

# PRIME SANTA MONICA LOCATION

NOW FOR LEASE

1100 COLORADO AVENUE | SANTA MONICA | CA

LARGE  
COMMERCIAL  
BUILDING  
83,695 SF



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 **DAUM**  
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE 83,695 SF

COMMERCIAL BUILDING

1100 COLORADO AVENUE | SANTA MONICA | CA

DETAILS

**AVAILABLE SF**

Building Area: 83,695 SF

**RATE**

Please contact brokers for details

**OCCUPANCY**

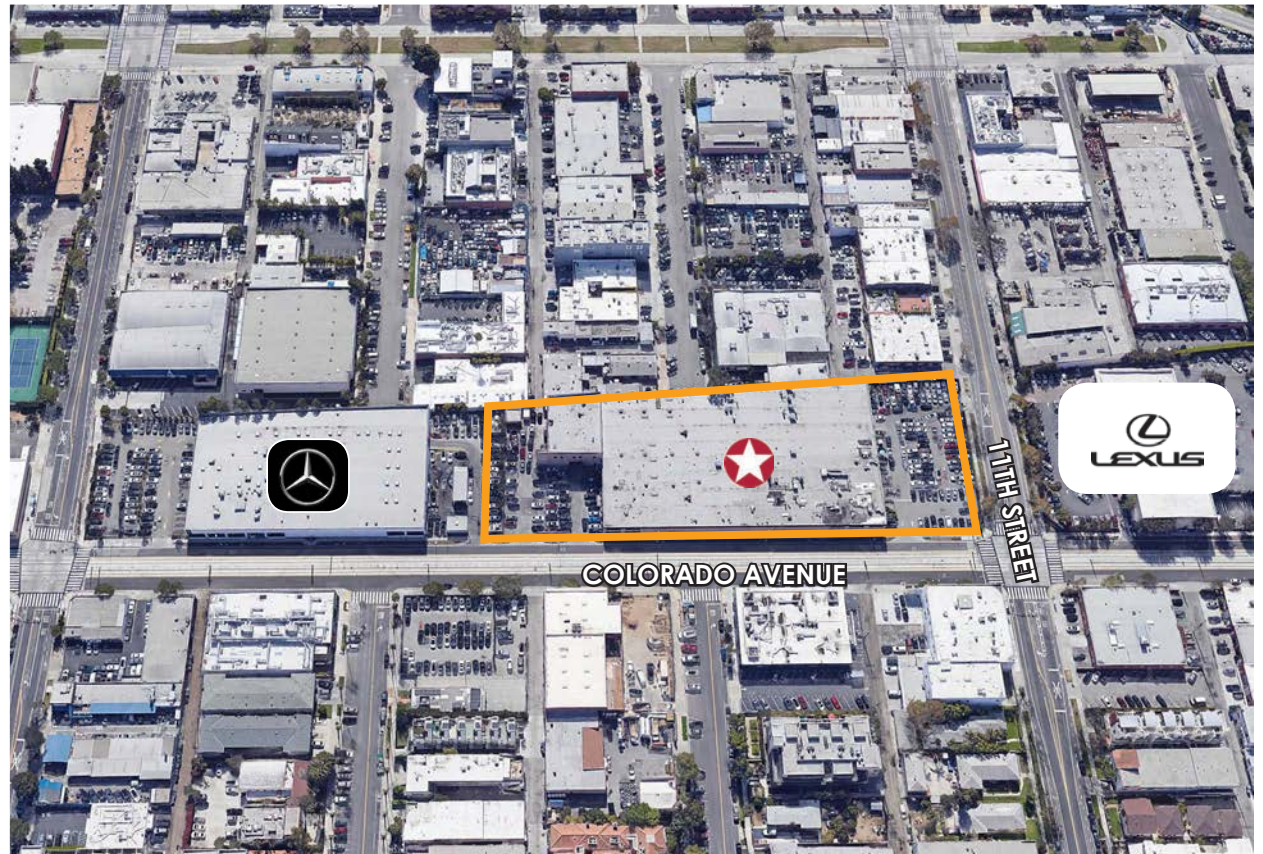
Available September 2020

**PARKING**

130 Parking Spaces

**BUILDING HIGHLIGHTS**

- Rare, Large Building Located in Santa Monica, CA
- Neighboring to Lexus and Mercedes Benz Service
