



SANTA MONICA

POST OFFICE

1248 5TH STREET | HISTORIC SPECIALTY RESTAURANT / RETAIL SPACE
 $\pm 40,287$ RSF (with potential $\pm 2,941$ RSF mezzanine)



Jones Lang LaSalle Brokerage, Inc.,
Real estate license #01856260



ABOUT *the* PROPERTY

ADDRESS	1248 5th Street, Santa Monica, CA 90401
SQUARE FEET	±40,287 RSF with potential ±2,941 RSF mezzanine
LEASE TERM	10 Years
STORIES	2 + Mezzanine
OUTDOOR SEATING	Large covered deck, landscape area + opportunity to activate roof
BUILT	1938
PARKING	87 secure on-site parking spaces



METICULOUSLY & THOUGHTFULLY RESTORED

the Santa Monica Post Office is now available for lease, providing a once in a lifetime opportunity for food and beverage tenants to occupy one of Los Angeles' most unique and strategically located spaces.

The multi-level architectural landmark is embedded in the heart of Downtown Santa Monica, offering close proximity to the area's most significant shops, restaurants, and attractions. The space offers grand, historically preserved interiors embodying an aesthetic that is truly rare in the Los Angeles market.

The SMPO eagerly awaits a tenant who can bring the space to life to establish LA's next hotspot.

PROPERTY HIGHLIGHTS

AN ARCHITECTURAL TREASURE

Iconic, fully restored art deco building in the heart of Santa Monica

PWA (Public Works Administration)
Modern architecture style

Constructed to depict permanence, stability and authority

Quality materials and symmetrical design

EXCEPTIONALLY HIGH CEILINGS

Ground Level floor to wood ceiling:
22 FEET 1 INCH

Ground Level floor to pitched skylight area:
28 FEET 10 INCHES

Ground Level Historic Lobby:
16 FEET 2 INCHES

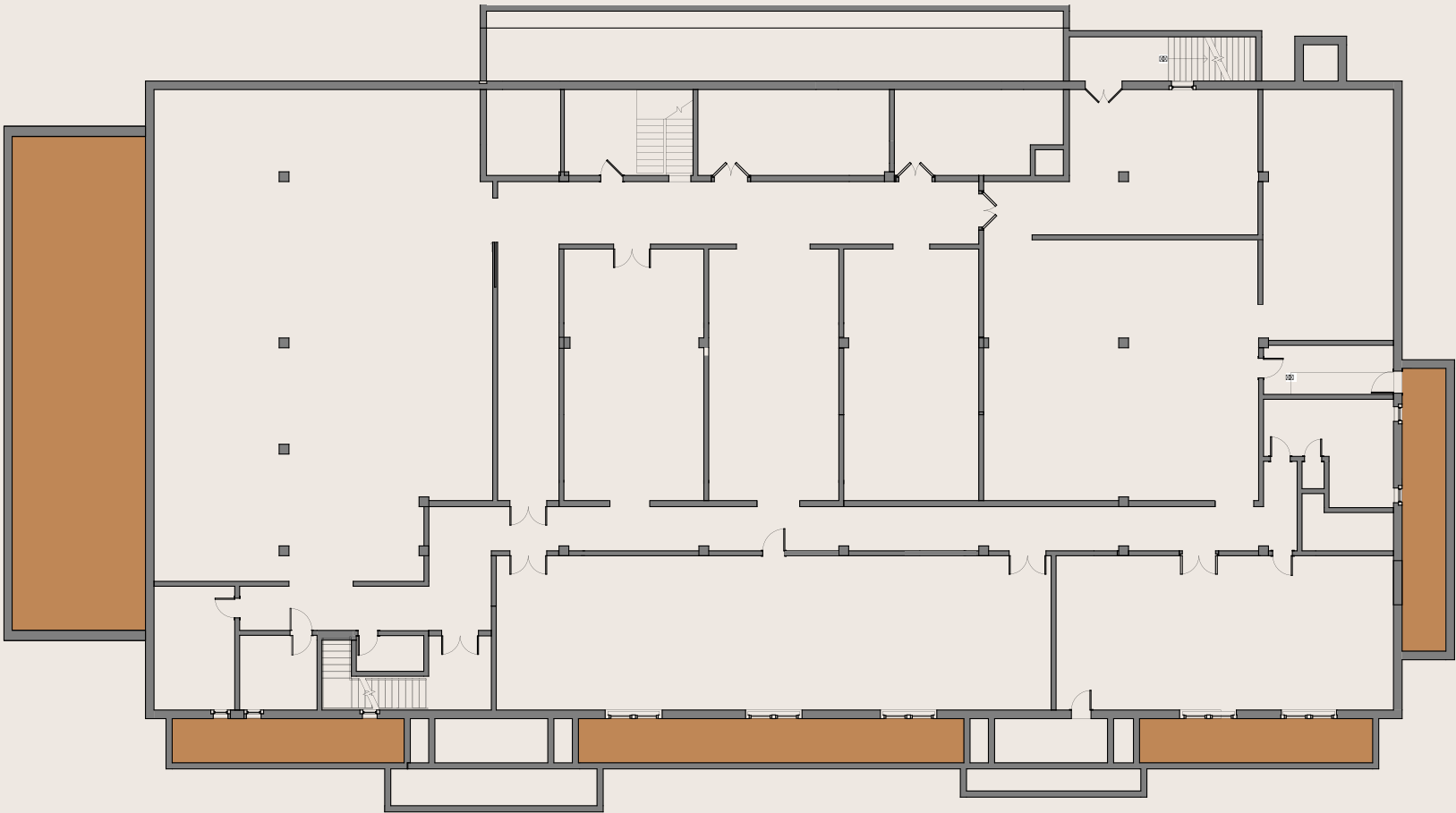
Mezzanine (on west elevation):
9 FEET 10 INCHES

