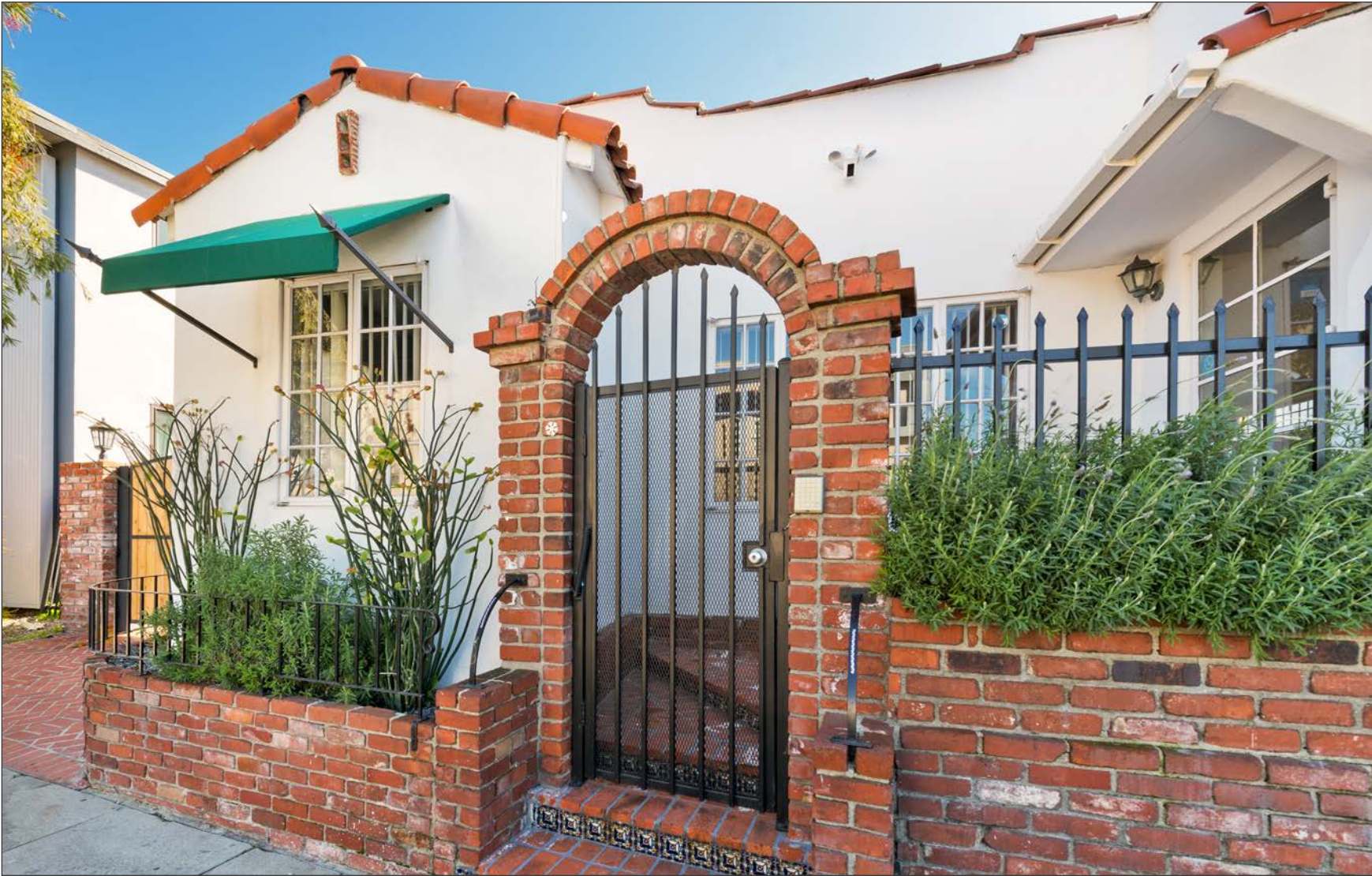


1020 PICO BOULEVARD

SANTA MONICA, CA 90405



FOR LEASE



A DIVISION OF



± 6,317 SF NEWLY RENOVATED
FREESTANDING RETAIL BUILDING



FEATURES

- Freestanding Retail Building
- Recently Renovated
- Secured Gated Entry
- Exposed Ceilings and Abundant Natural Light
- Located Just Minutes from the Beach, Third Street Promenade and Santa Monica's Media District
- Easy Access to Santa Monica (10) Freeway and Pacific Coast Highway (1)
- Walking Distance to the Downtown Santa Monica Expo Station