- Adjacent to On/Off Ramps to the Santa Monica (I-10) Freeway
- Frontage on Two Streets: Colorado Ave. and 11th St.
- Corner Location
- Extensive Power: 2,000 Amps, 277/480 Volts, 3 Phase
- 18' Clear Height
- Warehouse Restrooms
- Wrought-Iron Fenced Yard
- Parking Count 130 Cars
- Future Expansion to 132,000 SF



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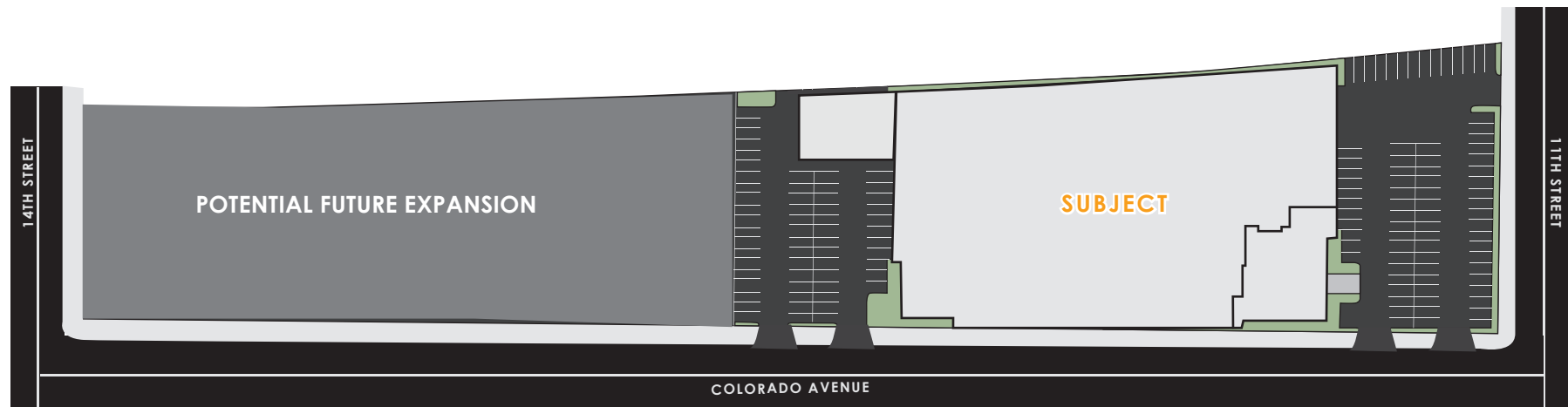
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SITE PLAN

## SITE PLAN



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**NOT TO SCALE\***  
**MEZZANINE OFFICE NOT DEPICTED OF APPROXIMATELY 8K\***