Lower Level:
10 FEET 2 INCHES



FLOORPLANS

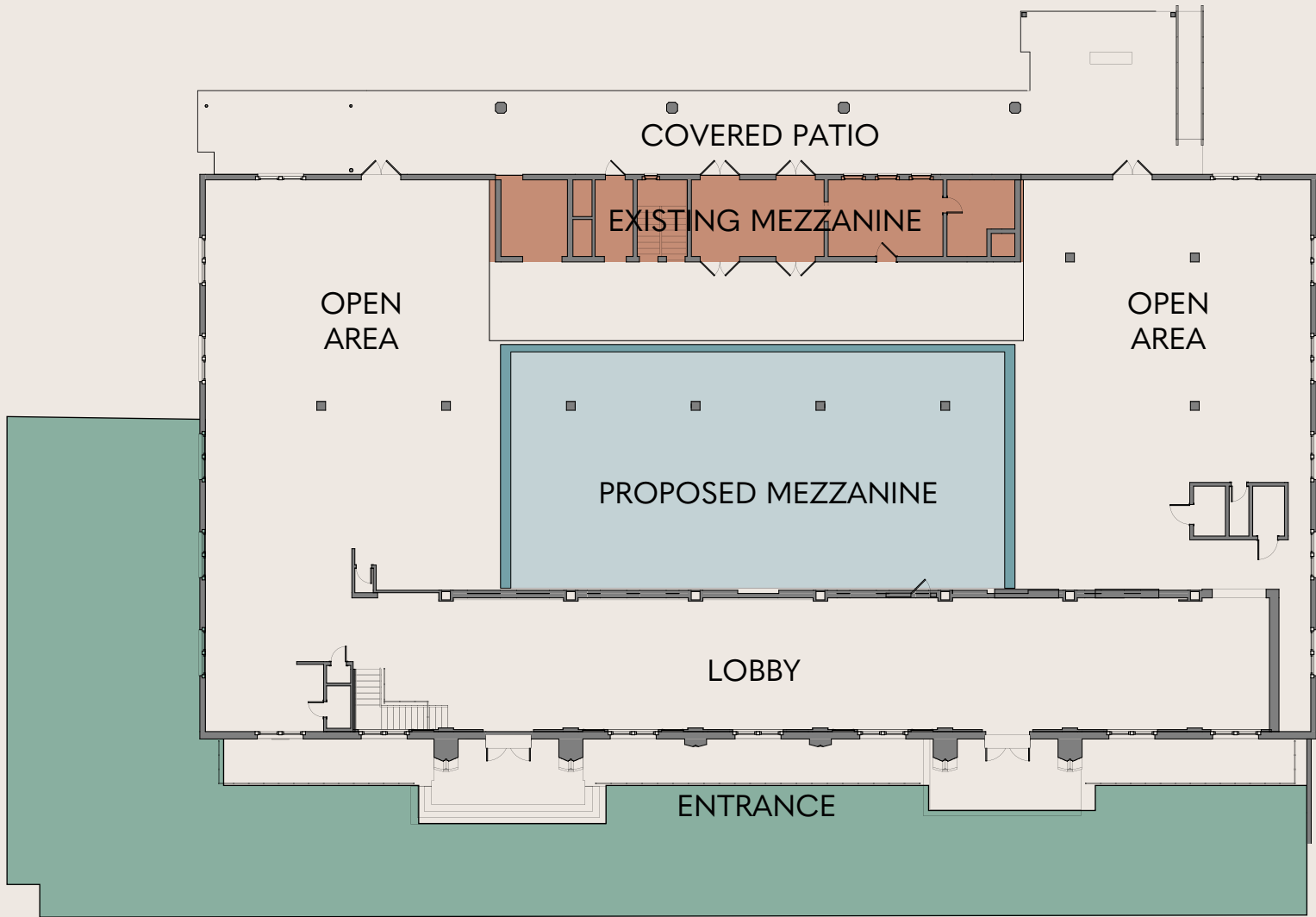
LOWER LEVEL 16,199 RSF



Proposed Lightwell

FLOORPLANS

ENTRY LEVEL 16,732 RSF



- Existing Mezzanine 1,948 SF
- Proposed Mezzanine 2,941 SF±
- Landscape area 5,408 SF



WITH OVER 8 MILLION ANNUAL VISITORS
AND \$4.8 BILLION SPENT ANNUALLY ON
FOOD AND BEVERAGE,

Santa Monica, CA exemplifies a strong and reliable market for food and beverage institutions. With its significant market size and established reputation for fine dining, the surrounding area is ready to welcome its next restaurant or nightlife destination.





AREA HIGHLIGHTS

The SMPO is embedded in the heart of downtown Santa Monica, providing premier access to the area's most significant attractions and amenities. A perfect location in one of Los Angeles' most visited and iconic areas.

PREMIER AMENITIES & ACCESS

2 blocks from iconic 3rd Street Promenade retail hub

2 blocks from the weekly Santa Monica Farmers Market

3 blocks to the Expo Line Santa Monica station

Secure on-site parking & access to 9 city parking structures within blocks

Large private covered outdoor deck, landscape area + opportunity to activate roof

