

NEW DEVELOPMENT IN SANTA MONICA'S MEDIA DISTRICT

Restaurant/Retail Space for Lease

KENNEDY WILSON

BROKERAGE

2225 Broadway, Santa Monica, CA 90404

Just West of the NWC of Cloverfield and Broadway

LEE SHAPIRO

310-887-6226

LShapiro@kennedywilson.com

DRE #00961769

KYLE FISHBURN

310-887-6216

KFishburn@kennedywilson.com

DRE #01909843



NEW DEVELOPMENT IN SANTA MONICA'S MEDIA DISTRICT

Restaurant/Retail Space for Lease

KENNEDY WILSON
BROKERAGE

2225 Broadway, Santa Monica, CA 90404

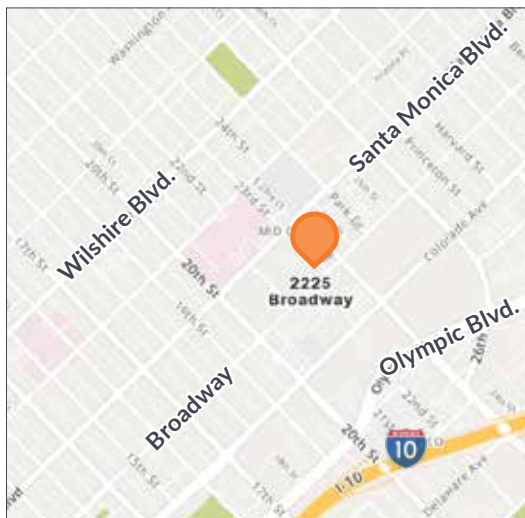
AVAILABLE

Size: ±2,600 SF (divisible)
Rent: \$5.75 - \$6.00 PSF/Mo., NNN (±\$1.00 PSF/Mo.)
Parking: 10 commercial parking spaces
Delivery: Q2 2022

PROPERTY HIGHLIGHTS

- New mixed-use property at the NWC of Cloverfield and Broadway
- Located below 34 apartment units
- Hard corner available
- Over 4 million square feet of office space within 3 blocks
- Neighboring office tenants include: Red Bull North America, Lionsgate Entertainment, Illumination Entertainment, Hulu, and Southern California Edison
- Daytime population (1 mile): ±46,547
- 200,000 SF Amazon office coming soon to Santa Monica, adding approx 1,000 new tech and corporate jobs
- Two blocks from St. John's Hospital, UCLA Medical Center and the Santa Monica DMV field office
- A 10-minute walk to the Metro E Line's 26th St./Bergamot Station and half a mile to the I-10 Freeway

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



NEIGHBORING TENANTS

hulu



ILLUMINATION
ENTERTAINMENT

Ralphs

LIONSGATE

amazon

SANTA
MONICA
BREW WORKS
BEACH BREWED



Red Bull

SOUTHERN CALIFORNIA
EDISON
An Edison International Company



Poki Yo
CRAFTED & FRESH

Lee Shapiro
EVP, Director of Retail Brokerage
310-887-6226
LS Shapiro@kennedywilson.com
DRE #00961769

Kyle Fishburn
Senior Associate
310-887-6216
KFishburn@kennedywilson.com
DRE #01909843

