

# 1307-1317 7TH STREET

Santa Monica, CA 90401 | Leasing Brochure

*Former Fitness Space*



**MATTHEWS**™

# JOIN SWEAT YOGA, BACKYARD BOWLS, AND KAPPO MIYABI

**±1,282 SF**

Space Available

**\$4.75 PSF NNN**

Asking Rent

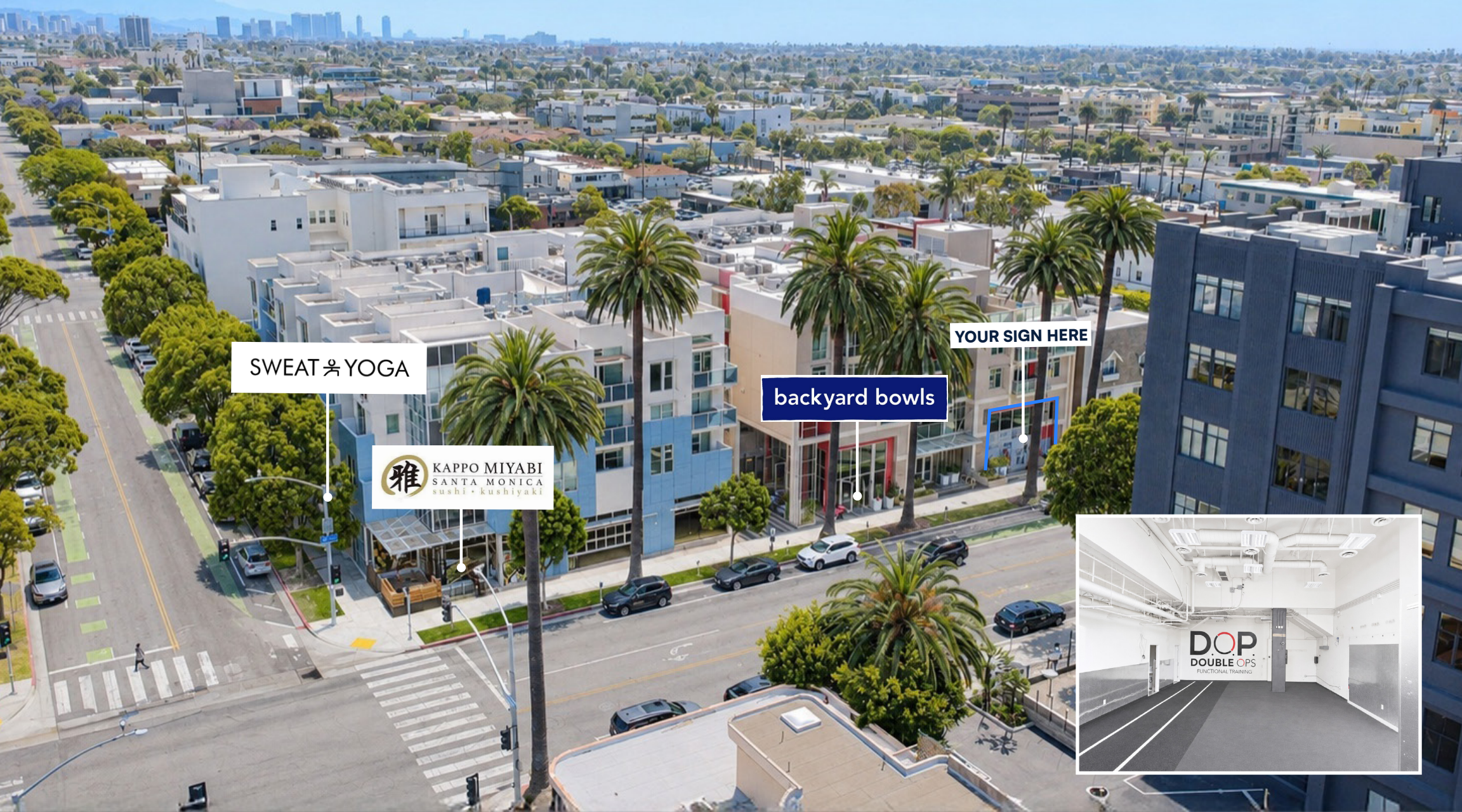
**\$1.50 PSF**

Estimated NNN

*Retail Suite Open Floor Plan with no Columns*

**Join Santa Monica's Retail & Lifestyle Destination**

Position your brand alongside top-performing fitness studios, destination dining, and globally recognized retailers in one of LA's most dynamic shopping corridors.

