

Second-Gen Restaurant Space

Anchored by Trader Joes

I-10: $\pm 300,000$ VPD

Available Premises

TRADER JOE'S

$\pm 153,000$ Weekly Visits

$\pm 612,876$ Annual Visits

Ranked Top 1% Retail Location in the City

Pico Blvd: $\pm 31,000$ VPD

Disclaimer: Exterior Enhancement Underway

FOR LEASE

3230-3250 Pico Blvd | Santa Monica, CA 90405

MATTHEWSTM



PARAGON
15+ Years of Retail Excellence

LEASING HIGHLIGHTS

±800 SF
Size

CONTACT BROKER
Asking Rent

Trader Joe's Anchored Shopping Center

Second-Gen Restaurant End-Cap Location

Ample On-Site Parking

5.84:1,000 SF parking ratio with a total count of 90 spaces

Strong Visibility & Access

Excellent exposure and convenient access from surrounding arterial roadways | ±39,000 Total VPD

Outstanding Regional Connectivity

Immediate access to the I-10 Freeway and close proximity to the 405 Freeway

Affluent Consumer Base

Average household income of \$180K reflects a high-income customer base with significant spending power.

***Do Not Disturb Tenant**

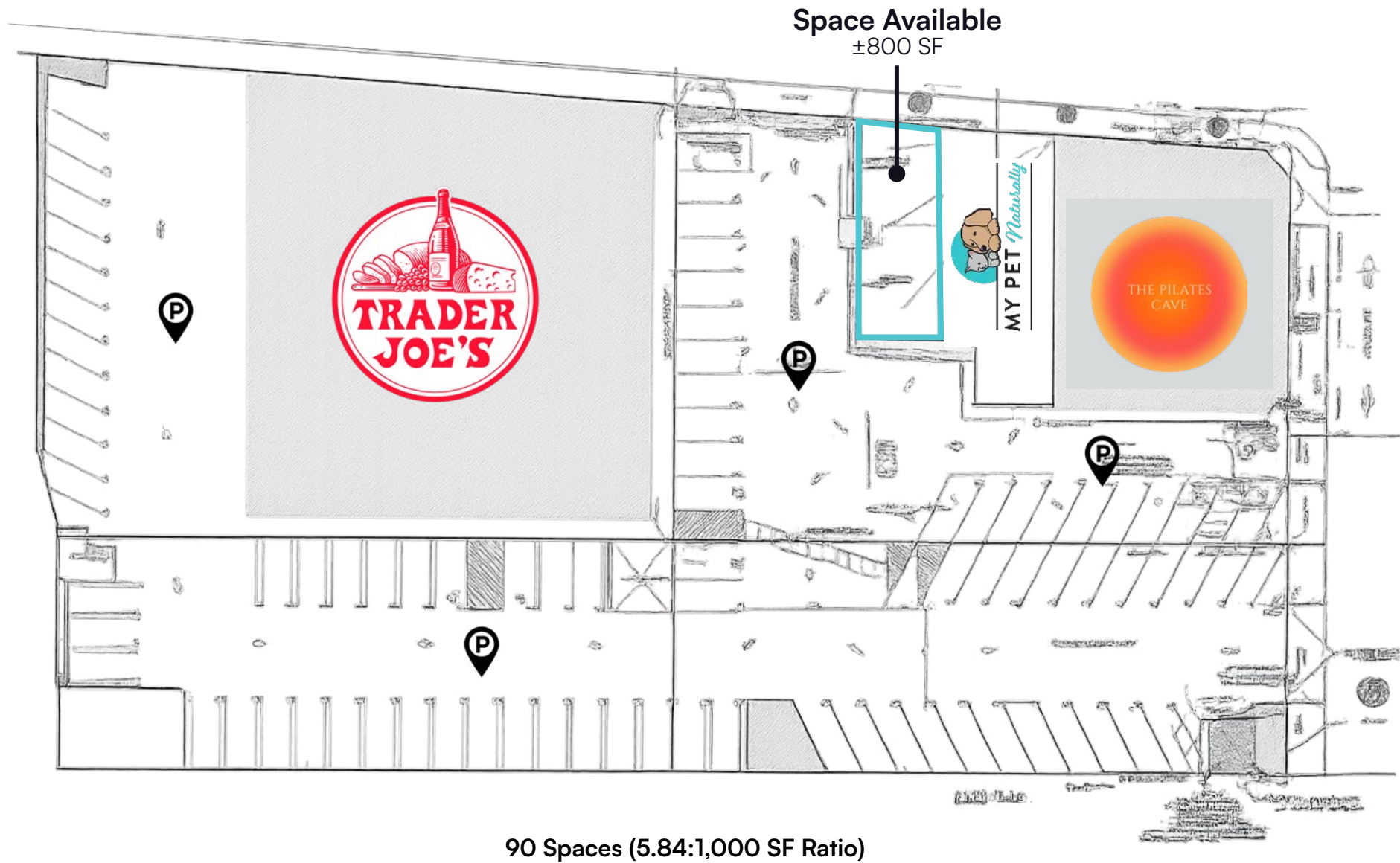


Available Premises



Disclaimer: Exterior Enhancement Underway

Site Plan & Tenant Roster



Join These Tenants:



