

The Charlie

2828 SANTA MONICA BLVD, SANTA MONICA, CA 90404

Ranked in the top 5 by the American Institute of Architects in the 2024 California Residential Design Awards

THE
CHARLIE

CBRE



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TWO SPACES REMAINING!

Highly Visible End-Cap Located at a Signalized Intersection. Ideal for Restaurants, Retail, Fitness, Wellness, and Medical.

BRENTWOOD

WESTWOOD

BEVERLY HILLS

CENTURY CITY

SANTA MONICA BLVD

±60,000 VPD

THE
CHARLIE

SANTA MONICA

2828 SANTA MONICA BLVD



Pacific Palisades

Brentwood

Malibu

Downtown
Santa Monica

Wilshire Blvd

108 Key Hotel
Newly Renovated and Now Open

THE
CHARLIE
SANTA MONICA

2828 Santa Monica Blvd.

Medical Office

New Development
Underway

SANTA MONICA BLVD ±60K VPD

New Proposed
Development

YALE ST



An Unrivalled Location

Nestled between the city and the sea, The Charlie Santa Monica offers a laid-back luxury approach to coastal living, where you are always steps away from all of the inspiration and action that the local landscape has to offer. The Charlie is a beautiful 50-unit unique residential and ground floor retail mixed-use project in Santa Monica with high retail visibility on Santa Monica Blvd.

The Property has abundant parking dedicated to the retail and metered street parking.

Floor Plan



The Offering



Two Spaces Remaining:
- B2 - 2,195 SF (restaurant space)
- B3 1,717 SF



Ideal Restaurant Space with
Hood Shafts and Grease
Interceptors Already In Place



Brand New Development
Below 50 Fully Occupied
Luxury Residential Units



Unrivalled Visibility on
Santa Monica Blvd with
Rare Signage Opportunity
and Strong Brand Identity



Prime Location in Densely
Populated Affluent
Neighborhood with High-
Value Luxury Homes



