

For LEASE

Santa Monica High Exposure / Multi-Purpose: **Office**, **Retail** or **Medical**
16,000 SF Building (Full or Partial Building Available)

PRICE REDUCTION

**2500-2512 Santa Monica Blvd
Santa Monica, CA 90404**



High Profile Retail/Office/Medical

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[P] (818) 464-3215

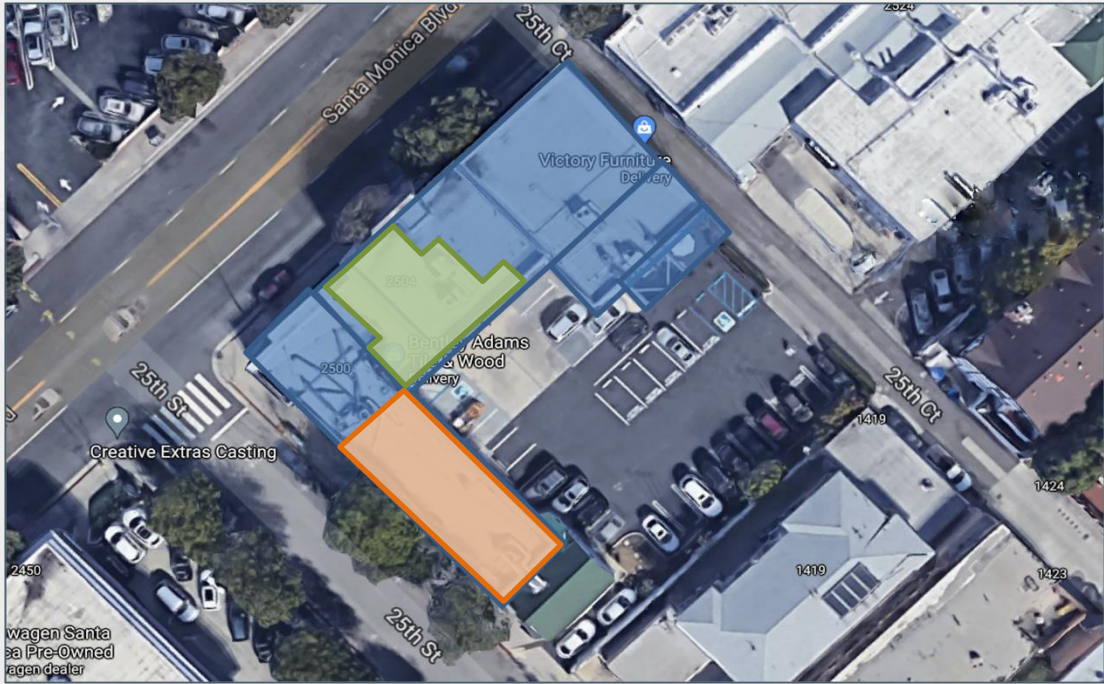
[C] (310) 625-6825

[A] 15300 Ventura Boulevard, Suite 200 | Sherman Oaks, CA 91403



Property Features

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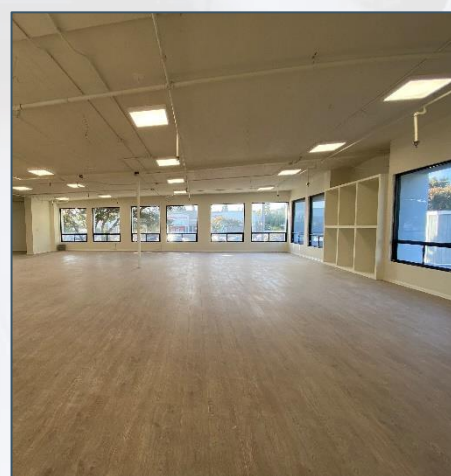
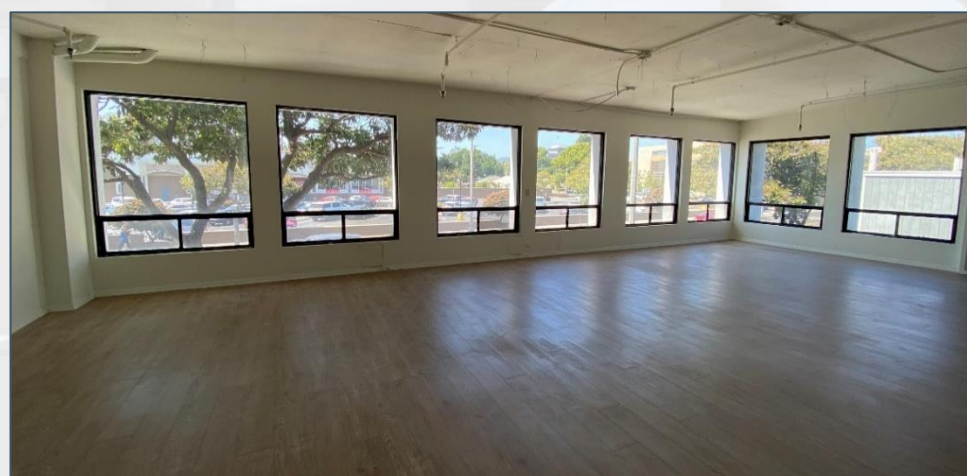
	Term:	3-10 Years	Size:	Rate:
	Parking:	30 – 35 spaces* *or more depending on configuration	1,091 SF 2nd Story Medical Space w/ Bonus 464 SF Balcony	\$4.35 / SF NNN
	Zoning:	SMC4	2,643 SF Office Space Fronting 25th Street w/ Kitchen and Private Restrooms	\$3.85 / SF NNN
	Year Built:	1988	9,470 SF Vertical Retail Office or Medical Space (former Victory Furniture) Two-Story w/ Basement	\$3.25 / SF NNN
	Nets:	Approx. \$0.30 / SF	11,335 SF Same as Above + Corner of 25th & Santa Monica	\$3.55 / SF NNN
