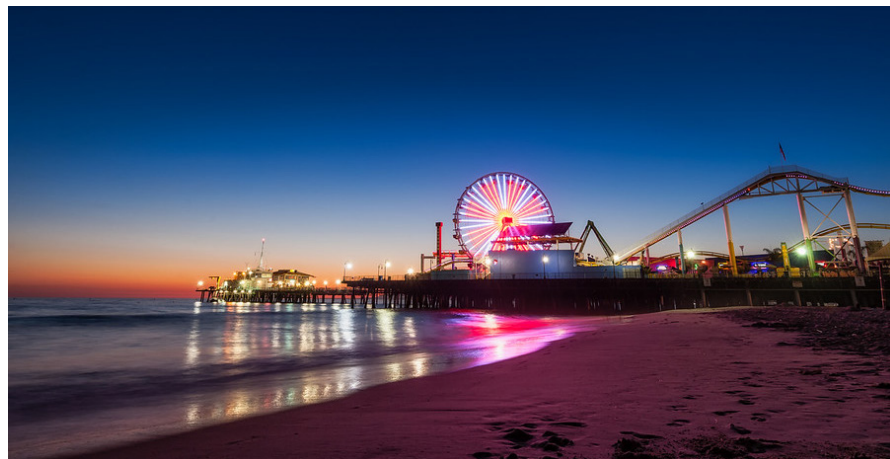


Premier Santa Monica Location

One of LA's most coveted submarkets, blending residential stability with vibrant commercial energy



Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2026 Estimated Population	9,812	39,569	100,508
2030 Projected Population	10,366	39,362	98,299
2020 Census Population	8,294	38,093	99,878
2010 Census Population	6,764	35,751	96,130
Projected Annual Growth 2026 to 2030	1.1%	-0.1%	-0.4%
Historical Annual Growth 2010 to 2026	2.8%	0.7%	0.3%
2026 Median Age	39.8	41.3	42.4
HOUSEHOLDS			
2026 Estimated Households	6,193	23,112	52,891
2030 Projected Households	6,597	23,075	51,820
2020 Census Households	5,089	21,523	51,028
2010 Census Households	4,236	20,767	50,139
Projected Annual Growth 2026 to 2030	1.3%	-	-0.4%
Historical Annual Growth 2010 to 2026	2.9%	0.7%	0.3%
RACE & ETHNICITY			
2026 Estimated White	58.3%	63.5%	63.4%
2026 Estimated Black or African American	8.4%	6.1%	5.5%
2026 Estimated Asian or Pacific Islander	12.5%	11.3%	11.4%
2026 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.7%
2026 Estimated Other Races	20.1%	18.6%	18.9%
2026 Estimated Hispanic	24.0%	22.6%	23.0%
INCOME			
2026 Estimated Average Household Income	\$167,153	\$173,504	\$198,313
2026 Estimated Median Household Income	\$111,272	\$116,843	\$124,653
2026 Estimated Per Capita Income	\$106,526	\$101,919	\$104,776
EDUCATION			
2026 Estimated High School Graduate	7.7%	8.5%	8.3%
2026 Estimated Some College	9.0%	9.0%	9.9%
2026 Estimated Associates Degree Only	4.2%	4.8%	5.7%
2026 Estimated Bachelors Degree Only	51.1%	42.5%	40.7%
2026 Estimated Graduate Degree	24.3%	30.1%	30.0%
BUSINESS			
2026 Estimated Total Businesses	2,801	4,905	10,339
2026 Estimated Total Employees	25,259	40,052	83,677
2026 Estimated Employee Population per Business	9.0	8.2	8.1
2026 Estimated Residential Population per Business	3.5	8.1	9.7

Your trusted *partners*

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