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

PREMISES

± 6,317 SF

RENT

\$3.10/SF, NNN

TERM

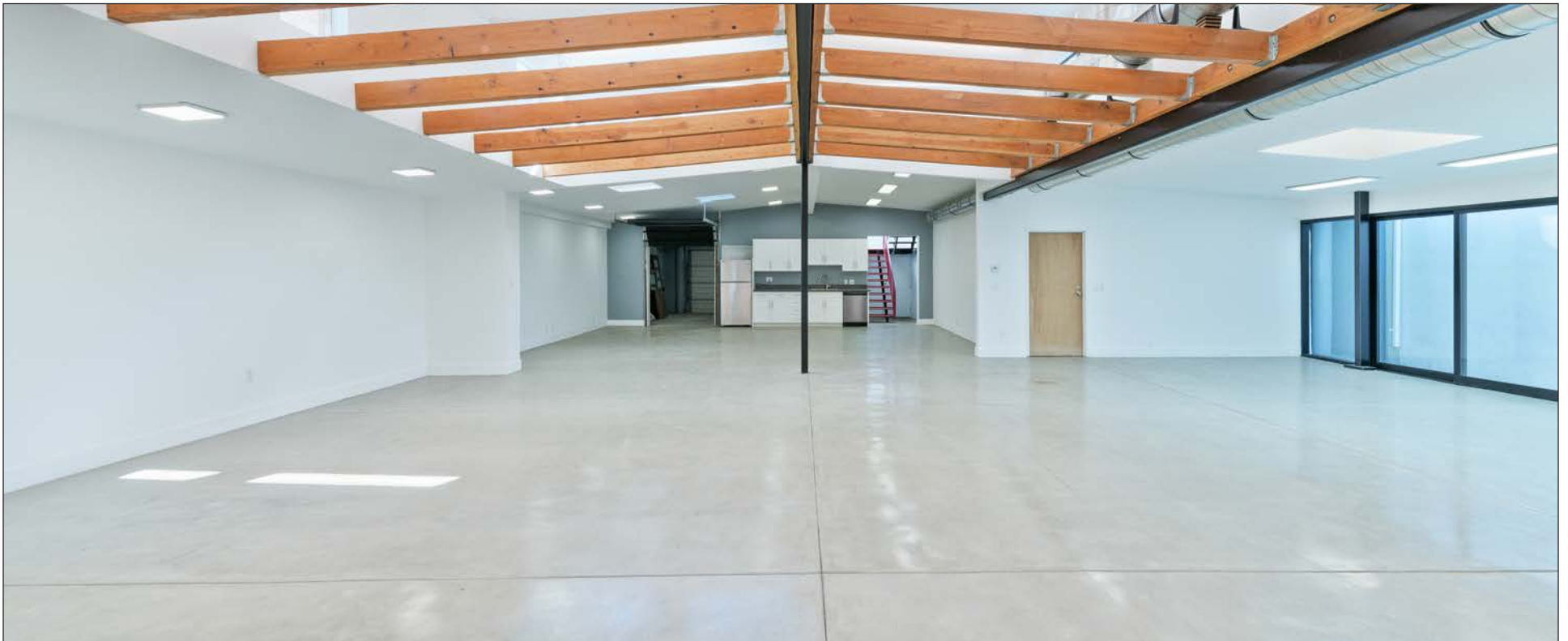
3+ Years

OCCUPANCY

Immediate

PARKING

Six (6) Spaces
+ Five (5) Street Parking Passes

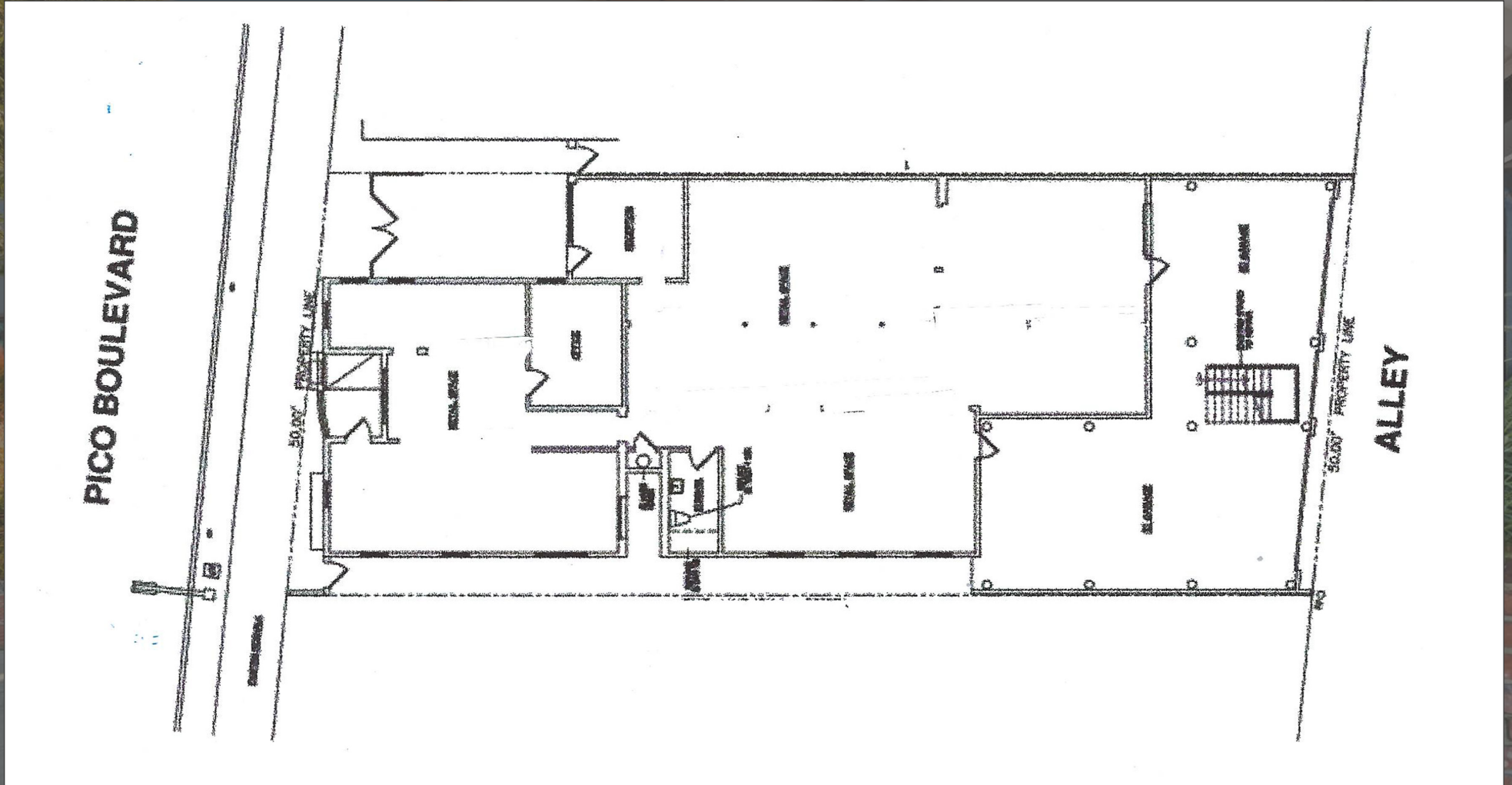




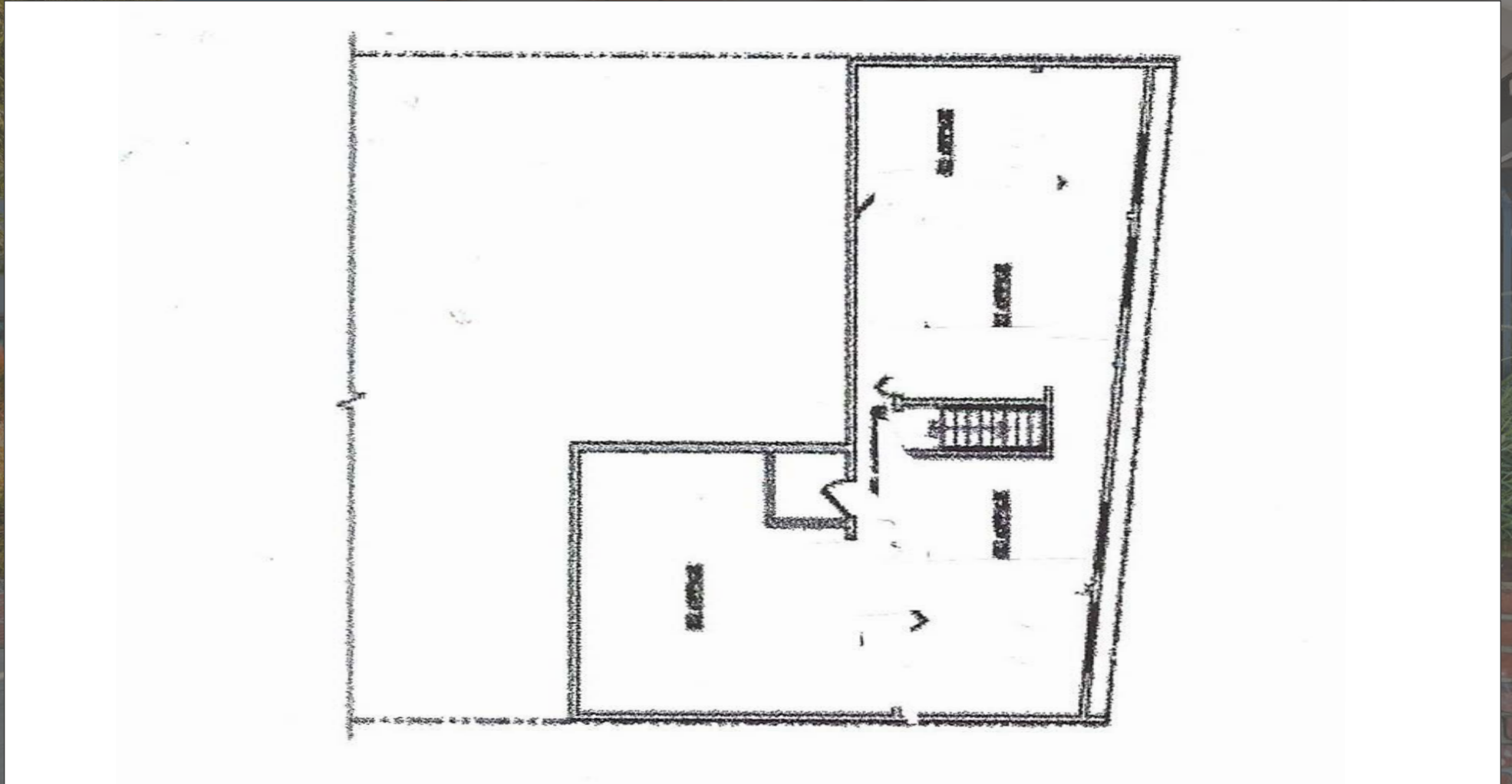




FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR



NEARBY MAJOR TENANTS

1020 PICO BOULEVARD

WEST OLYMPIC CORRIDOR

Bad Robot
Indian Paintbrush
Final Cut
JBC Music
Arsenal FX Color
Digital Nation Entertainment
Cutters
Parks Mac Donald