			16,000 SF Entire Building	\$3.85 / SF NNN

- Approximately 147' of frontage on Santa Monica Blvd across from a variety of high-traffic retail establishments
- Two Parcels comprising approximately 21,000 SF
- Approved for partial Medical use
- Part of the Premises has been an outdoor patio furniture shopping destination for decades and is ideally suited for a similar use to take advantage of the reputation the location has developed
- 11 ½ ft. ceilings in part of the Premises, tons of perimeter windows providing natural light
- Elevator served building with sprinklers, operable windows, and two stairwell access including internal stairwell
- Full building compound with secure parking

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Photos

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Location

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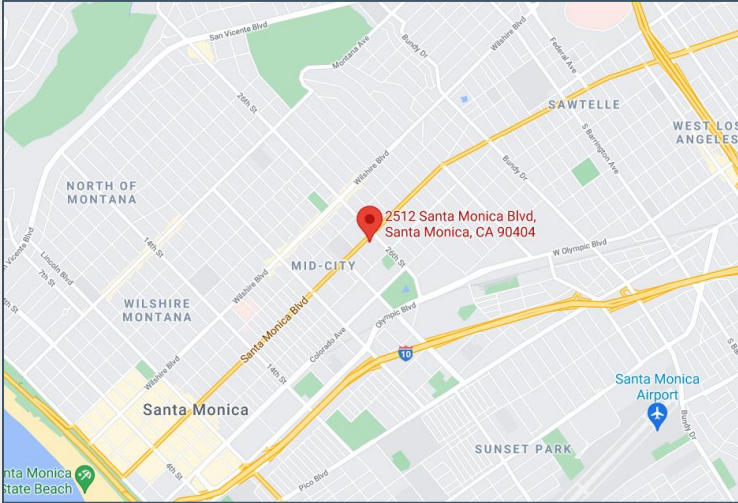


Immediate neighbors include Genesis Santa Monica, CVS, Starbucks, Subway, Dry Clean Express, Jamba, Fantastic Sams, San Sai, Vito's Pizza, A Cut Above Butcher Shop, and Volkswagen.