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

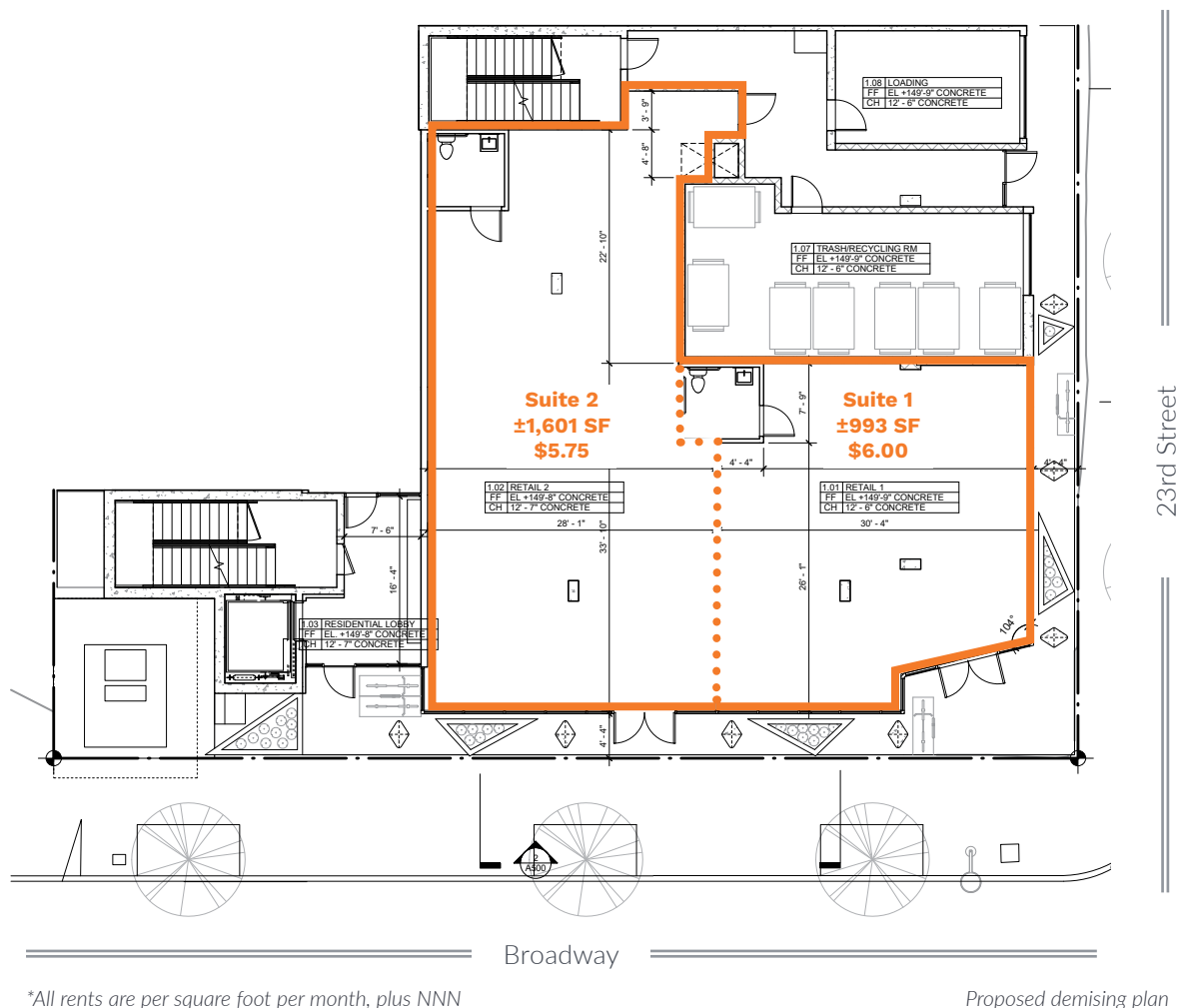
NEW DEVELOPMENT IN SANTA MONICA'S MEDIA DISTRICT

Restaurant/Retail Space for Lease

KENNEDY WILSON
BROKERAGE

2225 Broadway, Santa Monica, CA 90404

Floor Plan



NORTH

Lee Shapiro
EVP, Director of Retail Brokerage
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

Kyle Fishburn
Senior Associate
310-887-6216
KFishburn@kennedywilson.com
DRE #01909843