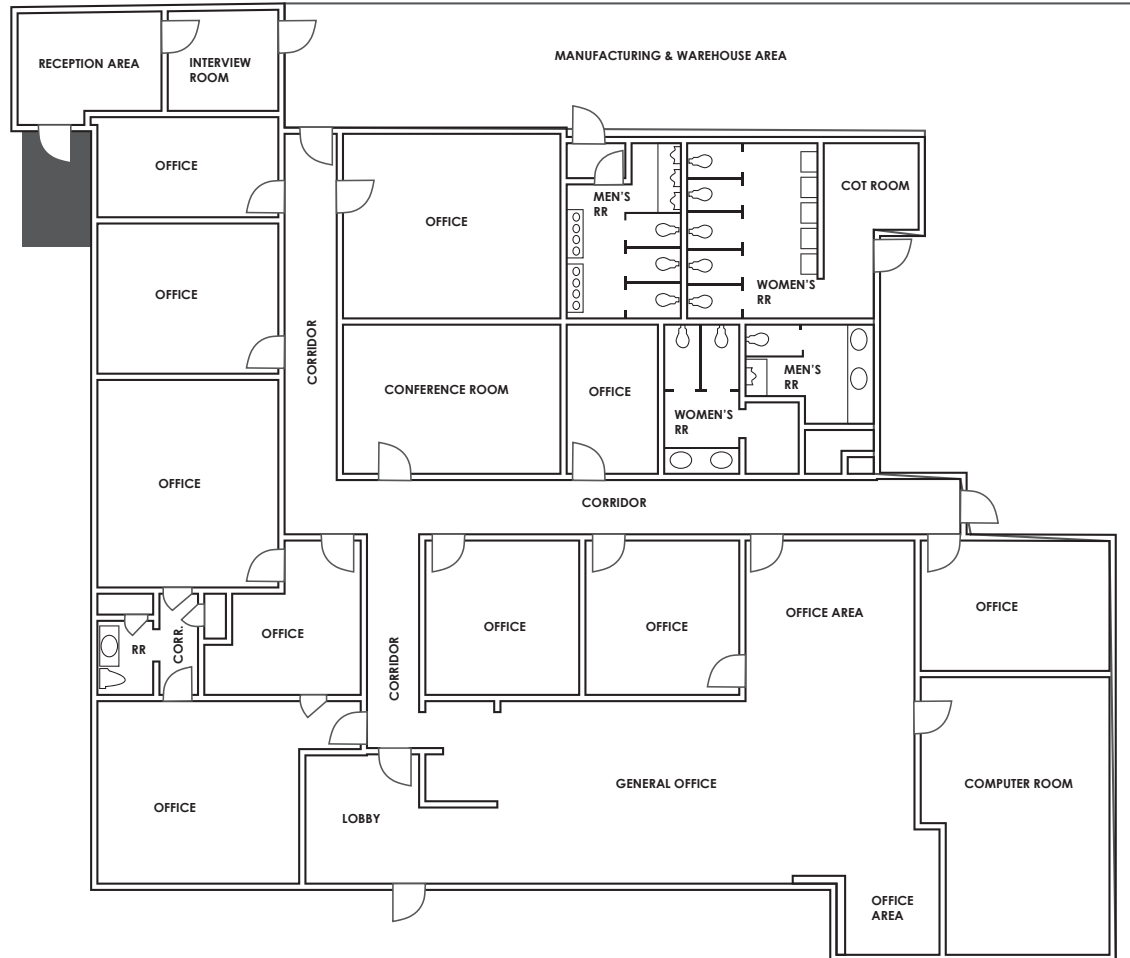
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FLOOR PLAN

