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**± 742 SF OFFICE SPACE FOR LEASE**  
1730 OCEAN PARK BOULEVARD, SANTA MONICA, CA 90405

PREMISES Suite B (2nd Floor) ± 742 SF

RENT \$3,500/Month, FSG

TERM 3 to 5 Years

OCCUPANCY June 1, 2019

PARKING 2 Spaces @ \$150/Space/Month

CROSS STREET: Between 17th and 18th Streets

WALK SCORE: 79

FEATURES

- Rare small office space on second floor above retail.
- Rent includes utilities
- Contains four offices and a private bathroom.
- Open and Airy Space
- Comes with two parking spaces at \$150 each per month.
- Walk to many amenities
- Love Coffeeshop is just downstairs
- Perfect for Architect / Attorney / Designer / Small Business Office
- The site is a short distance to Main Street, Downtown Santa Monica, the Santa Monica Business Park as well as the Santa Monica Airport.

CONTACT

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1508 17th Street, Santa Monica, CA 90404  
310.899.2700 | www.leewestla.com | dre 01222000

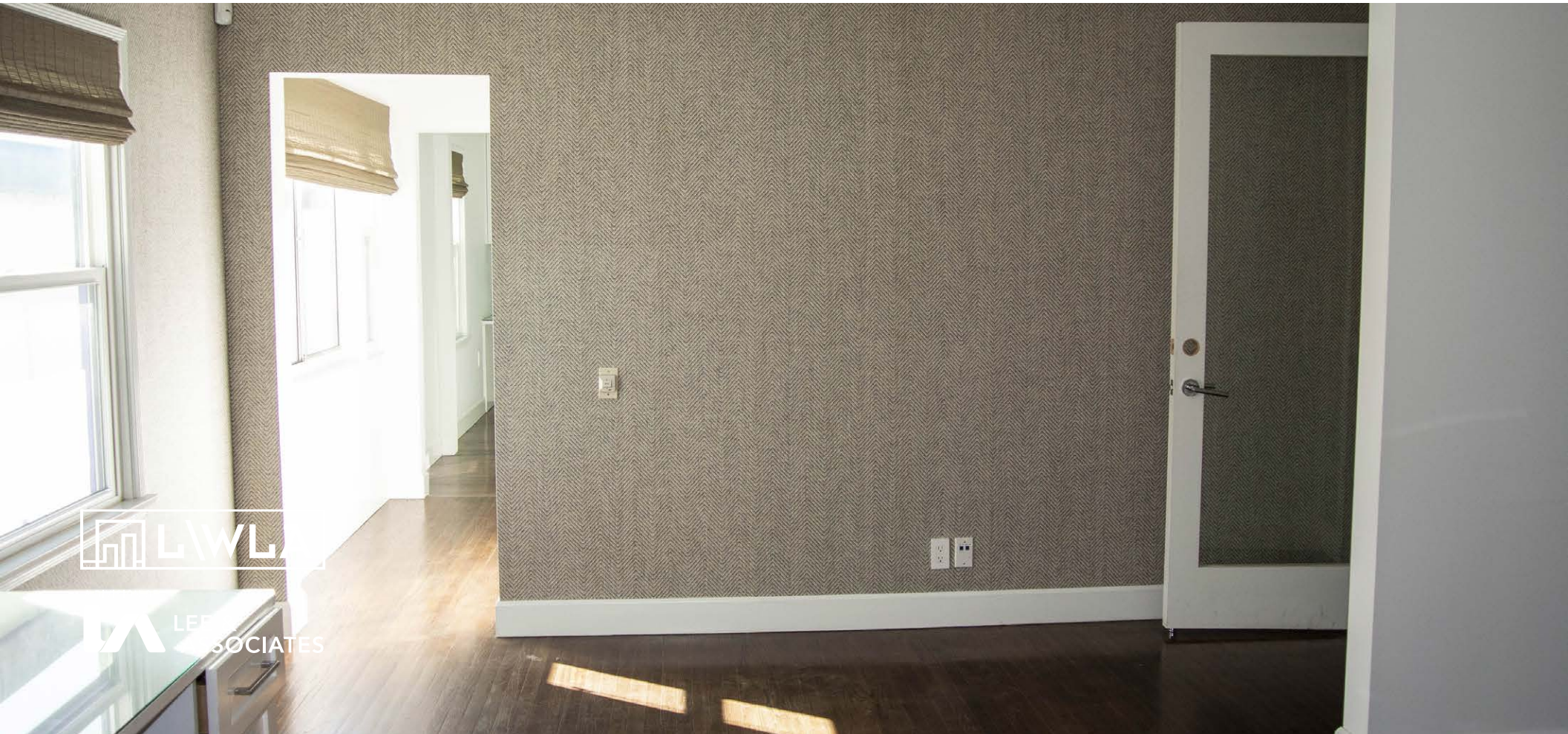
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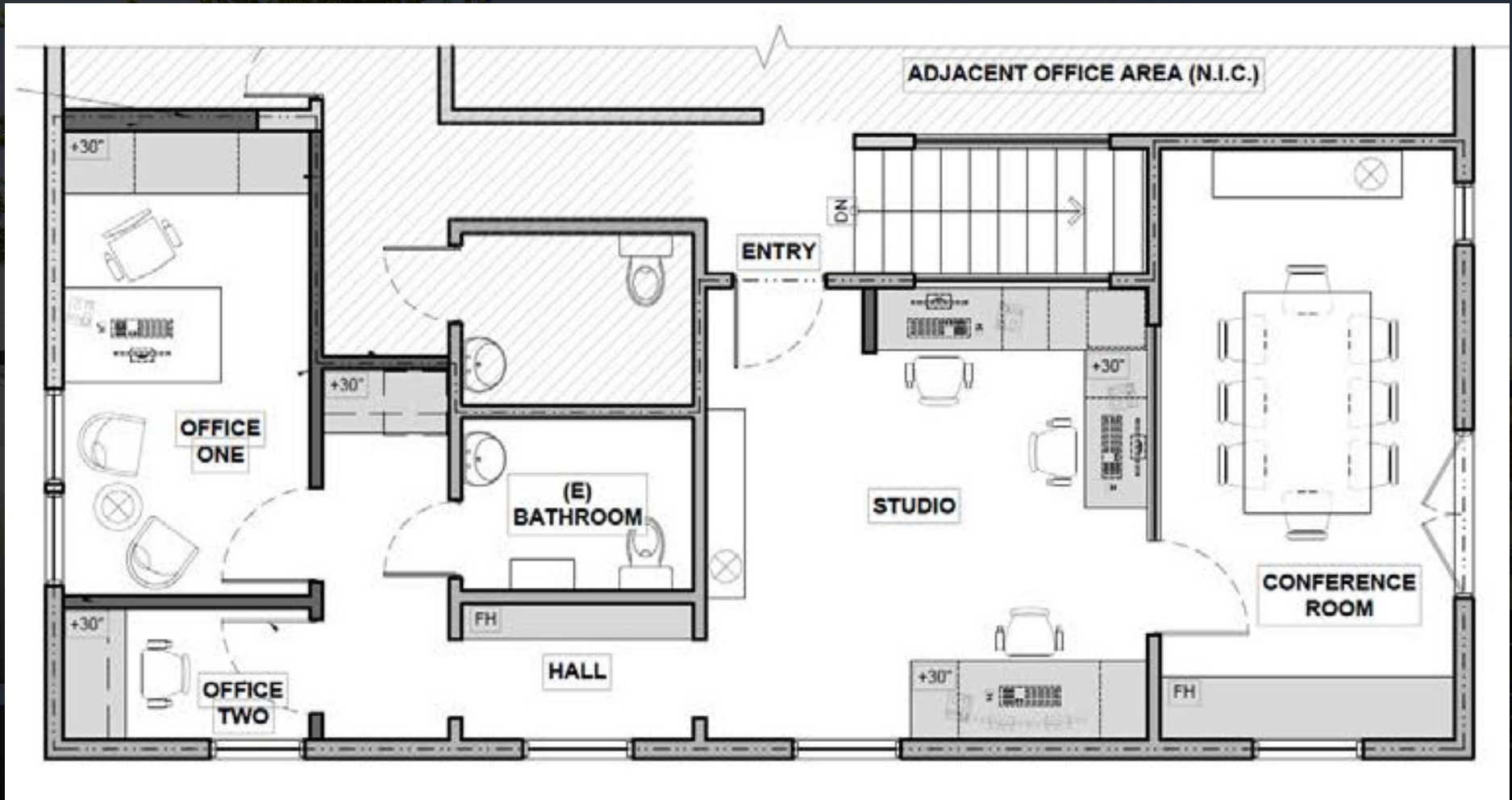
**1730 OCEAN PARK BLVD.  
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**LEE & ASSOCIATES**



# FLOOR PLAN



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# LOCATION

1727-1731 Ocean Park Boulevard is located within the trendy Sunset Park neighborhood of Santa Monica. The Sunset Park neighborhood has witnessed significant regentrification over the last 10 years with the arrival of new restaurants, shops and sizeable investment in new and remodeled housing.. Neighboring residential and office parks provide consistent foot traffic during the week and over the weekend which help support local retail businesses on Ocean Park Boulevard. Local Restaurant and Wine Bar and Love Coffee have opened directly across the street from the Property with the past 24 months; Snapchat recently relocated its corporate headquarters to Ocean Park Boulevard approximately 1/2 mile from the Property. Santa Monica City College, a thriving campus with approximately 34,000 students, is located two blocks to the north of the Property. The Sunset Park neighborhood is composed of primarily single family residences which have risen in value by over 200% since 2000. The convenient central location is served by the Santa Monica (10) Freeway which is located 1 mile from the Property via the 26th Street on/off ramps. The Bergamont Expo Line Light Rail Station is located 1 1/2 mile from 1727-1731 Ocean Park Boulevard.



