

**1221 2ND STREET**  
**Santa Monica, CA 90401**



**GROUND FLOOR GYM/RETAIL SPACE**

**FOR LEASE**



**RAFAEL PADILLA**

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## PROPERTY CHARACTERISTICS

# GYM/RETAIL FOR LEASE - GROUND FLOOR

1221 2nd Street, Santa Monica, CA 90401

**SIZE:** Approximately 2,549 square feet

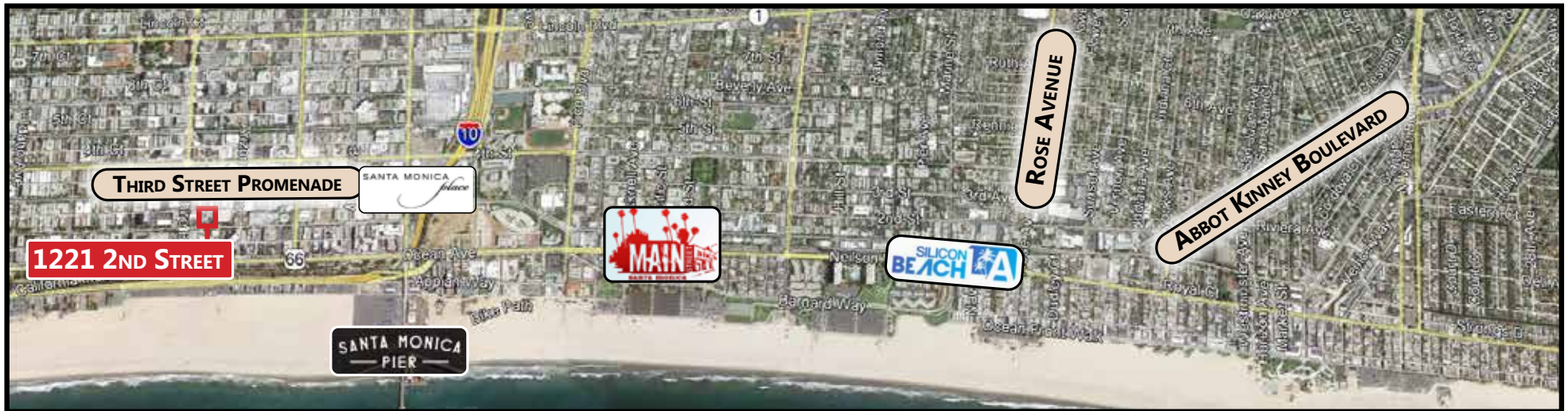
**RATE:** \$4.00 per square foot per month, MG  
(net electrical and janitorial)

**AVAILABLE:** Immediately

**PARKING:** 1 tandem (2 total) at \$150 per month;  
additional parking in public structures

**TERM:** 3-5 years

- Large glass frontage on 2nd Street
- Walking distance to the Third Street Promenade, Santa Monica Pier, Santa Monica Place and the Metro line station
- Amenity rich area
- Located in beautiful Bayside District
- Built out with 2 bathrooms and 2 showers
- Adjacent to two parking structures
- A close bike ride to housing in trendy Venice