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

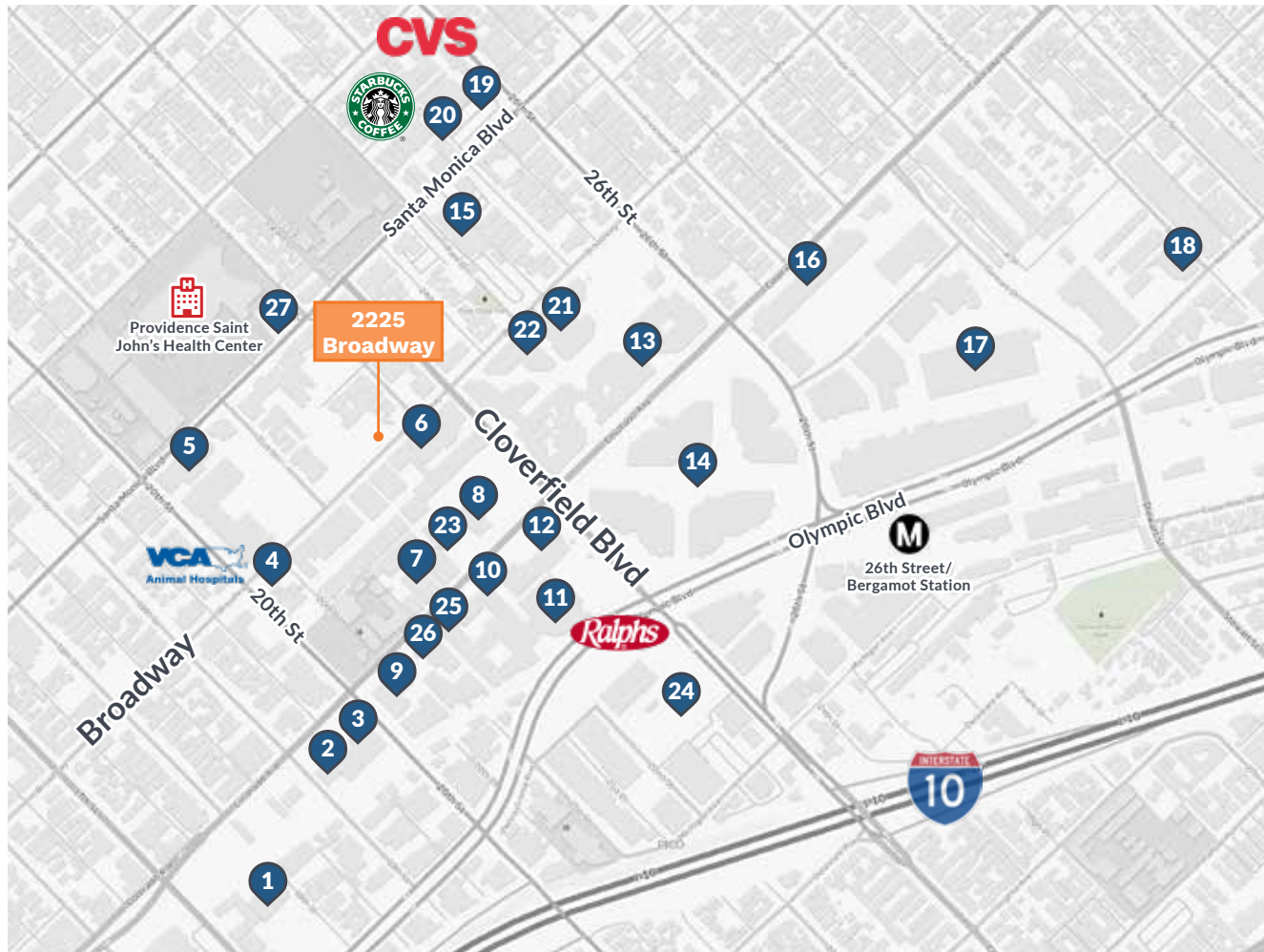
NEW DEVELOPMENT IN SANTA MONICA'S MEDIA DISTRICT

Restaurant/Retail Space for Lease

KENNEDY WILSON
BROKERAGE

2225 Broadway, Santa Monica, CA 90404

Trade Area



1. Crossroads Gym
2. Santa Monica Brew Works
3. UCLA Family Health Center
4. VCA Santa Monica
5. UCLA Medical Plaza
6. Illumination Entertainment
7. Mitú Inc
8. DMV - Santa Monica
9. Universal Music
10. Starbucks
11. Ralphs
12. Aftermath Entertainment
13. Daily Grill
14. The Water Garden
The Corner
Subway
Vegan-LA
Bay Club Santa Monica
AMC Networks
Beats Electronics
Naughty Dog
15. Volkswagen Santa Monica
16. Lionsgate Entertainment
17. Red Bull North America
18. Spectrum
19. CVS
20. Starbucks
21. Hulu, LLC
22. HBO
23. Reel FX
24. Southern California Edison
25. Poki Yo
26. Salt and Tart
27. Sunshine Cafe

ILLUMINATION
ENTERTAINMENT



AMC
NETWORKS

mitú

hulu



Lee Shapiro
EVP, Director of Retail Brokerage
310-887-6226
LS Shapiro@kennedywilson.com
DRE #00961769

Kyle Fishburn
Senior Associate
310-887-6216
KFishburn@kennedywilson.com
DRE #01909843

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

NEW DEVELOPMENT IN SANTA MONICA'S MEDIA DISTRICT

Restaurant/Retail Space for Lease

KENNEDY WILSON
BROKERAGE

2225 Broadway, Santa Monica, CA 90404



Area Demographics



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2021 Estimated Population	7,084	36,926	136,077
2026 Projected Population	6,943	36,349	134,374
2020 Census Population	7,083	37,162	136,720
2010 Census Population	7,282	37,143	134,017
Projected Annual Growth 2021 to 2026	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2021	-0.2%	-	0.1%
