



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) OR \$7,000 PER MONTH, NNN

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

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Ltc# 00870996

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INTERIOR PHOTOS



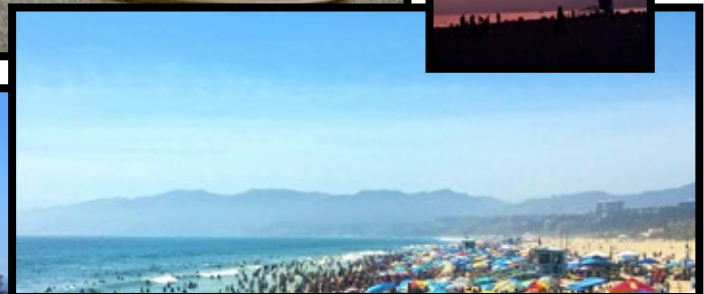
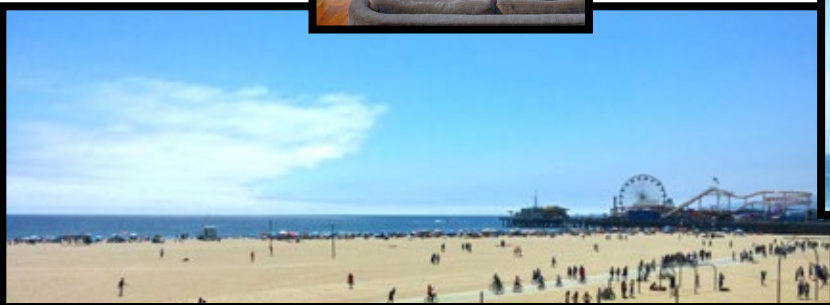
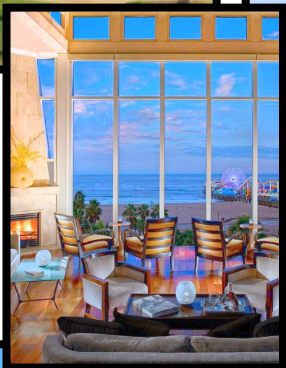
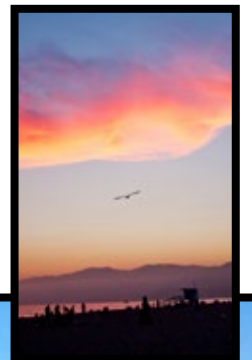
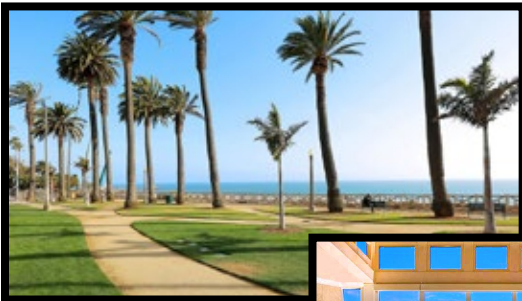
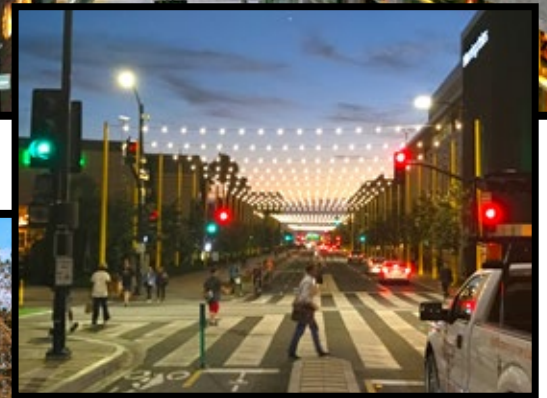
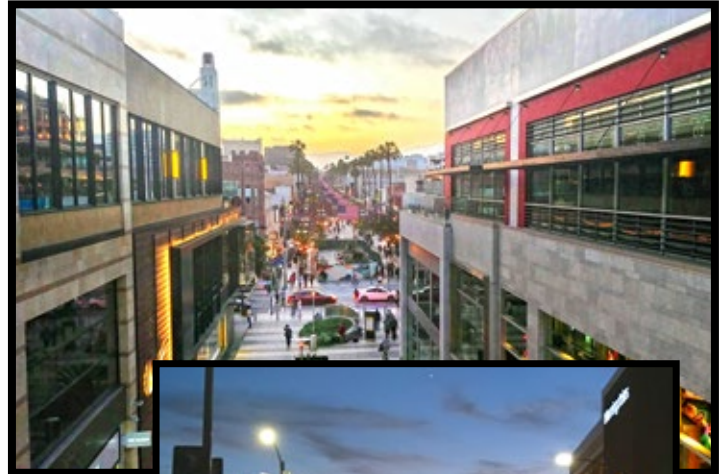
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NEIGHBORHOOD HIGHLIGHTS

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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