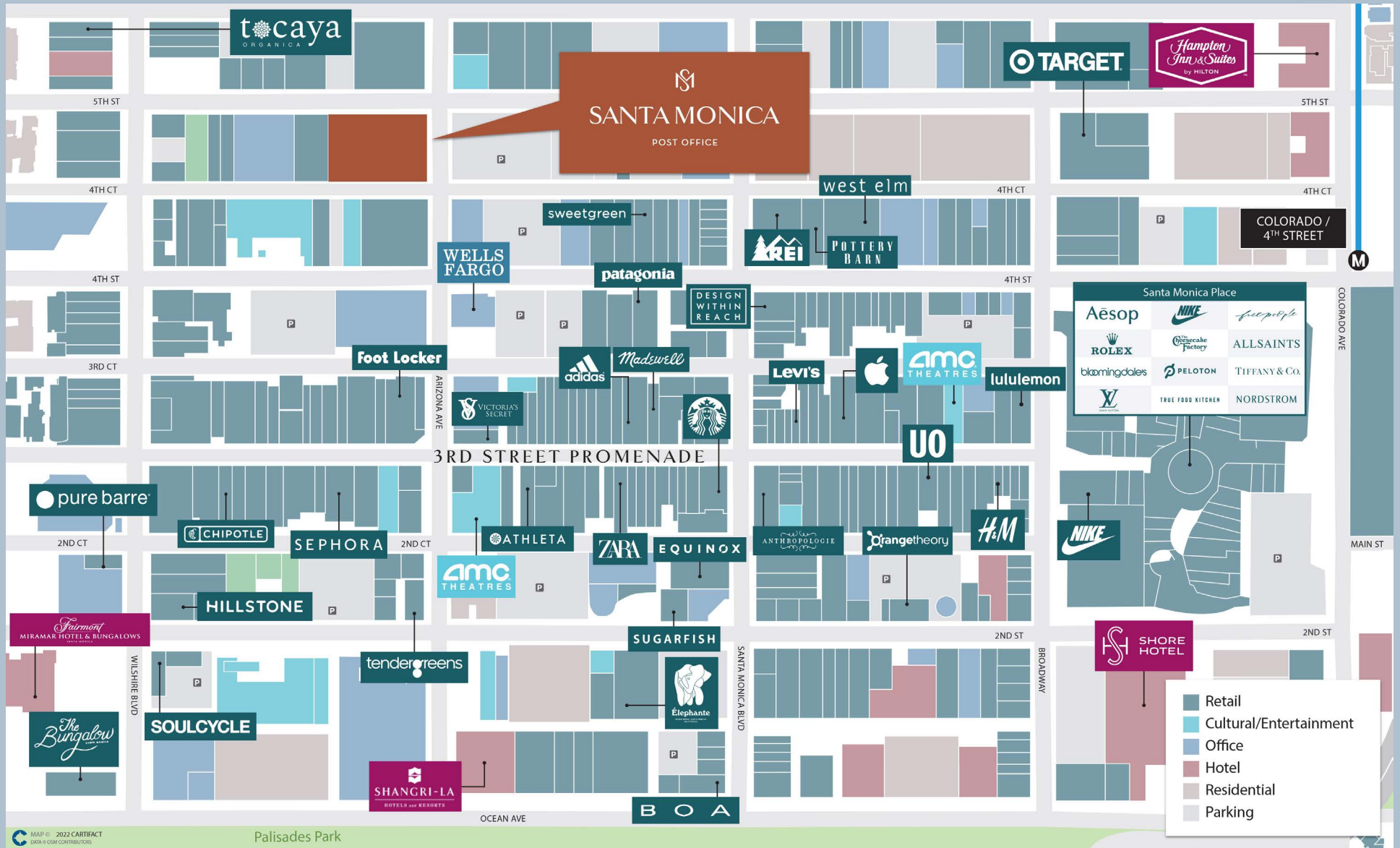


SANTA MONICA AT A GLANCE

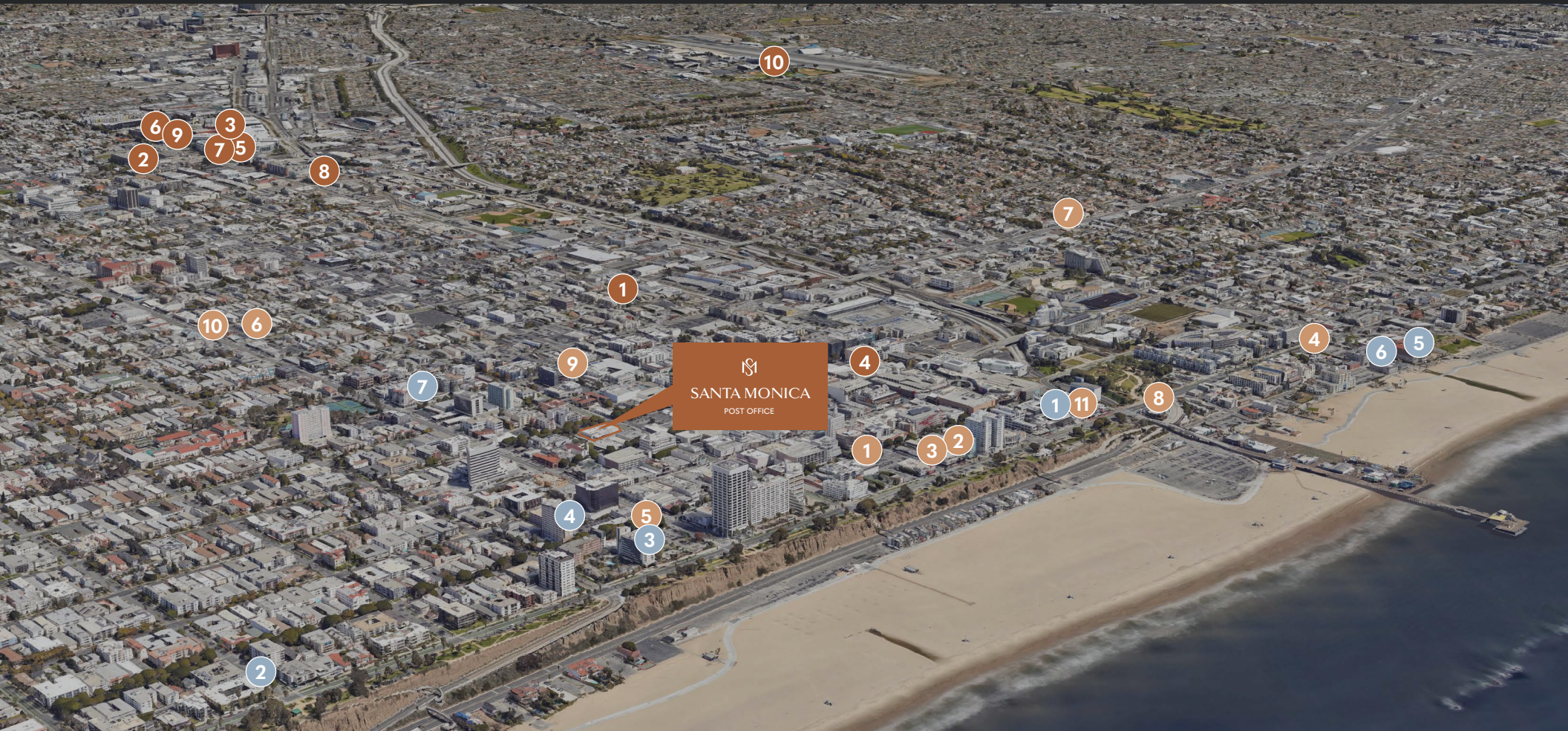
	2 miles	5 miles	10 miles
POPULATION	87,337	373,385	1,092,424
AVERAGE HOUSEHOLD INCOME	\$136,308	\$135,557	\$127,165
MEDIAN HOME VALUE	\$1,035,390	\$1,052,764	\$1,022,017
FOOD&ALCOHOL EXPENDITURE	\$454M	\$1.874B	\$4.830B
TOTAL CONSUMER SPENDING	\$1.653B	\$6.938B	\$17.760B



NEIGHBORING TENANTS



NEARBY CORPORATE TENANTS, RESTAURANTS & HOTELS



CORPORATE NEIGHBORS

- | | |
|-------------------|--------------|
| 1. Hulu | 6. Lionsgate |
| 2. HBO | 7. CBS |
| 3. Amazon Studios | 8. Universal |
| 4. Bird | 9. MTV |
| 5. Oracle | 10. Snapchat |