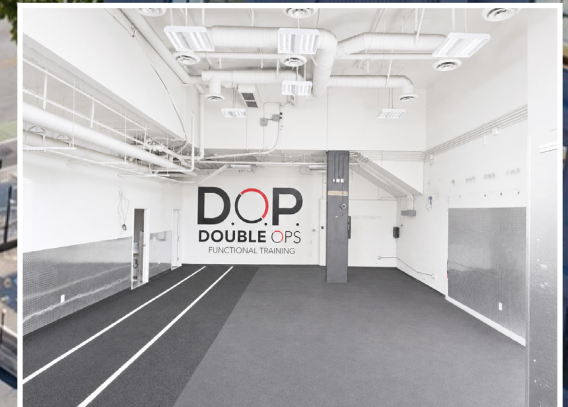


SWEAT 卐 YOGA

 **KAPPO MIYABI**  
SANTA MONICA  
sushi • kushiyaki

backyard bowls

YOUR SIGN HERE



# GIBSON SANTA MONICA

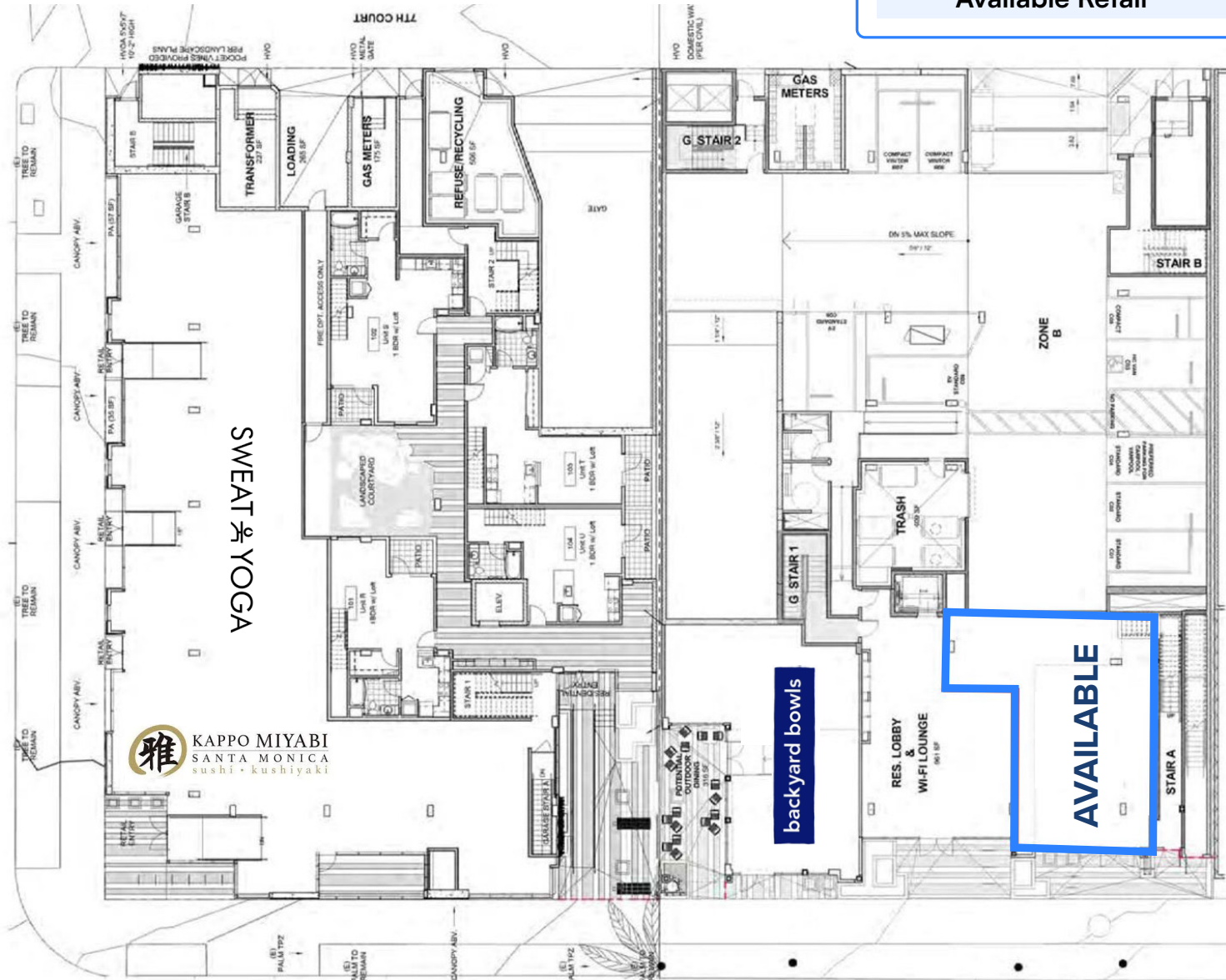
A BOUTIQUE-STYLE LUXURY COMMUNITY, BUILT IN 2015, WITH 110 APARTMENT UNITS



Gibson  
santa monica

# SITE PLAN

ARIZONA AVE | ±23,100 VPD




**KAPPO MIYABI**  
 SANTA MONICA  
 sushi • kushiyaki

SWEAT & YOGA

backyard bowls

AVAILABLE

Tenant Name	Suite
Sweat Yoga	Suite 702
Kappo Miyabi	Suite 702BB
Backyard Bowls	Suite 1317A
<b>Available Retail</b>	<b>Suite 1317B</b>