## DEMOGRAPHICS

	1 MILE	3 MILE
Population:	28,728	282,038
Households:	12,767	139,802
Average Age:	41.00	40.70
Median HH Income:	\$90,102	\$88,104
Daytime Employees:	16,172	201,554

## TRAFFIC

Collection Street	Cross Street	Traffic Vol.	Year
Ocean Park Blvd.	16th St. SW	19,176	2017

## WALKABILITY

Walkability Score: Very Walkable (79)



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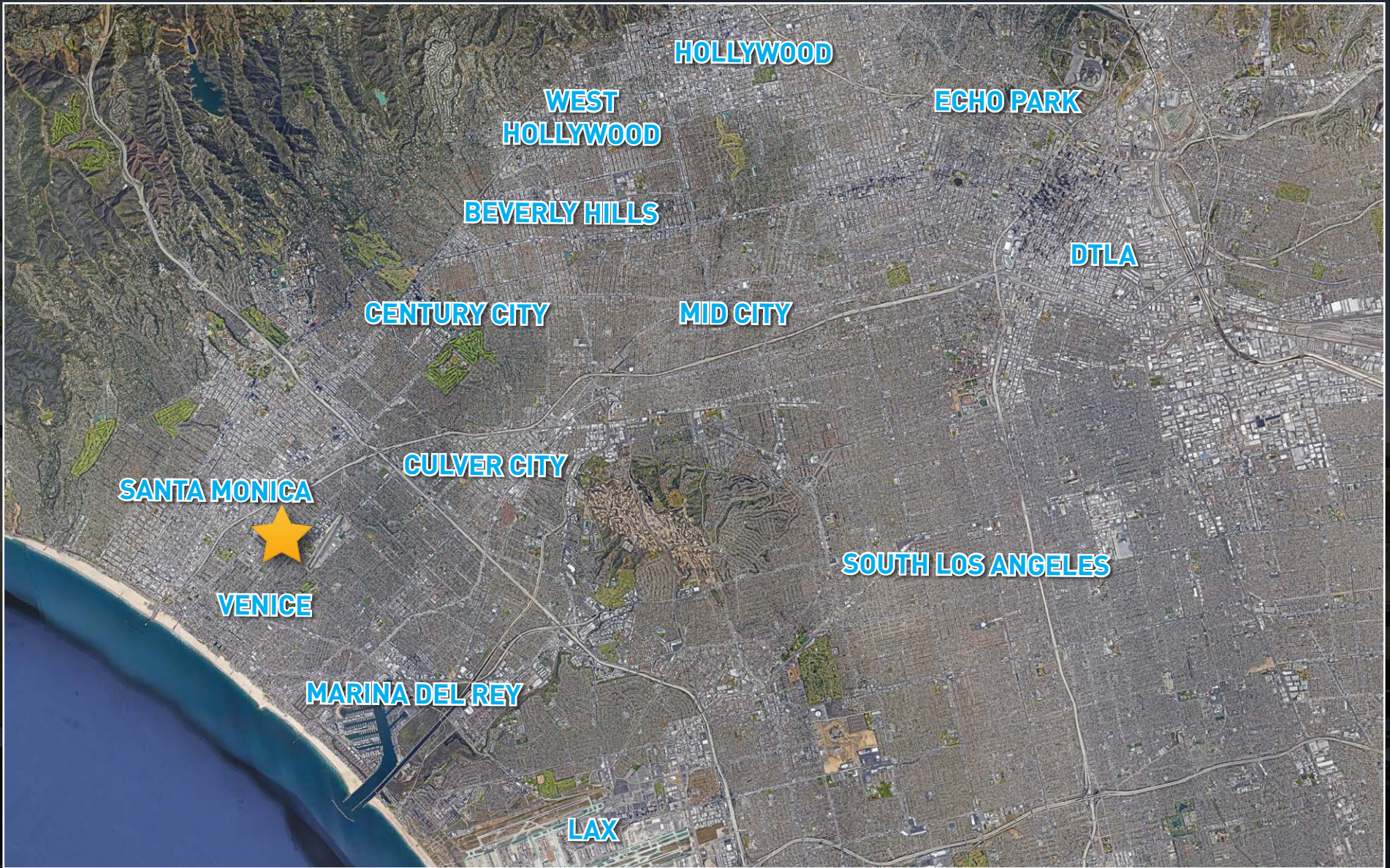


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