



# RETAIL SPACE FOR LEASE IN SANTA MONICA



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

## SIZE:

Approximately 3,000 square feet  
(Divisible)

## RATE:

\$3.66 per square foot per month, NNN

## TERM:

3-5 years

## PARKING:

Ample parking behind building

## AVAILABLE:

Immediately

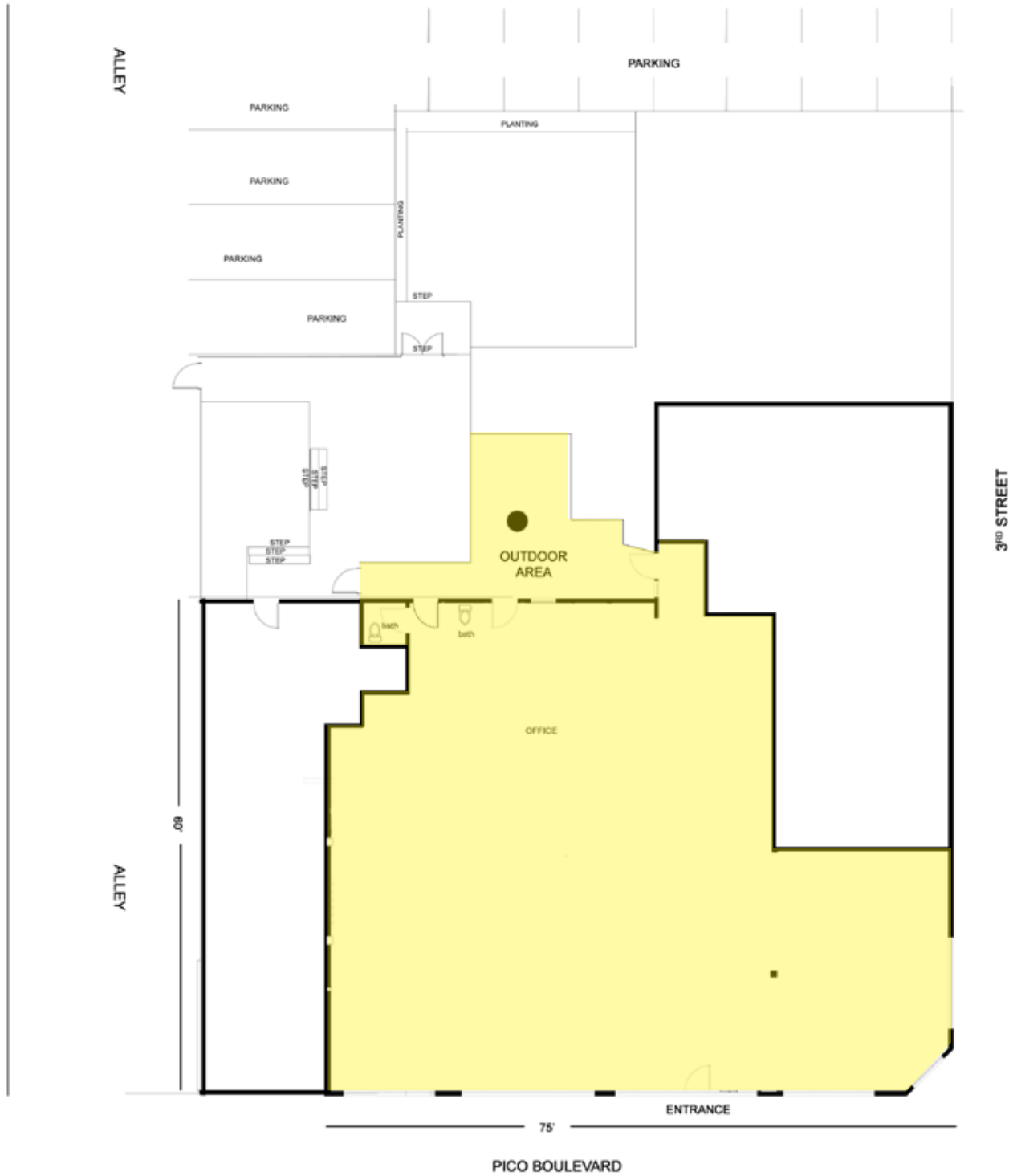
- **Walking distance (1 block) to the beach, Main Street, Expo Station and Downtown Santa Monica**
- **Across from the Santa Monica Civic Center and the new historic Belmar Sports Park**
- **Hotel neighbors include Le Meridien Delfina, Shutters, Casa del Mar, Viceroy, Hilton, Marriott Le Merigot and Regent**
- **High income area with strong demographics & eclectic mix of retailers**
- **Private outdoor patio**

**GREAT VISIBILITY WITH 100' OF FRONTAGE  
(75' ON PICO BOULEVARD) & SUPERB  
DAILY AUTOMOBILE TRAFFIC**

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# SITE PLAN



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