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# PROPERTY PHOTOS

## GYM/RETAIL FOR LEASE - GROUND FLOOR 1221 2nd Street, Santa Monica, CA 90401



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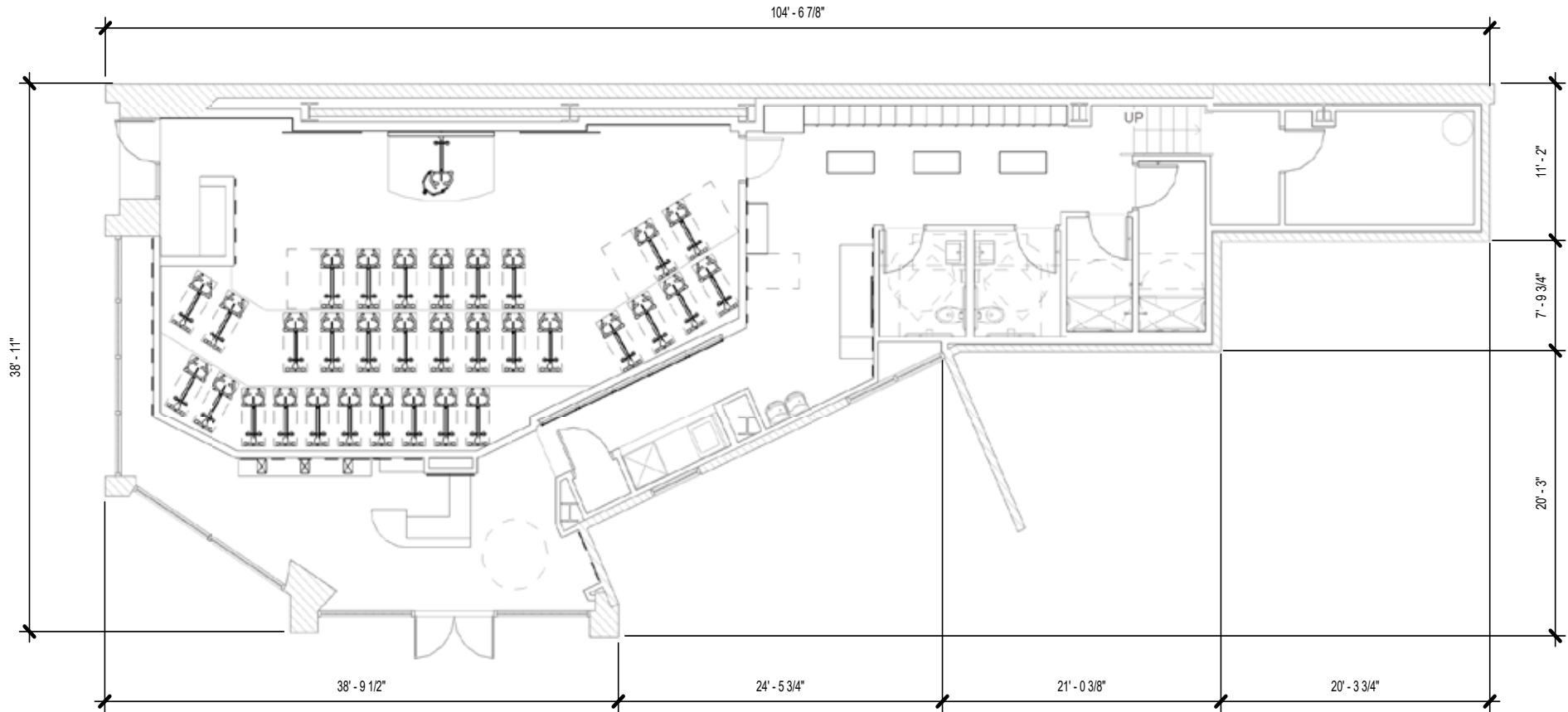
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# FLOOR PLAN

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# SANTA MONICA

## GYM/RETAIL FOR LEASE - GROUND FLOOR 1221 2nd Street, Santa Monica, CA 90401

Downtown Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 24 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world. Play in the sand, go shopping or just relax, Santa Monica has it all!



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# BY YOUR SIDE

# AREA NEIGHBORS

## CAFES/RESTAURANTS

- 1 Fig
- 2 Pacific Catch
- 3 Hillstone
- 4 Wally's Wine
- 5 California Pizza Kitchen
- 6 Lotus Dim Sum
- 7 1212 Santa Monica
- 8 Lemonade
- 9 Gyu-Kaku
- 10 Tender Greens
- 11 Uovo
- 12 HiHo Burger
- 13 Cava
- 14 Sugarfish
- 15 The Misfit
- 16 Barney's Beanery
- 17 BOA Steakhouse
- 18 Water Grill
- 19 The Craftsman
- 20 KazuNori
- 21 Meat on Ocean
- 22 Del Frisco's
- 23 True Food
- 24 Bruxie
- 25 BIBIBOP



## SPAS/BEAUTY

- 46 Exhale LA
- 47 Massage Co
- 48 Ocean Oasis
- 49 Burke Williams
- 50 Tikkun Holistic
- 51 Lloyd's Barbershop
- 52 Salon Republic
- 53 Saulino Smith
- 54 Brambila Salon

## BANKS

- 55 Bank of America
- 56 Chase Bank
- 57 Wells Fargo
- 58 Citibank
- 59 Union Bank

## FITNESS

- 60 Gold's Gym
- 61 Burn Fitness
- 62 SoulCycle
- 63 Pure Barre
- 64 Pilates Platinum
- 65 Equinox
- 66 Orangetheory
- 67 Hot 8 Yoga

## SHOPPING

- 26 Apple
- 27 Sephora
- 28 Patagonia
- 29 Lululemon
- 30 Anthropologie
- 31 H&M
- 32 Urban Outfitters
- 33 Nordstrom
- 34 Santa Monica Place

## ARTS & ENTERTAINMENT

- 35 AMC Broadway 4
- 36 AMC Santa Monica 7

## HOTELS

- 37 Fairmont Miramar
- 38 The Huntly
- 39 Shore Hotel
- 40 The Pierside
- 41 Ocean View Hotel
- 42 Georgian Hotel
- 43 Hotel Carmel
- 44 Shangri-La
- 45 Loews



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