RESTAURANTS/NIGHTLIFE

- | | |
|----------------------|----------------------|
| 1. Elephante | 7. Piccolo |
| 2. Watergrill | 8. The Lobster |
| 3. BOA Santa Monica | 9. Cassia |
| 4. Capo | 10. Rustic Canyon |
| 5. FIG | 11. Ivy at the Shore |
| 6. Citrin Restaurant | |

HOTELS

- | | |
|------------------------|------------------------------|
| 1. Shore Hotel | 5. Hotel Casa del Mar |
| 2. Oceana Santa Monica | 6. Shutters on the Beach |
| 3. Fairmont Miramar | 7. Santa Monica Proper Hotel |
| 4. The Huntley Hotel | |



HISTORY OF THE PROPERTY

The Santa Monica Post Office building (SMPO) represents the social, political, and architectural history of the city of Santa Monica. Situated at a prominent corner of 5th Street and Arizona Avenue in downtown Santa Monica, the SMPO at 1248 5th Street served residents and visitors for exactly 75 years. Designed and constructed between 1937 and 1938, the building is an excellent example of the Public Works Administration (PWA) Moderne architectural style, and embodies distinguishing design characteristics associated with that style. Under the New Deal program in the 1930s, some post offices were designed to reflect regional southern California traditions. The SMPO was particularly unique in that local architect Robert Dennis Murray served as its primary architect.

With its monumental PWA Moderne style, and its Art Deco-influenced wave and water motifs in concrete and metal, the building continues to make quality architecture, construction, art and sculptural elements accessible to the public.

From its opening in 1938 until its closing in 2013, **SMPO** operated as a center for commerce and communication, served as a valued community meeting place, and disseminated information and ideas from around the world. Today, the Santa Monica Post Office building is a designated City Landmark whose historic lobby and building exterior are protected and preserved, presenting the possibility of old as impetus for new.



POST OFFICE

1937. Construction of the Santa Monica Post Office (SMPO) building began in September 1937, after a Congressmen-led and community-concerted effort to secure public funds.

1938 July 23. A dedication ceremony was held and the United States Postal Service (USPS) officially opened its doors to the Santa Monica community.

1944. During World War II, the SMPO building served as a valued community meeting place as the USPS hosted war bond and stamp drives to help fund and support the war.

1948-1951. The post office remained active following the war: local girl scouts received commemorative stamps, the SMPO lobby bustled during the holidays, and USPS dutifully delivered.

c.1964-1965. During the civil rights movement, the SMPO building served as a backdrop for demonstrators advocating for an end to segregation at a nonviolent protest rally.

1950s-1990s. Modernization including additional parking, an accessible ramp, and larger service counters met a changing population with diverse needs, bringing SMPO into the 21st century.

2013 June 29. With the rise in digital communication, increased automation, and declining mail volumes, the USPS closed operations at SMPO, along with many others across the nation.

2019. Today, the SMPO building is a protected, present-day 'Time Capsule' whose walls are embedded with history, legacy, hidden original materials, and the possibility of old and new...

1937

1938

1939

1944

1948

1949

1951

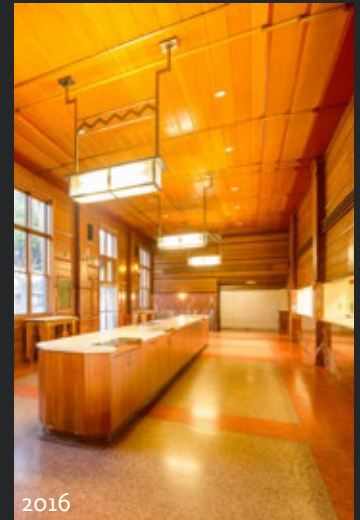
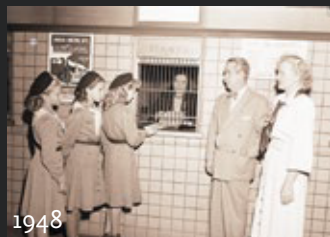
c.1964-1965

1990s

1992

2013

2019





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*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.