



# RETAIL SPACE FOR LEASE IN SANTA MONICA



**302 PICO BOULEVARD, SANTA MONICA, CA 90405**

## SIZE

Approximately 4,500 square feet

## RATE

\$17,000 per month, NNN  
(NNN estimated to be \$4.00 per square foot per month)

## PARKING

Ample parking behind building

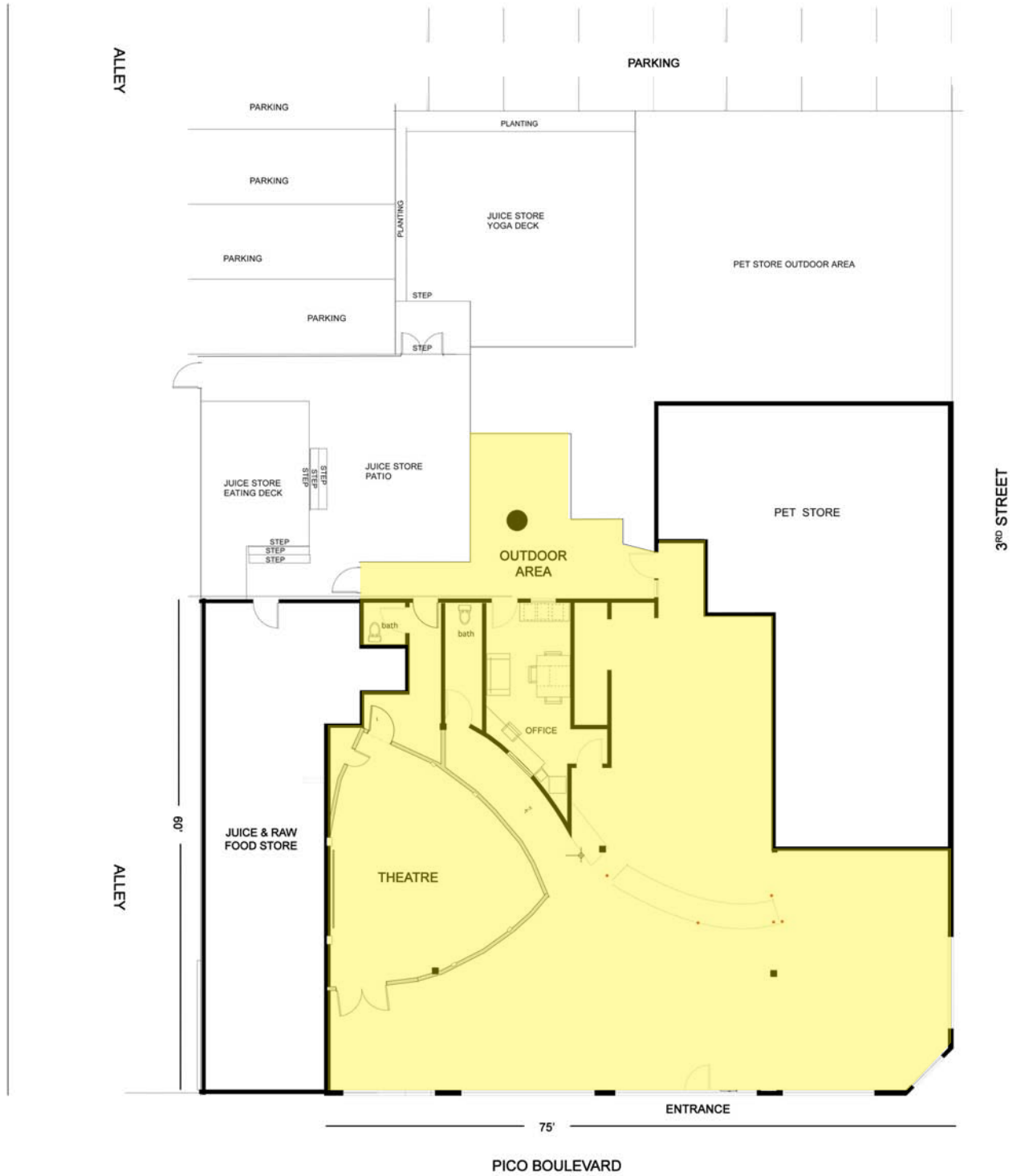
**AVAILABLE OCTOBER 1, 2020**

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- **Great visibility with 100' of frontage (75' on Pico Boulevard) and tremendous daily automobile traffic**
- **48 seat screening room**
- **Hotel neighbors include Le Méridien Delfina, Shutters, Casa Del Mar, Viceroy, and Marriott Le Merigot**
- **Walking distance to the beach, Main Street, Metro station and Downtown Santa Monica**
- **Across from the SM Civic Center and the new Historic Belmar Sports park**
- **High income area with strong demographics & eclectic mix of retailers**

# SITE PLAN



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