



RETAIL SPACE FOR LEASE IN SANTA MONICA



302 PICO BOULEVARD, SANTA MONICA, CA 90405

SIZE

Approximately 3,500 square feet

RATE

\$18,000 per month, Net

PARKING

Ample parking behind building

AVAILABLE

Immediately

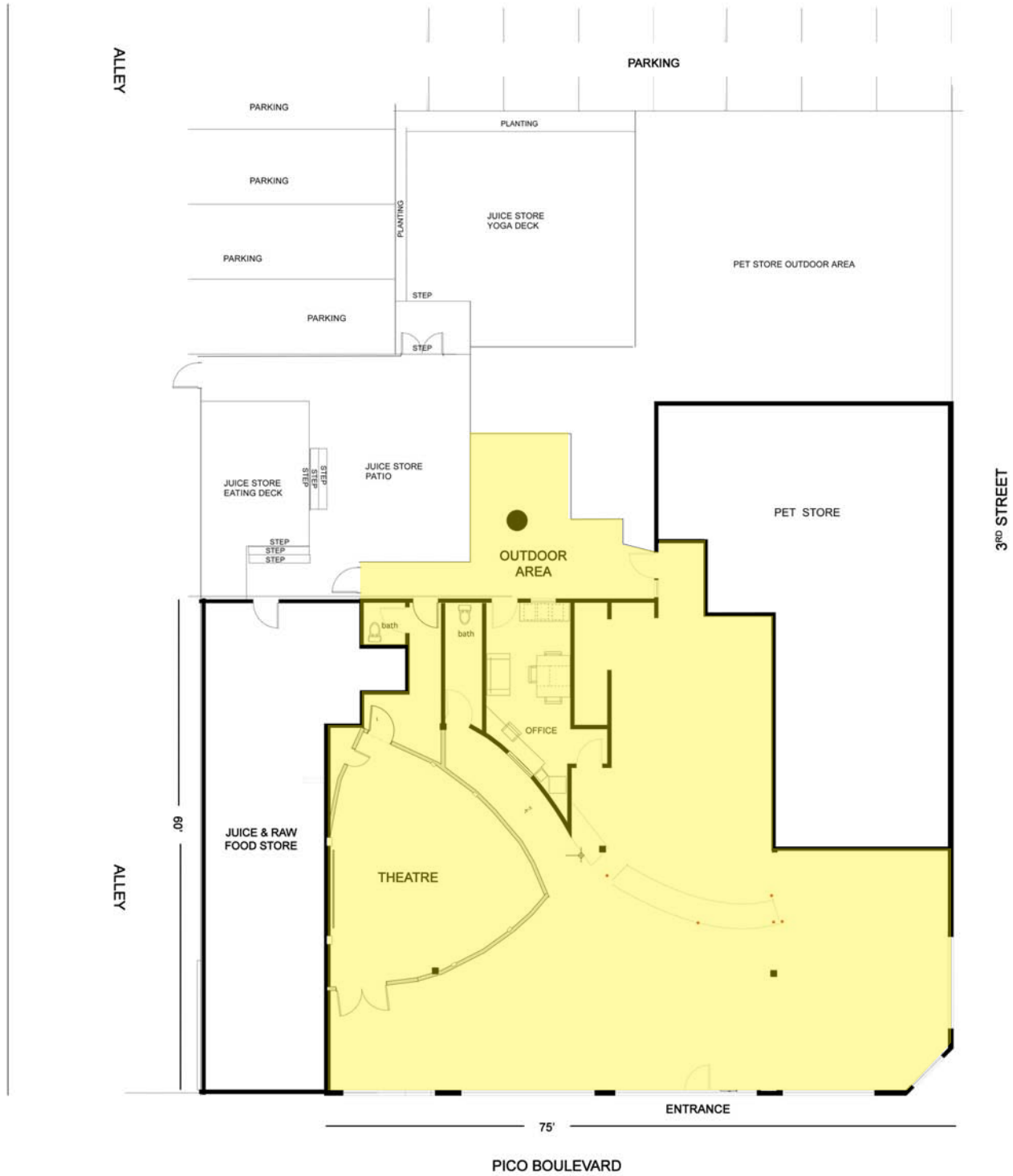
**GREAT VISIBILITY WITH 100' OF FRONTAGE
(75' ON PICO BOULEVARD) & SUPERB
DAILY AUTOMOBILE TRAFFIC**

- 48 seat screening/performance room
- Hotel neighbors include Le Méridien Delfina, Shutters, Casa Del Mar, Viceroy, Hilton, Double Tree and Marriott Le Merigot
- Walking distance to the beach, the Santa Monica Pier, 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

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SITE PLAN



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