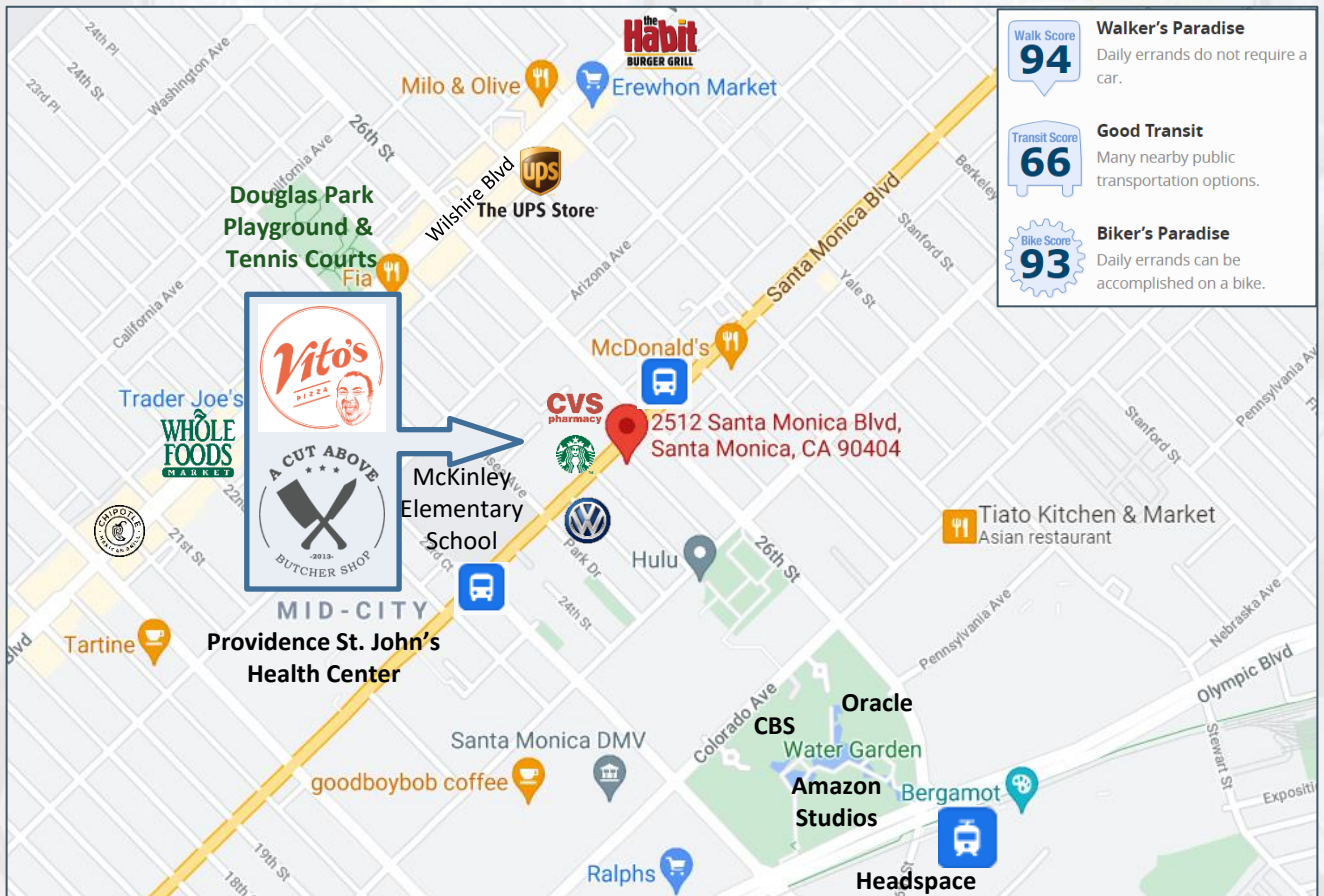


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Demographics		
	1 mile	3 miles
2021 Population	37,693	256,724
Average Household Income	\$124,714	\$135,626
Median Household Income	\$96,630	\$104,903
Median Age	40.3	39.7
Traffic Count	32,151	



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