Available Premises

YOUR SIGN
HERE

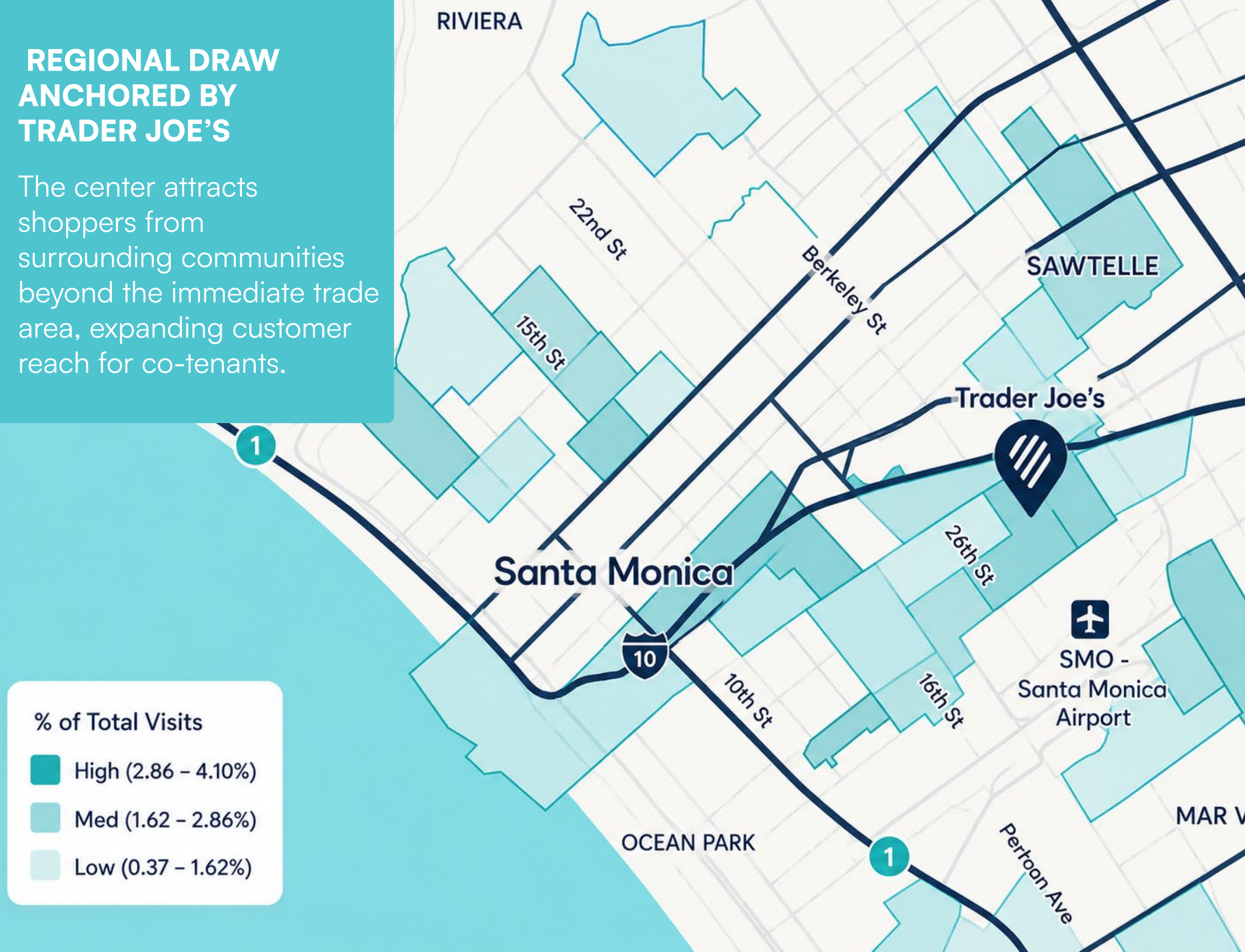
REDUCE
REUSE
REJUICE

ENTER
IN LOT

Disclaimer: Exterior Enhancement Underway

REGIONAL DRAW ANCHORED BY TRADER JOE'S

The center attracts shoppers from surrounding communities beyond the immediate trade area, expanding customer reach for co-tenants.



Third St Promenade

EQUINOX
KREI
adidas
URBAN OUTFITTERS
POTTERY BARN

Ralphs

Westedge Apartments
±600 Units
GELSON'S
THE Super MARKET

TRADER JOE'S



INTERSTATE 405 ± 331,000 VPD

LAIFITNESS
Ralphs
ACE Hardware

Ralphs

TRADER JOE'S
#1 Location In Santa Monica
Source: AlphaMap

Subject Property

SANTA MONICA COLLEGE
Santa Monica College
±30,000 Students | ±1,800 Employees

WHOLE FOODS MARKET
JOE & THE JUICE
Rae's RESTAURANT
LUNETTA
THE BRITTON



Santa Monica Airport
±150,000 Annual Passengers

lazy daisy
HIKO SUSHI
YAMA
THE HIVE

Mar Vista Recreation Center

Santa Monica Place
LOUIS VUITTON
COACH
bloomingsdale's
NORDSTROM
BARNEYS NEW YORK
TIFFANY & CO. MICHAEL KORS

700 Broadway Apartments
±280 Units
VONS EQUINOX

Lincoln Center
±521 Units
GELSON'S
THE Super MARKET

John Adams Middle School
±810 Students

ELECTRIC BLEU

Penmar Park Golf Course

Walgrove Avenue Elementary
±275 Students

Mitsuwa
MARKETPLACE

The NOW
A MASSAGE BOUTIQUE

1

WHOLE FOODS MARKET

± 18,552 VPD

Google

Smart & Final

