



RETAIL SPACE FOR LEASE



3103 PICO BOULEVARD, SANTA MONICA, CA 90405

SIZE: Approximately 2,723 square feet total
Ground Floor: Approximately 2,034 square feet
2nd Floor: Approximately 689 square feet
RATE: \$2.95 per square foot per month, NNN
(NNN estimated to be \$0.29 per square foot per month)
PARKING: Three (3) parking spaces included
TERM: Negotiable
AVAILABLE: Immediately

- Stand alone building on Pico Boulevard
- Excellent window line with good signage/exposure
- Space has high ceilings, skylights and heavy power
- Full HVAC system throughout
- 2nd floor office space has operable windows
- Neighbors include Trader Joe's, McCabe's Guitars, Rae's Restaurant, Larues Restaurant, Valentino's and the 99 Cent Store

ARTHUR PETER
310.395.2663 x101

ARTHUR@PARCOMMERCIAL.COM
Lic# 01068613

RAFAEL PADILLA
310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM
Lic# 00960188

1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • www.parcommercial.com

FLOOR PLAN



PICO BLVD

ARTHUR PETER
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PROPERTY PHOTOS



ARTHUR PETER
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