

1302-1308 PICO BLVD, SANTA MONICA, CA 90405



A DIVISION OF



± 2,900 SF RETAIL/OFFICE SPACE FOR LEASE

PREMISES:

± 2,900 SF (can be divided to 1,450 SF -2,900 SF)

RENT:

\$3.50/SF NNN (nets approximately \$0.65/SF)

PARKING:

13 surface parking spaces /ample street parking

OCCUPANCY:

Immediate

TERM:

3-5 years

FEATURES:

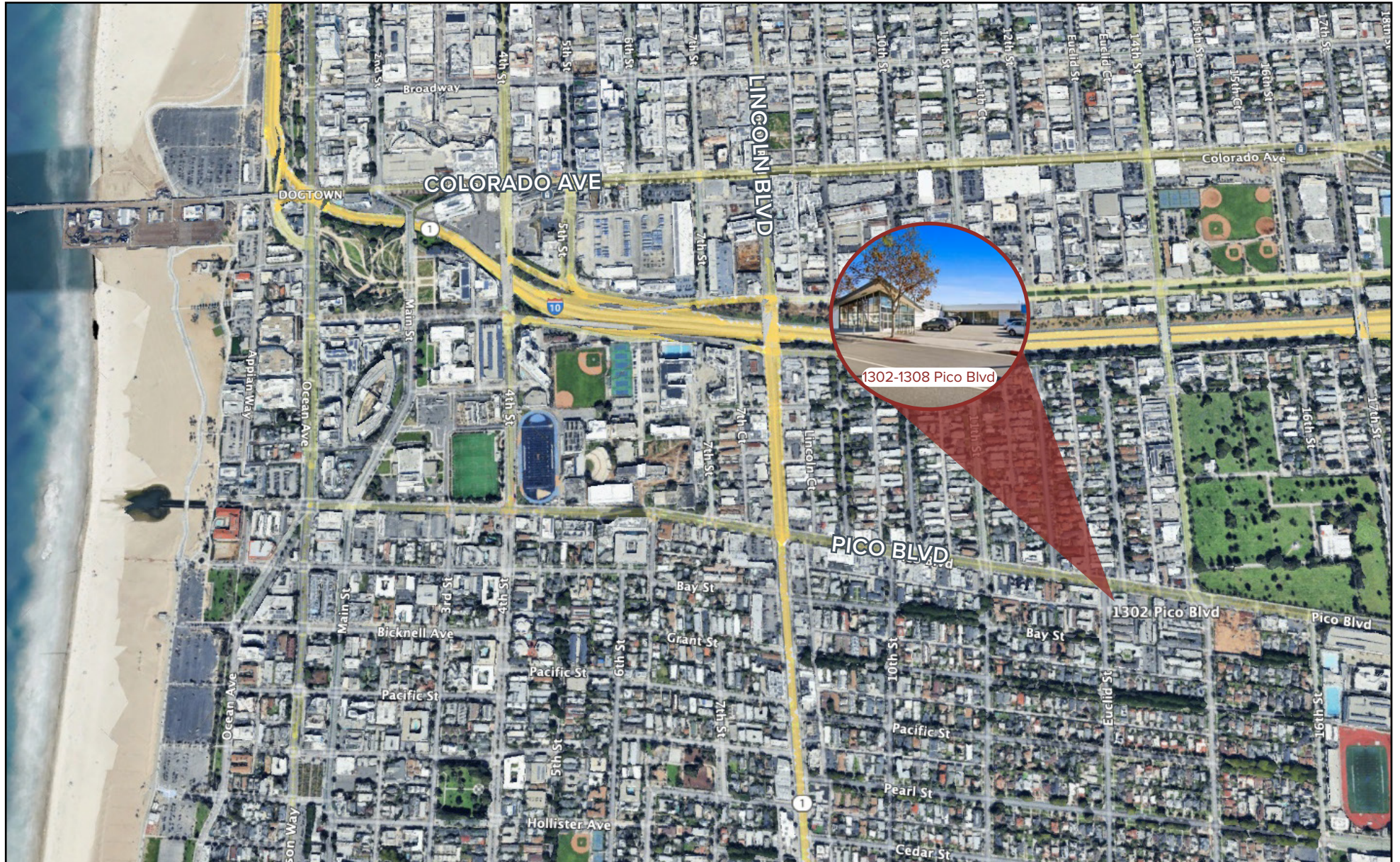
- Highly visible and recently renovated corner retail space for lease
- Upcoming renovations planned for the exterior facade and parking area
- Ample parking for employees and customers
- Can work for a wide variety of uses
- Ideal location in the heart of Santa Monica
- One block away from the new Santa Monica College campus expansion project at 14th and Pico Blvd