OFFICE PLAN



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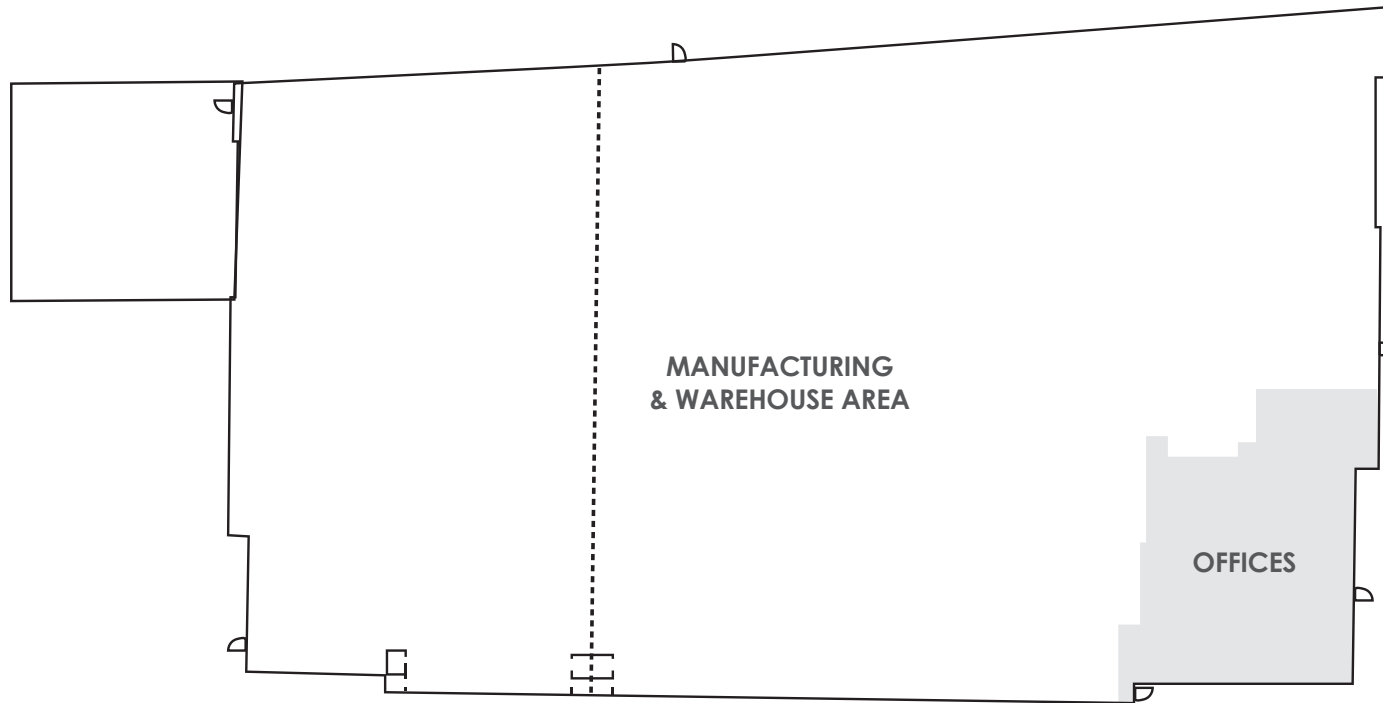
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FLOOR PLAN

## WAREHOUSE PLAN



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AMENITIES MAP

### DEMOGRAPHICS

SANTA MONICA 2020

**+211,424**  
PEOPLE  
(3 MILE RADIUS)

**+104,979**  
HOUSEHOLDS  
(3 MILE RADIUS)

**\$100,967**  
HH INCOME  
(3 MILE RADIUS)

SANTA MONICA 2025

**+0.64%**  
PEOPLE

**+0.38%**  
HOUSING UNITS

**+20,030**  
JOBS

ECONOMICS

**\$3,468,126**  
CONSUMER SPENDING  
(3 MILE RADIUS) | 2025



**\$3,156,776**  
CONSUMER SPENDING  
(3 MILE RADIUS) | 2020

SOURCE: COSTAR\*



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NEIGHBORHOOD

## AREA AMENITIES

- Neighborhood Surrounded by Many Different Creative, Distribution, Gaming, Entertainment and Service Industries such as Activision, Amazon, Lexus, Kite Pharma, HBO, Mercedes Benz Service, Riot Games, Universal Music and more
- Adjacent to Metro's Expo Line (E)
- Two Blocks from 17thSt/SMC Light Rail Station Stop
- Numerous Amenities such as Restaurants, Coffee Shops, and Retail
- In Close Proximity to the I-10 Fwy, Pacific Ocean, Santa Monica Airport and Los Angeles International Airport

• WALK SCORE®VERY WALKABLE (80)

• TRANSIT SCORE®EXCELLENT TRANSIT (70)