Planet Blue HQ
Radical Media
Threshold Entertainment

BROADWAY PLACE

General Editorial
TigerConnect
Cut + Run
Cosmo Street Editorial
Apache

COLORADO CENTER

HULU
HBO
Bird
ShoeDazzle

WATER GARDEN

Amazon Studios
CBS
AMC Networks
Oracle

COLORADO CORRIDOR

Viacom
Lionsgate
Interscope Records
Illumination
Gameshow Network
Universal Music Group
Starz Entertainment
Simple Practice
Goop
The Honest Company
FIGS
Reddit

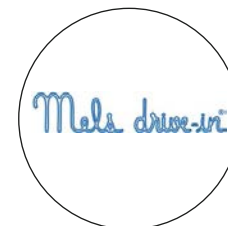
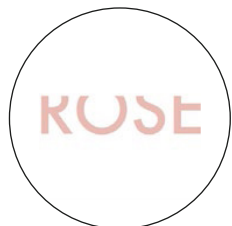
BERKELEY SM EAST

Blackbear Pictures
Blue Bonsai
Jenni Kayne
Soundbox
Apogee Electronics
Cartel
Yoga Glo

PENN FACTORY/PENN STATION

GoodRX
Kite Pharma
Redbull North America HQ
Tala
Center for Media & Design

AREA AMENITIES



CONTACTS

BRAD MCCOY

310.899.2730
bmccoy@leewestla.com
BKR DRE 01938098

DAVID WILSON

310.899.2707
dwilson@leewestla.com
AGT DRE 00822760

GEORGE WILSON

310.899.2738
gwilson@leewestla.com
AGT DRE 02090678

Dylan Mahood

310.899.2706
dmahood@leewestla.com
AGT DRE 02027002

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
www.leewestla.com | DRE 01222000



A DIVISION OF



LEE &
ASSOCIATES