



Retail Store For Lease
1450 2nd Street
Downtown Santa Monica



ADDRESS: 1450 2nd Street, Santa Monica CA 90401

RETAIL SPACE DESCRIPTION:

- ◆ 7,500 square feet
- ◆ 50 feet of glass line frontage on 2nd Street
- ◆ Sand blasted high volume free span bow truss roof
- ◆ Four (4) Air conditioning and heating units
- ◆ 10 Skylights
- ◆ Manager office, support offices, storage, and 2 bathrooms in rear

RENTAL RATE: ◆ \$4.95 per SF NNN. **TERM:** ◆ 10 years.

PARKING: ◆ Parking available in City Structures directly across street.

LOCATION DESCRIPTION:

- ◆ Prime Downtown Santa Monica location.
- ◆ 300 Restaurants and Shops located nearby.
- ◆ Excellent demographics. High-income shopper location.

Available Date: ◆ Current tenant Wild About Music will vacate upon 30 days notice.

CONTACT: ◆ Vincent C. Muselli (310) 458-4100 Ext. 204 muselli@muselli.net

501 Santa Monica Boulevard, Suite 701 Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100

www.muselli.net



1448-50 2ND Street, Santa Monica Interior Photos

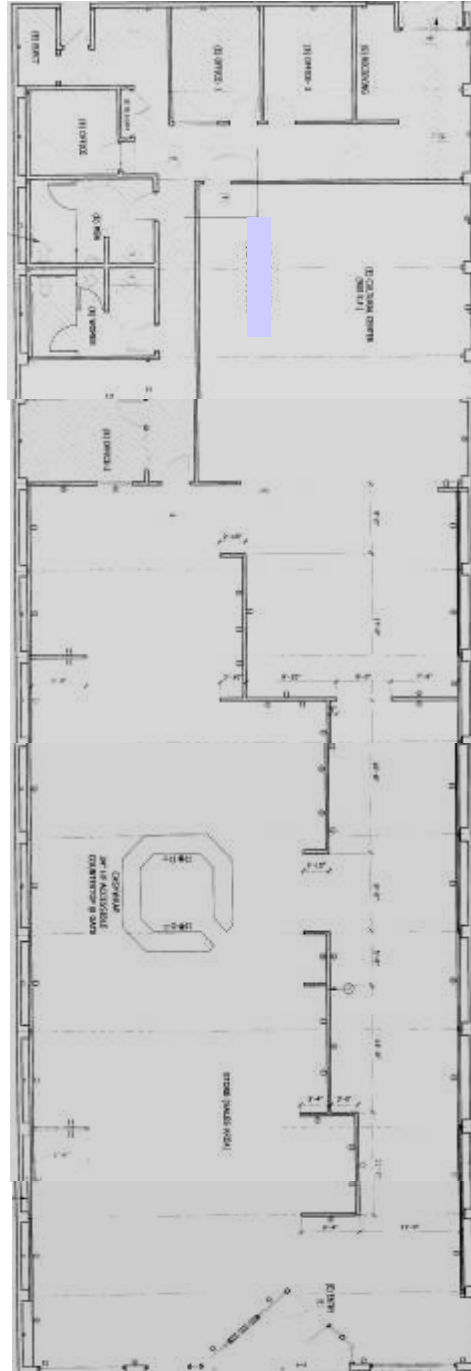


All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



1448-50 2ND Street, Santa Monica Store Floor Plan

50 foot frontage on 2nd Street x 150 foot depth to a 20' alley



Entrance 1448-50 2nd Street

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