Abundant Parking:
46 On-Site Spaces
Dedicated to the
Remaining Retail

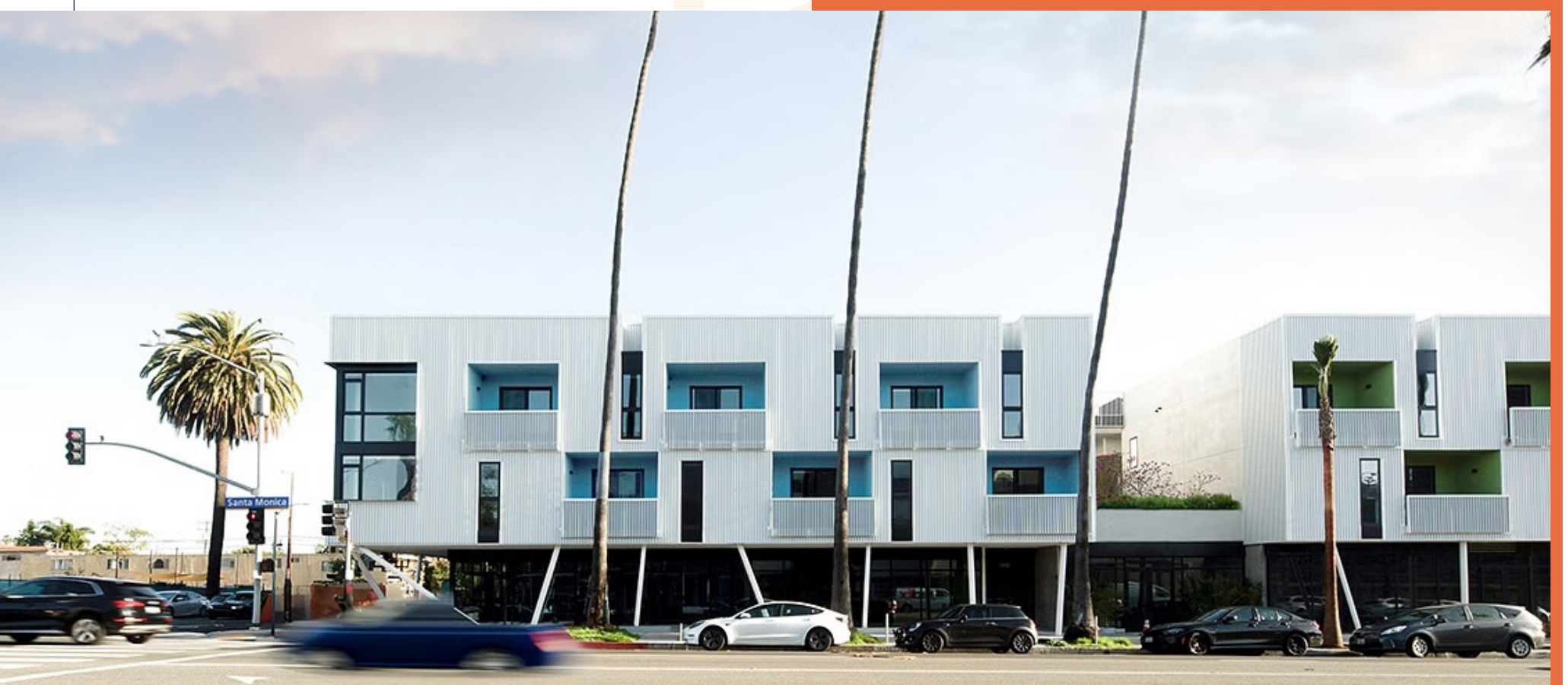
Possible Demising Plan

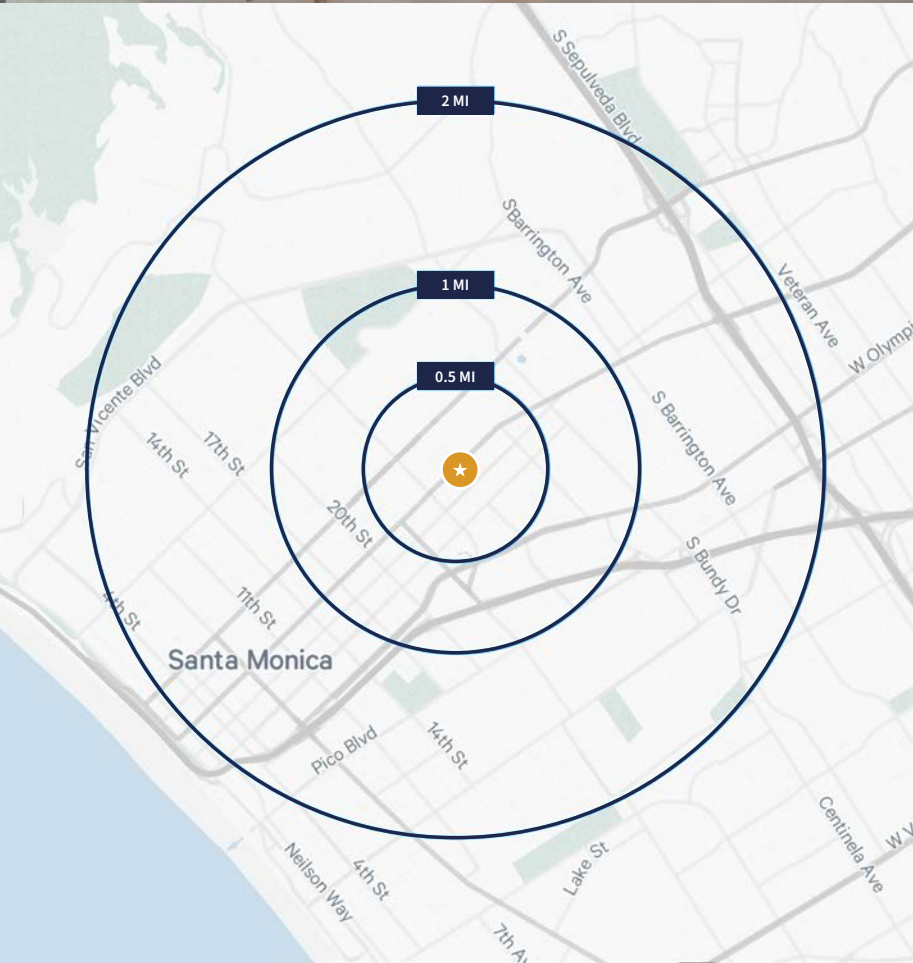


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American Institute of Architects
in the 2024 California
Residential Design Awards*

The American Institute of Architects California has selected 13 new projects as winners of the 2024 Residential Design Awards. The annual celebration of design for the private sphere includes designs for a variety of clients and use types, from stylish single-family homes to supportive housing developments and more. The entries were judged based on criteria that include quality of design, resolution of the program or idea, innovation, thoughtfulness, and technique.

[Click Here to Read Article](#)



