

FULLY LEASED



FOR LEASE



The Mobi Building [DEMO]

1345 Third Street Promenade
Santa Monica, California 90401

Property Highlights

- 41-story, ±616,938 RSF, premier office tower located in the heart of the Financial District
- Institutional ownership and management
- LEED® EBOM Gold certified building
- 3-story historical Conservatory with fountain and seating for tenant enjoyment
- Direct building elevator access to BART and Muni

OFFERING SUMMARY

| | |
|------------------|----------------|
| Lease Rate: | N/A |
| Number of Units: | 18 |
| Available SF: | Fully Leased |
| Lot Size: | 0.5 Acres |
| Building Size: | 500,000 SF |
| NOI: | \$4,774,709.00 |
| Cap Rate: | 9.55% |
| Traffic Count: | 25000 |

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

| | | | |
|-------------------|----------|----------|----------|
| Total Households | 3,442 | 13,717 | 52,175 |
| Total Population | 6,668 | 26,974 | 97,166 |
| Average HH Income | \$60,872 | \$73,347 | \$95,378 |



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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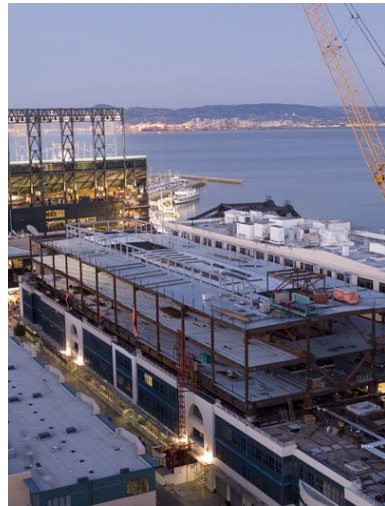
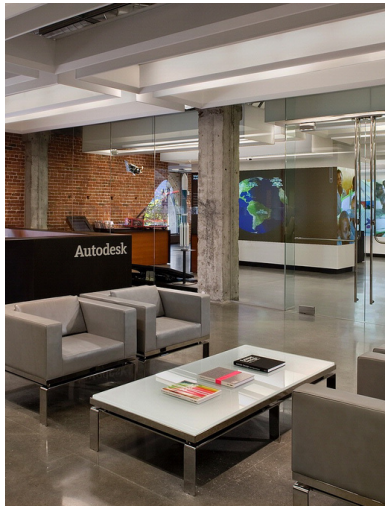
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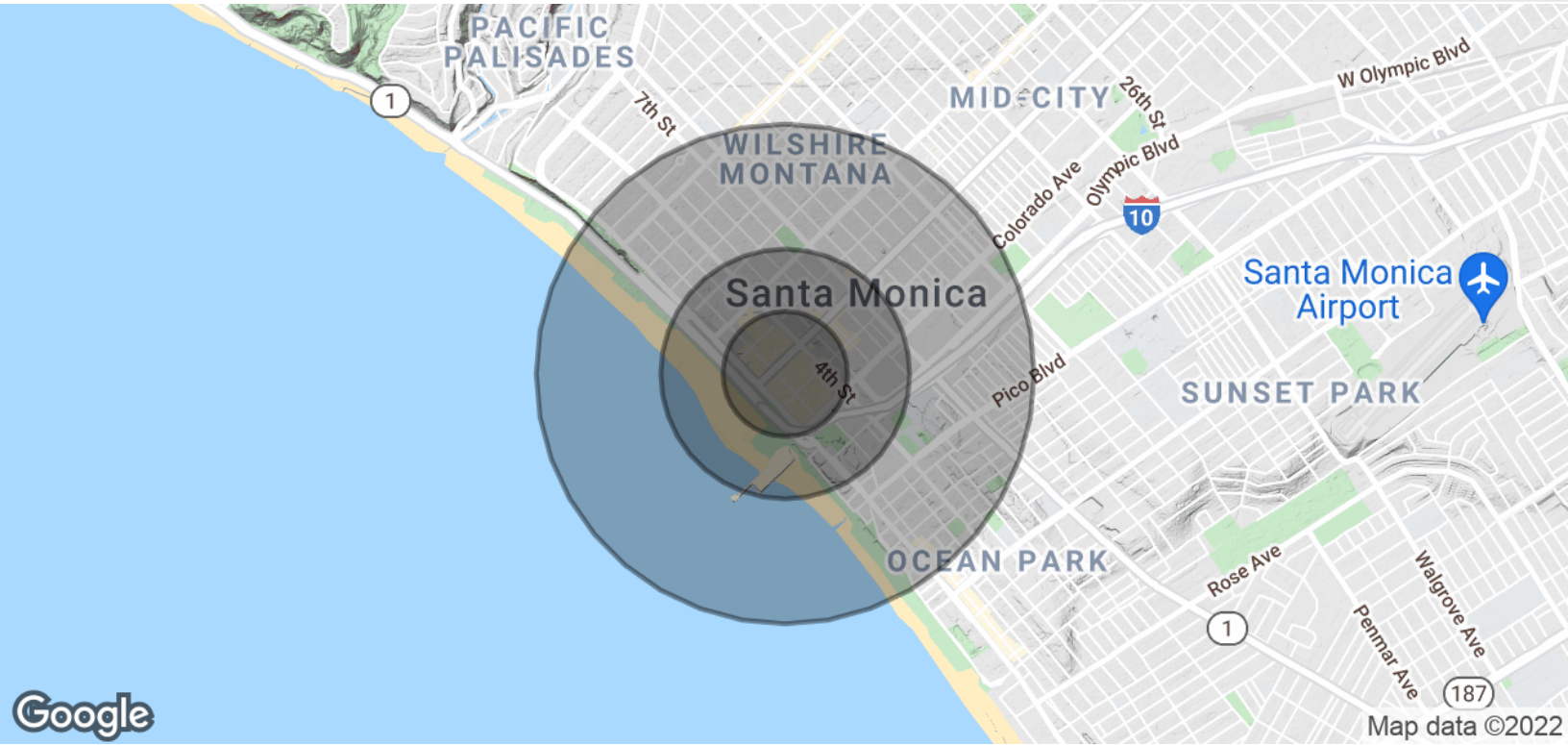
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|-------|--------|--------|
| Total Population | 6,668 | 26,974 | 97,166 |
| Average Age | 41.2 | 39.0 | 38.0 |
| Average Age (Male) | 38.9 | 37.9 | 38.2 |
| Average Age (Female) | 43.7 | 40.6 | 37.9 |

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,442 | 13,717 | 52,175 |
| # of Persons per HH | 1.9 | 2.0 | 1.9 |
| Average HH Income | \$60,872 | \$73,347 | \$95,378 |
| Average House Value | \$799,399 | \$779,222 | \$855,431 |

* Demographic data derived from 2010 US Census



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