

RETAIL SPACE

FOR LEASE | ±22,925 SF

Pico Blvd & 24th St | Santa Monica

beta.



For leasing, please contact:

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137 Eucalyptus Dr, El Segundo, CA 90245

PROPERTY HIGHLIGHTS

- **Rare Market Opportunity** – Limited retail availability in a high-demand area.
- **Affluent, High-Density Trade Area** – Strong consumer base with significant spending power.
- **Convenient At-Grade Parking** – Easy access and ample parking for customers.
- **Prime Exposure** – Excellent visibility in a prominent retail corridor.
- **Multi-Level Space** – Former Rite Aid - 17,374 SF plus 5,551 SF lower level
- **Power Supply** – 1,200, 3 phase 120/208 volt



POPULATION

1 mile	2 mile	3 mile
27,672	160,768	308,166



AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
\$169,509	\$181,400	\$191,794



DAYTIME POPULATION

1 mile	2 mile	3 mile
46,779	182,615	325,433





PICO BLVD (16,000 CPD)



24TH ST



25TH ST

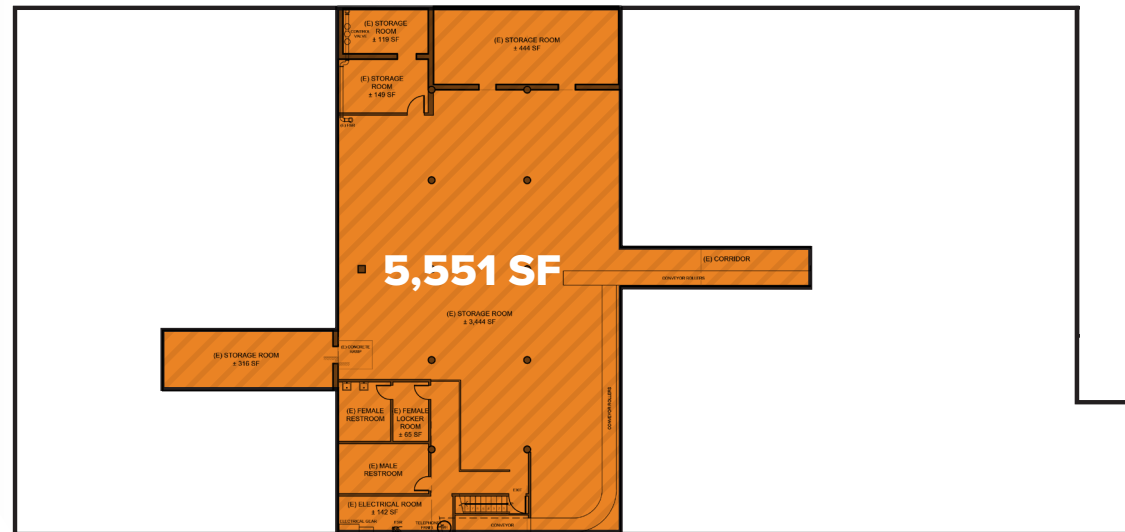
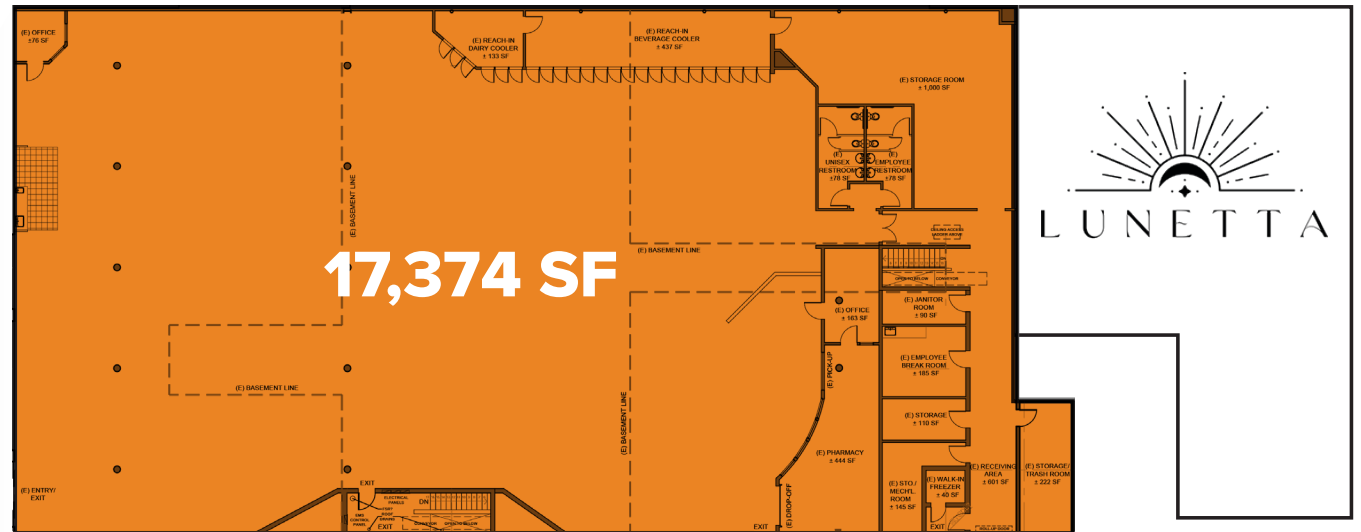
AVAILABLE



PICO PL S

CLICK HERE

LOWER LEVEL



Demographics	*Polygon	1 mile	2 mile
Population	27,907	27,672	160,768
Average Household Income	\$176,199	\$169,509	\$181,400
Median Household Income	\$110,648	\$114,078	\$117,697
White	55.5%	53.5%	59%
Black or African American	6.4%	6.8%	5.1%
Asian	9.4%	14.3%	14.9%
Hispanic or Latino	21.6%	32.3%	31.8%
Median Age	42	40	40
Median Home Value	\$1.67M	\$1.61M	\$1.55M
Average Household Size	2.1	2.2	2.0
College Degree + (Bachelor Degree or Higher)	64%	59.9%	66.6%



Polygon is 70% of the trade area within 2 miles



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