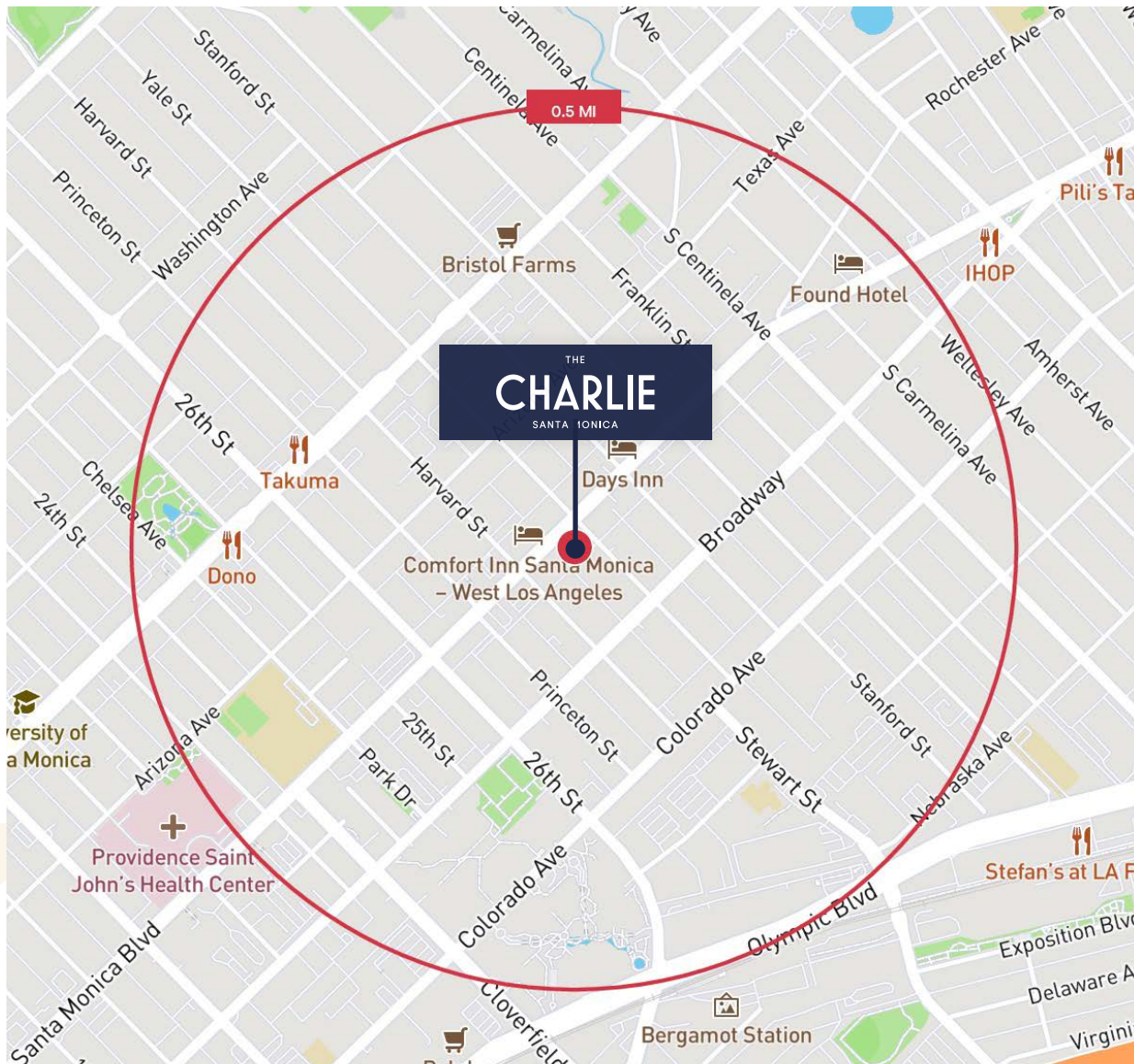


THE ARLIE

Demographics

	1 MILE	2 MILES
 Population	41,098	135,300
 Daytime Population	73,229	215,646
 Employees	48,096	135,592
 Average Household Income	\$169,259	\$176,405

