





# SMBP

Retail & Restaurant Opportunities

# OF THE WESTSIDE

Close to all Westside Neighborhoods | Convenient to 10 and 405 Freeways | In-House Customer Base





Central and convenient Westside location



Affluent and underserved trade area



1,179,000 sq. ft. campus w/ influential tech community



Prominent signage and branding opportunities









# IN GOOD COMPANY

1.1MM SF OFFICE CAMPUS | 4,335 ON-SITE EMPLOYEES



### 3440 OCEAN PARK BLVD

### RENOVATIONS PLANNED

5,408 SF

(DIVISIBLE)

STANDALONE RESTAURANT PAD ON SIGNALIZED CORNER

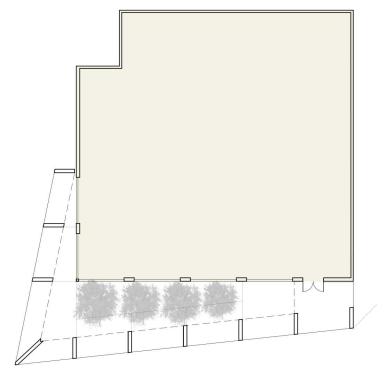
// Rare Pad Building Opportunity

// Prime corner on Ocean Park Blvd. and Centinela Ave.

// Former restaurant with fascia and patio upgrades planned







### 3150 OCEAN PARK BLVD

### 3200 OCEAN PARK BLVD

### AVAILABLE AUGUST 2020

### 1,709 SF<sup>+</sup> 892 SF PATIO

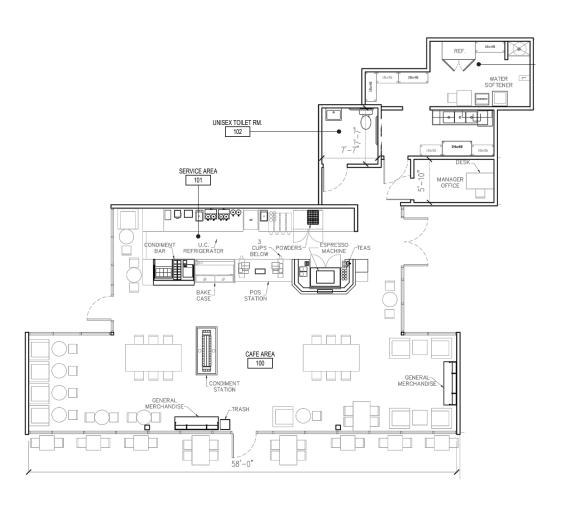
CAFÉ AND FAST CASUAL SPACE IN PRIME LOCATION

// 2nd Generation Coffee Shop

// Pad building at entrance of office campus

// Available 8/1/2020





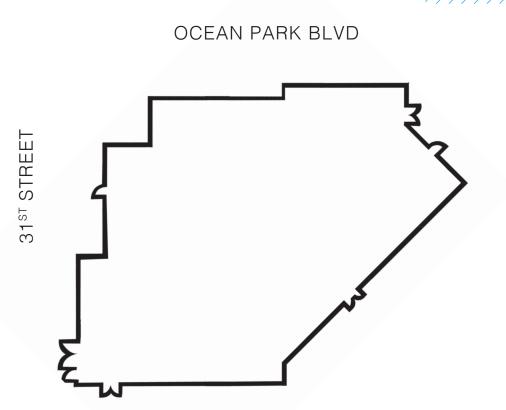
### RENOVATIONS PLANNED

## DIVISIBLE FROM 10,090 SF – 1,600 SF

A CURATED HEALTH & WELLNESS OUTPOST

// Rare Pad Building Opportunity
// Convenient parking and centrally located in SMBP.
// Perfect for Studio Fitness, Beauty, Service, Juice and more





# DEMOGRAPHICS 3 MILE RADIUS

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#### TRENDSETTERS: 33.5%

// Young, living life to the fullest

// Unfettered by car & home ownership

// Educated singles

// Spend on city living, entertainment & rent

### LAPTOPS & LATTES: 24.7%

// Single, Well-Educated Professionals

// Health & Image Conscious

// Environmentally Conscientious



507,251	Daytime Population
348,114	Residents
\$125,941	Average Household Income
38.2	Median Age
84.1%	College Educated
80.9%	White Collar Professionals
47.9%	Never Married

### METRO RENTERS: 12.3%

// Live in dense urban cores

// Image conscious and prefer studio fitness

// Risk takers who work long hours

// Social status very important

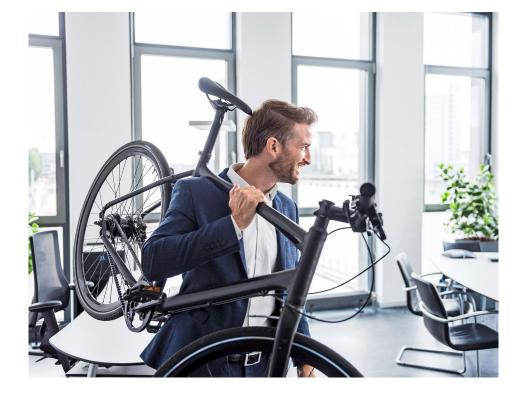
### URBAN CHIC: 13.7%

// Well-educated

// Older urbanite couples & singles

// Tech-savvy empty-nesters with sophisticated tastes

// Visit art galleries, drink wine, eat out & practice yoga







#### ON-SITE OFFICE TENANTS











#### NEARBY



























LIONSGATE



Santa Monica Business Park is situated near the I-10 and I-405 Freeways and minutes from some of the finest residential communities including Santa Monica, Brentwood, Playa Vista, Venice, Culver City, Marina del Rey, Cheviot Hills, Westwood and Sawtelle.











### NEARBY RESTAURANTS AND BARS:

Baby Blues BBQ

Bondi Harvest

Crimson Mediterranean

Il Forno Trattoria

Little Fatty

Local Kitchen & Wine Bar

Lunetta All Day

Rustic Kitchen Market & Café

Society Kitchen

The Arsenal

The Brixton

The Counter

Thyme Café and Market

Viet Noodle Bar

#### FOR LEASING INQUIRIES:

**Zachary Card** 

Zachary.Card@cbre.com 310 550 2542

#01717802

**Erik Krasney** 

Erik.Krasney@cbre.com

310 550 2680 #10970585

**Timothy Bower** 

Tim.Bower@cbre.com 310 550 2521 #00864693

Jensen Toner

Jensen.Toner@cbre.com

310.550.2605 #02059080





www.thesmbp.com

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