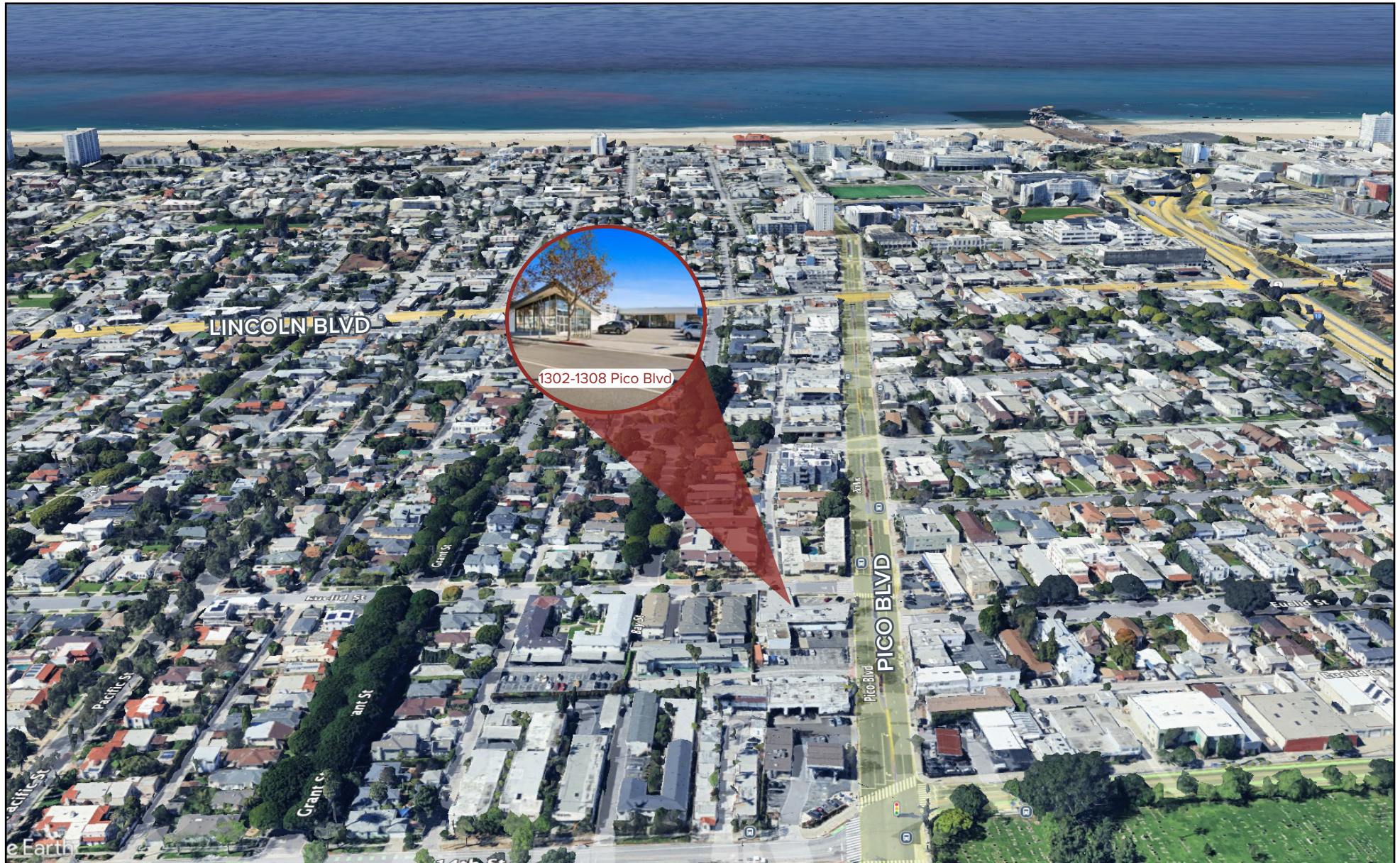


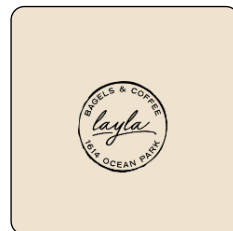










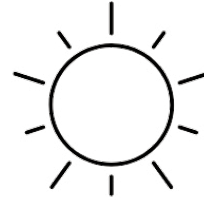


*Click logo for website information



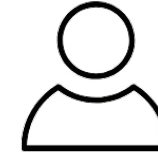
2024 POPULATION

2 Miles
124,808
5 Miles
511,248
10 Miles
1,372,179



2029 PROJECTION

2 Miles
61,548
5 Miles
228,512
10 Miles
573,357



MEDIAN AGE

2 Miles
41.6
5 Miles
38.7
10 Miles
39.6



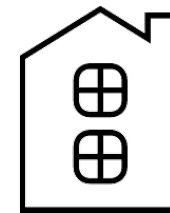
AVG HOUSEHOLD INCOME

2 Miles
\$136,282
5 Miles
\$140,197
10 Miles
\$125,753



INCOME OVER \$200K

2 Miles
15,421
5 Miles
58,623
10 Miles
120,604



MEDIAN HOME VALUE

2 Miles
\$104,860
5 Miles
\$108,861
10 Miles
\$93,062

SPENCER HORAK

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