Steps Away: The Half-Mile Trade Area



2025 DEMOGRAPHICS



40.3
Median Age



10,897
Population



79%
College Educated



\$191,815
Average Household
Income



\$1,385,945
Average Home Value



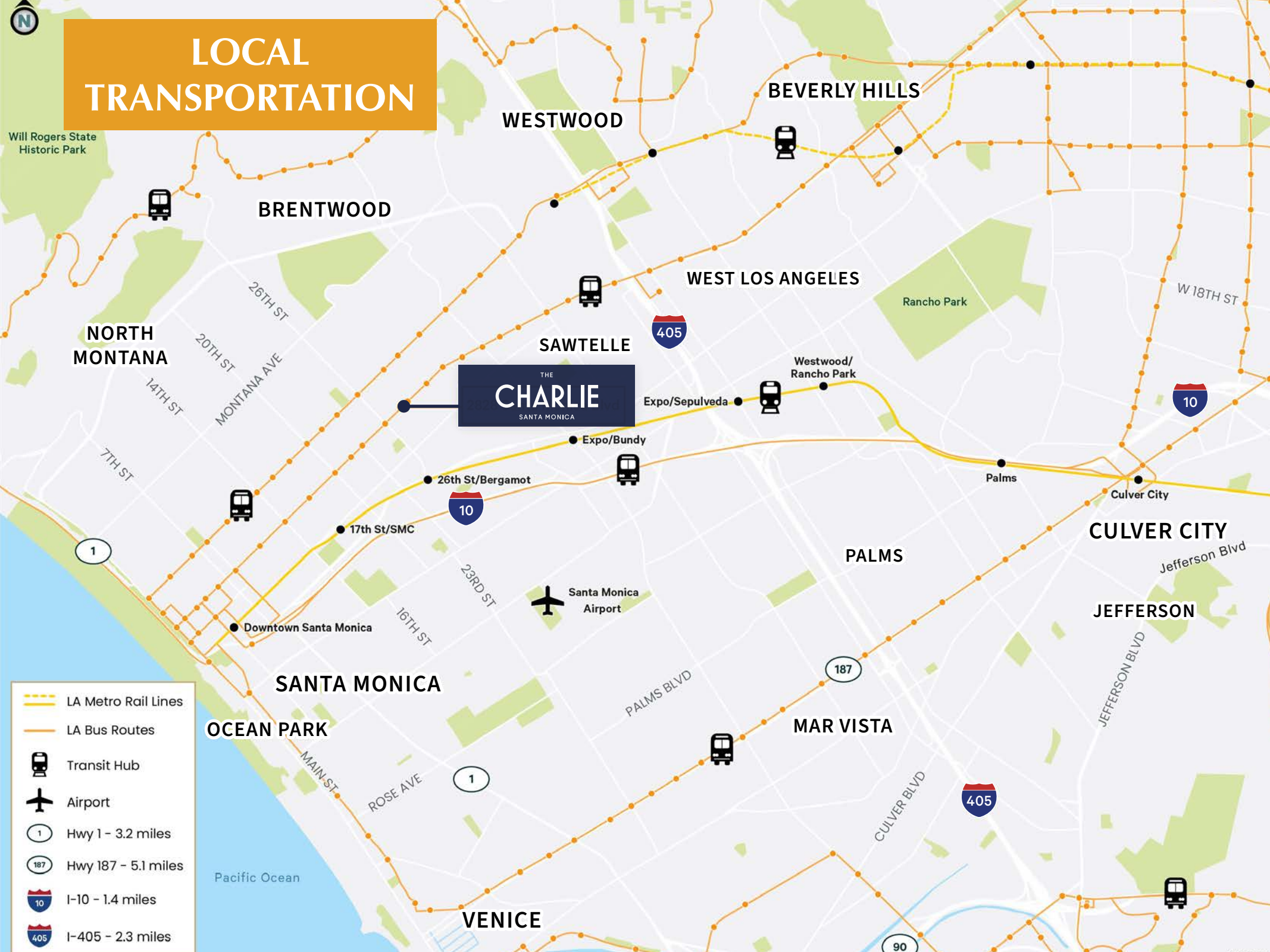
23,661
Daytime Population



5,413
2019-2023 Housing Units

Source: Esri ProjectID:1919746

LOCAL TRANSPORTATION





Office Tenants

Central to the Santa Monica Media District
The Media District Has Officially Come Back
to the Office and is 90% Occupied



LOCAL HIGHLIGHTS

- Landmark
- Retail
- Eatery
- Coffee
- Studios/Headquarters





**NOW
OPEN!**



Featured in Eater Los Angeles:
Bangkok-style Thai food is
headed to Santa Monica with
the opening of chef Wedchayan
“Deau” Arpapornnopparat’s highly
acclaimed restaurant, Holy Basil.
The new outpost will be located at
2828 Santa Monica Boulevard.

Holy Basil began as a food stall in
a Fashion District food hall serving

Thai-style street food like pad see
ew and gra pow, before it expanded
to a full-service space in Atwater
Village. In Atwater, Holy Basil offers
a more robust menu with dishes
like scallops on the half-shell,
crudo, and crab fried rice. The
forthcoming Santa Monica location
will have a menu that hews closer
to what is offered at Atwater Village,
plus neighborhood specials.

AWARDS

Eater LA Best New
Food Stall, 2021

The Infatuation LA’s
Best New Restaurants
of 2021

LA Times 101 Best
Restaurants 2021, 2022
& 2023

Thrillist 24 Most
Exciting Restaurants
in LA

The Lion Awards
Restaurant of the Year,
2021

Food and Wine Best
New Chef 2024

New York Times Ranks Holy
Basil Among Top 25 Los Angeles
Restaurants¹

¹ Source: Rao, T. (2023, September 26).
The 25 Best Restaurants in Los Angeles
Right Now. *The New York Times*.

*Join the
thriving tenant
community at
The Charlie.*





Woof Gang Bakery & Grooming is a premier pet grooming and specialty retailer in the United States, boasting over 350 locations nationwide. They offer a wide range of services, including professional grooming, luxurious spa

treatments, and a variety of premium pet products. Known for their warm and fun environment, Woof Gang Bakery provides handmade, oven-baked treats and high-quality pet nutrition to ensure the health and happiness of your pets.

NOW OPEN

*Join the thriving tenant community at **The Charlie.***

**Modern
Animal**

Modern Animal is a veterinary clinic that is revolutionizing the pet healthcare experience. The company offers a membership model that gives pet owners unlimited access to 24/7 virtual care, same-day or next-day appointments, and free shipping on

medications. Modern Animal also has modern, comfortable clinics that are designed to be welcoming for both pets and their owners. The company is currently expanding rapidly, with plans to open new clinics in California and across the country.



