



# FREESTANDING RETAIL BUILDING FOR LEASE



**316 PICO BLVD, SANTA MONICA, CA 90405**

## SIZE:

APPROXIMATELY 2,000 SQUARE FEET OF BUILDING WITH A BONUS OF 500 SQUARE FEET OF OUTDOOR PATIO

## RATE:

\$3.50 PER SQUARE FOOT PER MONTH, NNN (NNN ESTIMATED TO BE \$0.30 PER SQUARE FOOT PER MONTH)

## TERM:

3 YEARS

## PARKING:

FREE PARKING

## AVAILABLE:

IMMEDIATELY

## HIGHLIGHTS:

- **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**
- **High ceiling**

**JEFFREY JAROW**

**310.395.2663 x105**

**JEFF@PARCOMMERCIAL.COM**

**Ltc# 00870996**

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# INTERIOR PHOTOS



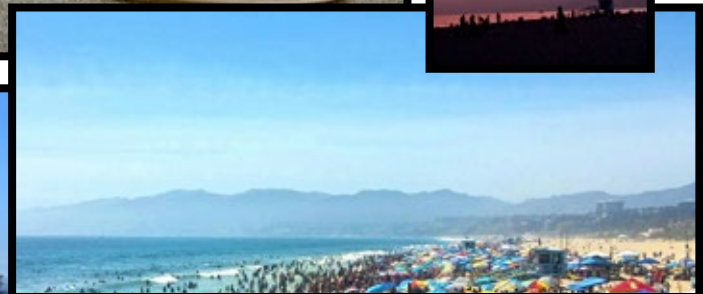
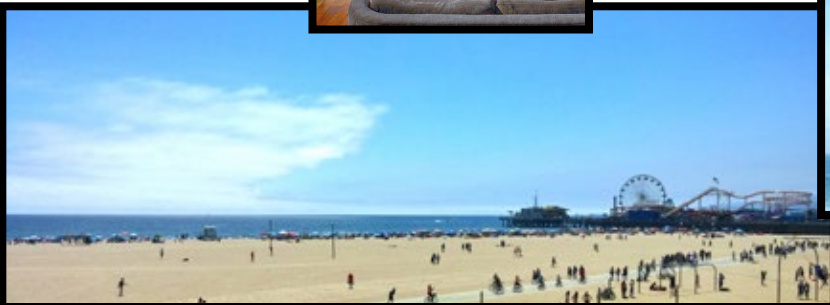
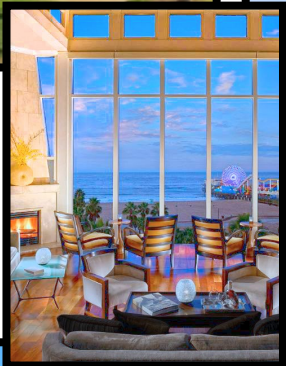
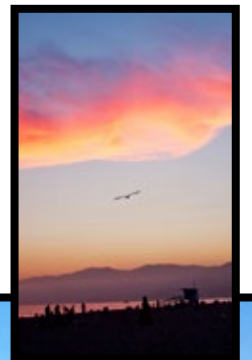
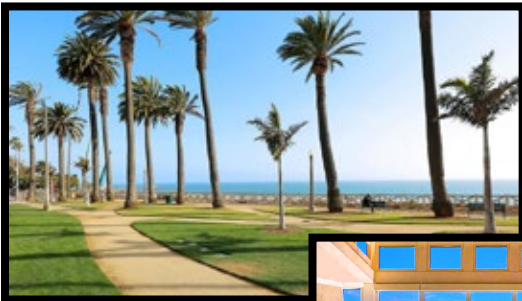
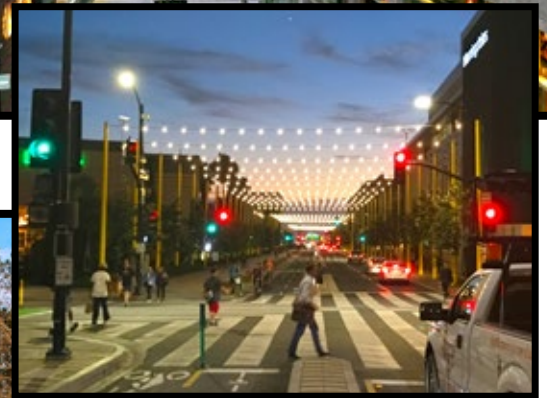
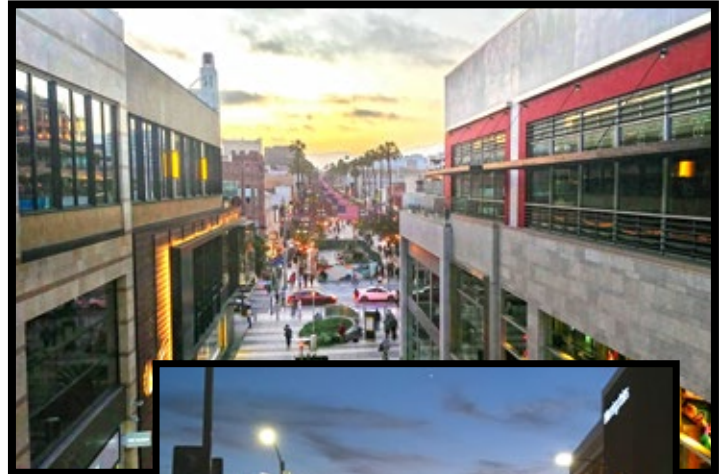
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# NEIGHBORHOOD HIGHLIGHTS

## 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.



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