Beethoven Street Elementary
±350 Students

DOGTOWN COFFEE

Ralphs

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.

8M ANNUAL VISITORS

concentrated throughout Santa Monica, driven by world-renowned destinations including the Santa Monica Pier, Third Street Promenade, Santa Monica Place, and miles of Pacific coastline.

30+ NEW BUSINESSES OPENED

throughout Santa Monica over the past year, highlighting continued investment across Downtown, Main Street, Montana Avenue, and the Third Street Promenade.

\$115,000+ AVG HH INCOME

within a 3-mile radius, reflecting an affluent, highly educated Westside population with strong consumer spending and purchasing power.

Market Overview



Second-Gen Restaurant Space **FOR LEASE**

Anchored by Trader Joes

3230-3250 Pico Blvd | Santa Monica, CA 90405

EXCLUSIVELY LISTED BY



Hunter Lambert

ASSOCIATE

hunter.lambert@matthews.com

DIR (310) 601-7705

LIC No. 02192921 (CA)



Michael Pakravan

SVP & NATIONAL DIRECTOR

michael.pakravan@matthews.com

DIR (310) 919-5737

LIC No. 01706065 (CA)

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

This Leasing Package contains select information pertaining to the business and affairs of **3230-3250 Pico Blvd | Santa Monica, CA 90405** ("Property"). It has been prepared by Matthews". This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWS™