For more information, contact:

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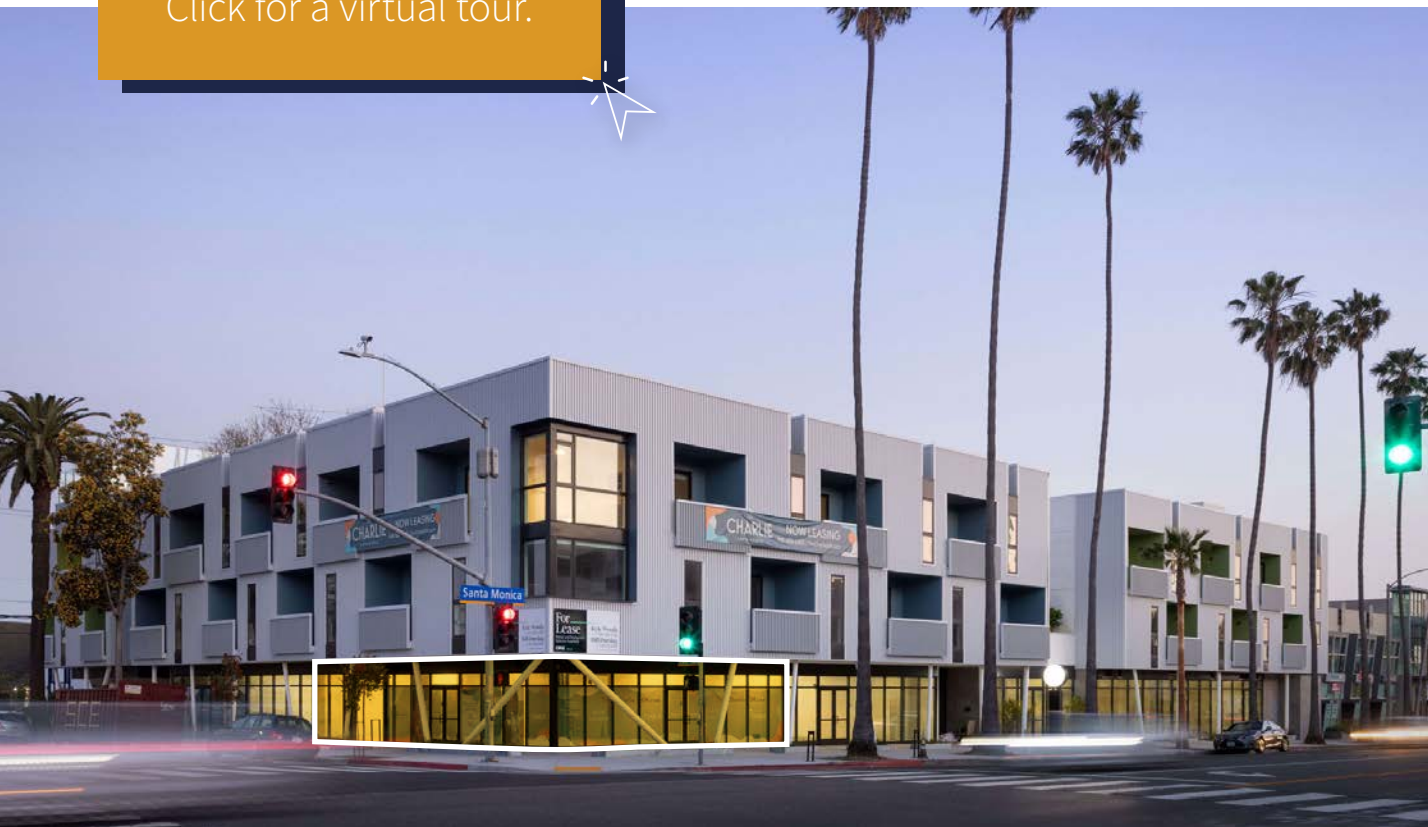
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Click for a virtual tour.



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