

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

	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

Adam Comora

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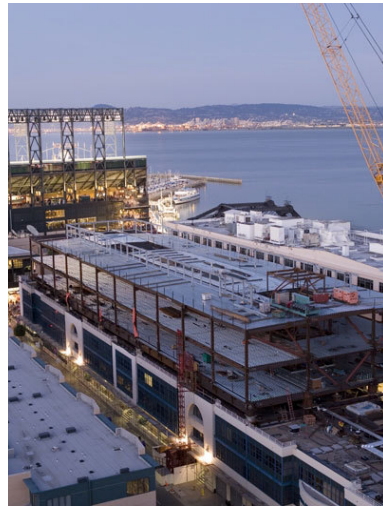
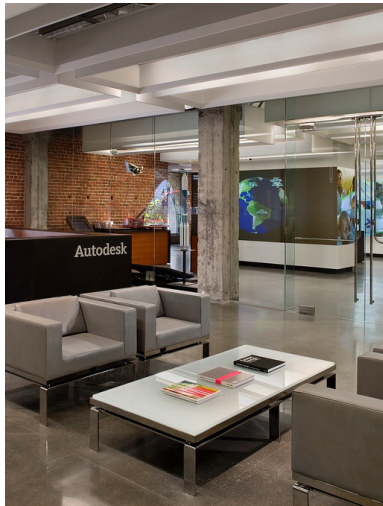
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FOR LEASE



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FULLY LEASED



Map data ©2022 Google

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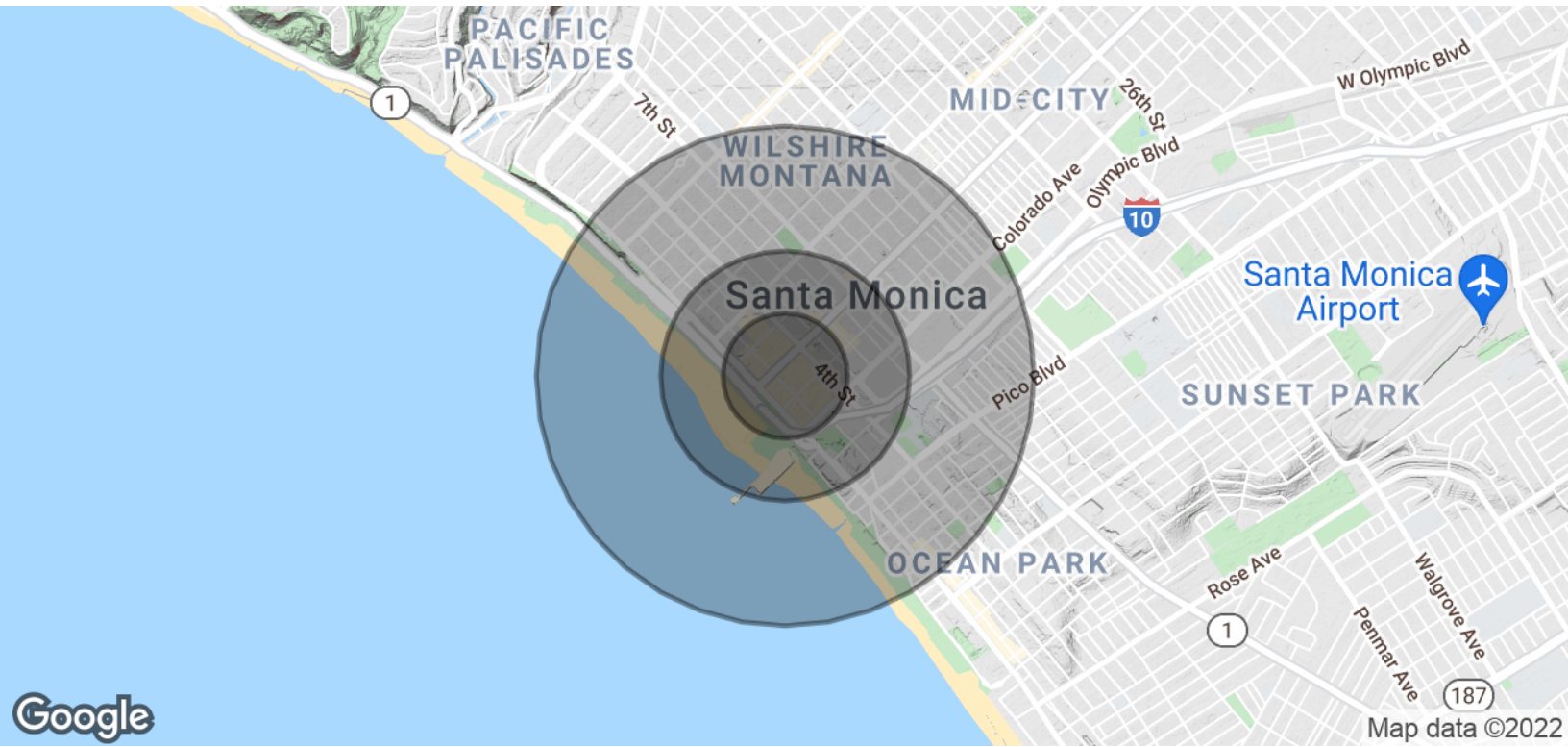
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,668	26,974	97,166
Average Age	41.2	39.0	38.0
Average Age (Male)	38.9	37.9	38.2
Average Age (Female)	43.7	40.6	37.9

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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