



RETAIL SUBLEASE
1419 5th Street
SANTA MONICA



ADDRESS: 1419 5th Street, Santa Monica, CA 90401

SIZE: Approximately 936 Square Feet

PARKING: Two (2) spaces. \$75.00 per month per space

RATE: \$2,120.98/Month Modified Gross with 3% annual increases (Increases begin 9/1/06).

TERM: Lease expires 8/31/2009 with One (1) Five (5) year option.

FEATURES:

- ◆ Available April 17, 2006
- ◆ Bathroom
- ◆ Open Space
- ◆ New floors, paint, and lighting.
- ◆ 2 blocks from the Promenade
- ◆ DO NOT DISTURB TENANTS.

AGENT: Evan Pozarny (310) 458-4100 EXT: 221
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