2021 Median Age	40.0	38.8	38.9
HOUSEHOLDS			
2021 Estimated Households	3,645	18,750	72,685
2026 Projected Households	3,728	19,272	75,024
2020 Census Households	3,643	18,892	73,037
2010 Census Households	3,557	18,198	69,066
Projected Annual Growth 2021 to 2026	0.5%	0.6%	0.6%
Historical Annual Growth 2010 to 2021	0.2%	0.3%	0.5%
RACE & ETHNICITY			
2021 Estimated White	61.1%	59.8%	62.6%
2021 Estimated Black or African American	4.5%	4.8%	3.5%
2021 Estimated Asian or Pacific Islander	13.1%	12.5%	13.4%
2021 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.6%
2021 Estimated Other Races	20.6%	22.0%	19.9%
2021 Estimated Hispanic	18.9%	21.4%	19.0%
INCOME			
2021 Estimated Average Household Income	\$157,453	\$142,101	\$152,516
2021 Estimated Median Household Income	\$111,811	\$99,967	\$102,835
2021 Estimated Per Capita Income	\$81,328	\$72,396	\$81,675
EDUCATION			
2021 Estimated High School Graduate	11.4%	10.8%	8.5%
2021 Estimated Some College	13.3%	14.0%	13.1%
2021 Estimated Associates Degree Only	5.7%	5.2%	4.5%
2021 Estimated Bachelors Degree Only	35.9%	38.0%	41.0%
2021 Estimated Graduate Degree	25.9%	24.9%	27.3%
BUSINESS			
2021 Estimated Total Businesses	2,071	4,795	17,176
2021 Estimated Total Employees	22,227	43,547	148,259
2021 Estimated Employee Population per Business	10.7	9.1	8.6
2021 Estimated Residential Population per Business	3.4	7.7	7.9

Lee Shapiro
EVP, Director of Retail Brokerage
310-887-6226
LShapiro@kennedywilson.com
DRE #00961769

Kyle Fishburn
Senior Associate
310-887-6216
KFishburn@kennedywilson.com
DRE #01909843

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.