7TH ST | ±16,700 VPD

# NEARBY NEW DEVELOPMENTS



**The Santa Monica Collection**  
1430 Lincoln Blvd (Under Construction)  
±97 Units

**Willow**  
601 Wilshire Blvd  
±40 Units

**Lincoln SM**  
1447 Lincoln Blvd  
±210 Units

**Subject Property**

**1550 Lincoln**  
1550 Lincoln Blvd  
±100 Units

**The Santa Monica Collection**  
501 Broadway (Under Construction)  
±89 Units

**Evani 1537 Lincoln**  
1537 Lincoln Blvd (Proposed)  
±210 Units

**1415 Fifth**  
1415 5th St (Proposed)  
±64 Units

**Catherine & Junction**  
1601-1641 Lincoln Blvd  
±349 Units

**Chelsea**  
1318 2nd St  
±422 Units

**1435 Fifth**  
1435 5th St (Proposed)  
±422 Units

**The Santa Monica Collection**  
1650 Lincoln Blvd (Under Construction)  
±98 Units

**711 Colorado**  
711 Colorado Ave  
±56 Units

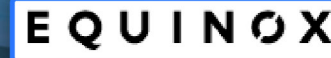
**1543 Seventh**  
1543 7th St (Proposed)  
±100 Units

**The Park**  
500 Broadway  
±249 Units

**1640 Fifth**  
1640 Fifth St (Proposed)  
±132 Units

**Seven Hundred Broadway**  
710 Broadway  
±280 Units

**Evani 234 Pico**  
234 Pico Blvd (Under Construction)  
±186 Units



Coming Soon



Coming Soon



Restaurants

Fitness

Coming Soon

Coming Soon



Google Earth

# THE EPICENTER OF ELEVATED LIVING

Where wellness, lifestyle, and culinary excellence come together in one of LA's most vibrant and dynamic districts.

Santa Monica is one of Southern California's most established coastal submarkets, known for its strong economic fundamentals, affluent population base, and proximity to major employment hubs on the Westside of Los Angeles. The area benefits from consistent population stability paired with high household incomes, driven by a concentration of technology, media, and creative firms. Its walkable urban core—**highlighted by destinations such as Third Street Promenade, Santa Monica Place Mall, and the Santa Monica Pier**—combined with beach access and a temperate climate, continues to attract both residents and businesses seeking a high-quality live-work-play environment. Retail corridors and mixed-use developments are supported by steady tourism activity and a dense daytime population.

The local economy is anchored by a diverse mix of industries including technology, healthcare, entertainment, and professional services. Santa Monica's connectivity via the Metro E Line and its immediate access to Los Angeles International Airport enhance regional accessibility, further supporting business growth and residential demand. Limited land availability and strict development controls contribute to long-term value stability, while ongoing investment in infrastructure and public amenities reinforces the area's position as a premier coastal market within Greater Los Angeles.

85/100  
WALK SCORE

## 8M ANNUAL VISITORS

concentrated within the immediate Santa Monica coastal zone, with the majority occurring within a 3-mile radius driven by the Pier, beach frontage, and Third Street Promenade

## 750+ NEW BUSINESSES OPENED

annually within the Santa Monica and nearby West Los Angeles submarket, with a high concentration of openings occurring within a 3-mile radius due to dense commercial corridors

## \$115,000+ AVG HH INCOME

within a 3-mile radius, reflecting an affluent, highly educated coastal population base

## MARKET OVERVIEW



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## EXCLUSIVELY LISTED BY



**MICHAEL PAKRAVAN**  
SVP & NATIONAL DIRECTOR  
michael.pakravan@matthews.com  
DIR (310) 919-5737  
LIC No. 01706065 (CA)



**ALEC TORGAN**  
SENIOR ASSOCIATE  
alec.torgan@matthews.com  
DIR (310) 919-5799  
LIC No. 02120321 (CA)



**DANE WISE**  
ASSOCIATE  
dane.wise@matthews.com  
DIR (310) 691-8875  
LIC No. 02247883 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker Lic. No. 01320460 (CA) | Firm License No. 02168060 (CA)

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**MATTHEWS™**