



FOR LEASE!
Retail/Showroom Space
Santa Monica, CA



- ADDRESS:** 828 Pico Boulevard, Santa Monica, CA 90405
- SIZE:** Approximately 1,700 square feet.
Approximately 3,230 square feet (2,530 sq ft on the ground floor and 700 sq ft mezzanine).
- PARKING:** Reserved Tandem parking in back at no additional charge.
- LEASE RATE:** \$1.95/per sq ft plus NNN charges (approximately \$.25/per sq ft).
- ZONING:** SMC-4.
- DESCRIPTION:**
- ◆ Ground Floor Retail Space.
 - ◆ High ceilings.
 - ◆ Great Street Visibility.
 - ◆ Building Signage Available.
 - ◆ Private ADA Restroom.
 - ◆ Available in 60 days.
- AREA DESCRIPTION:**
- ◆ Close proximity to Lincoln Blvd and the 10 FWY.
 - ◆ Just East of Lincoln Blvd.
- AGENT:** Evan Pozarny 310-458-4100 Ext. 221 epozarny@muselli.net

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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.