

**1302-1308** PICO BLVD, SANTA MONICA, CA 90405



AVAILABLE

LEASED



A DIVISION OF



**± 2,900 SF RETAIL/OFFICE SPACE FOR LEASE**

**PREMISES:**

**Suite B:** ±1,450 SF

**Suite C:** ±1,450 SF Leased to Sanaa Cafe

**RENT:**

\$3.50/SF NNN (nets approximately \$0.65/SF)

**PARKING:**

13 surface parking spaces /ample street parking

**OCCUPANCY:**

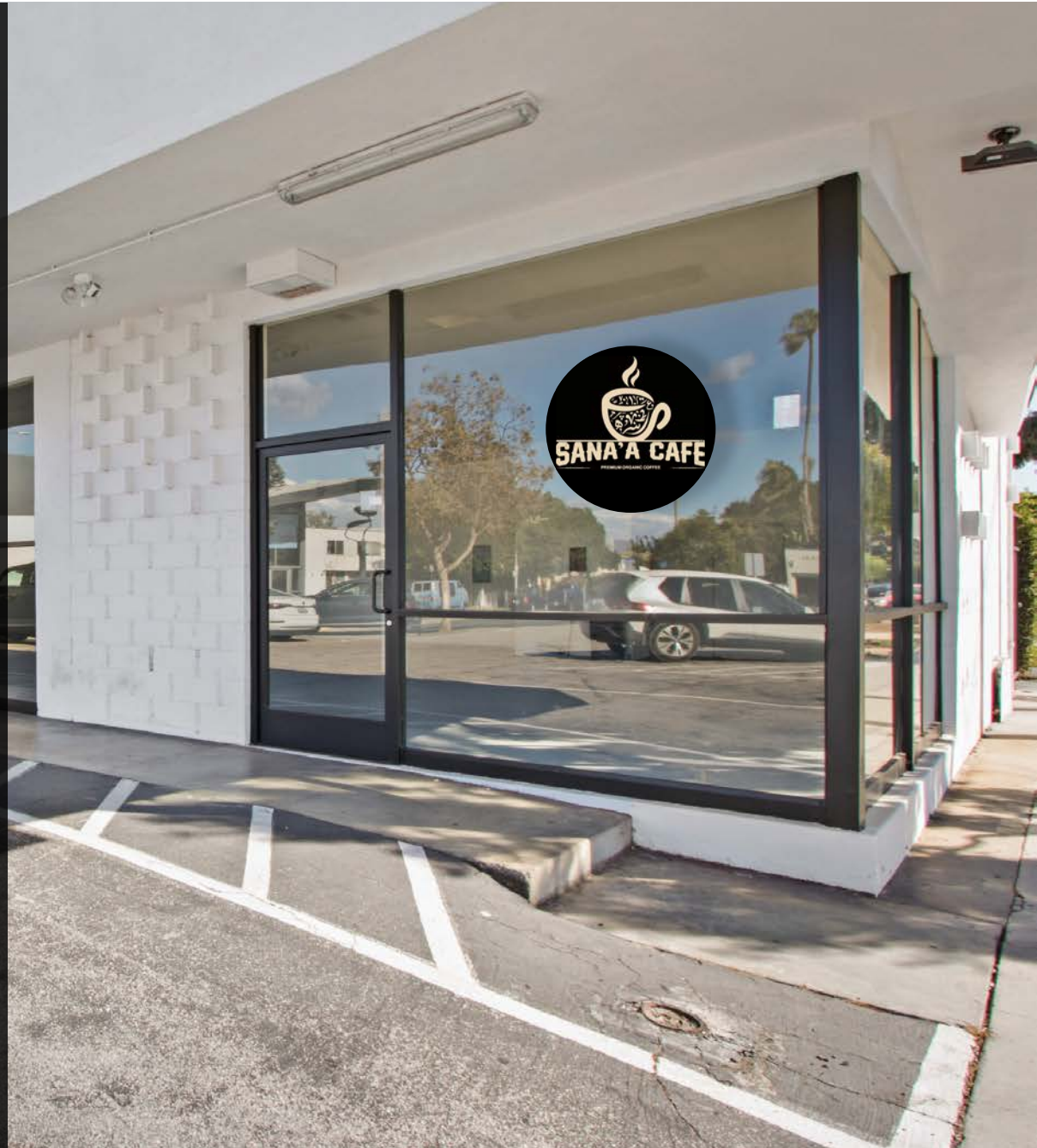
Immediate

**TERM:**

3-5 years

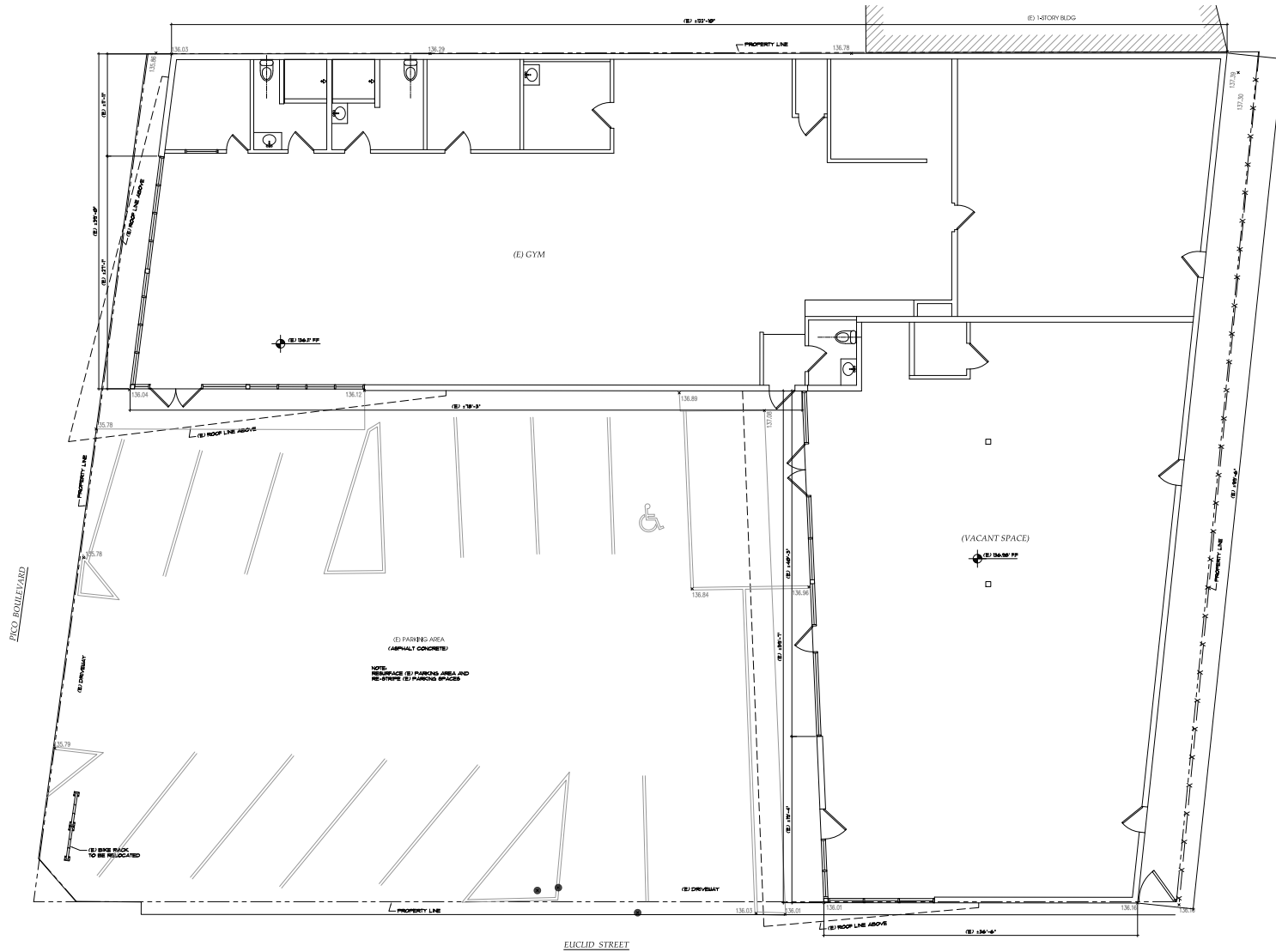
**FEATURES:**

- Highly visible and recently renovated corner retail space for lease
- Lease recently signed with Sana'a Cafe, opening early 2026
- Renovations recently completed to the exterior facade and parking area.
- Ample parking for employees and customers
- Can work for a wide variety of uses
- Ideal location in the heart of Santa Monica
- One block away from the new Santa Monica College campus expansion project at 14th and Pico Blvd

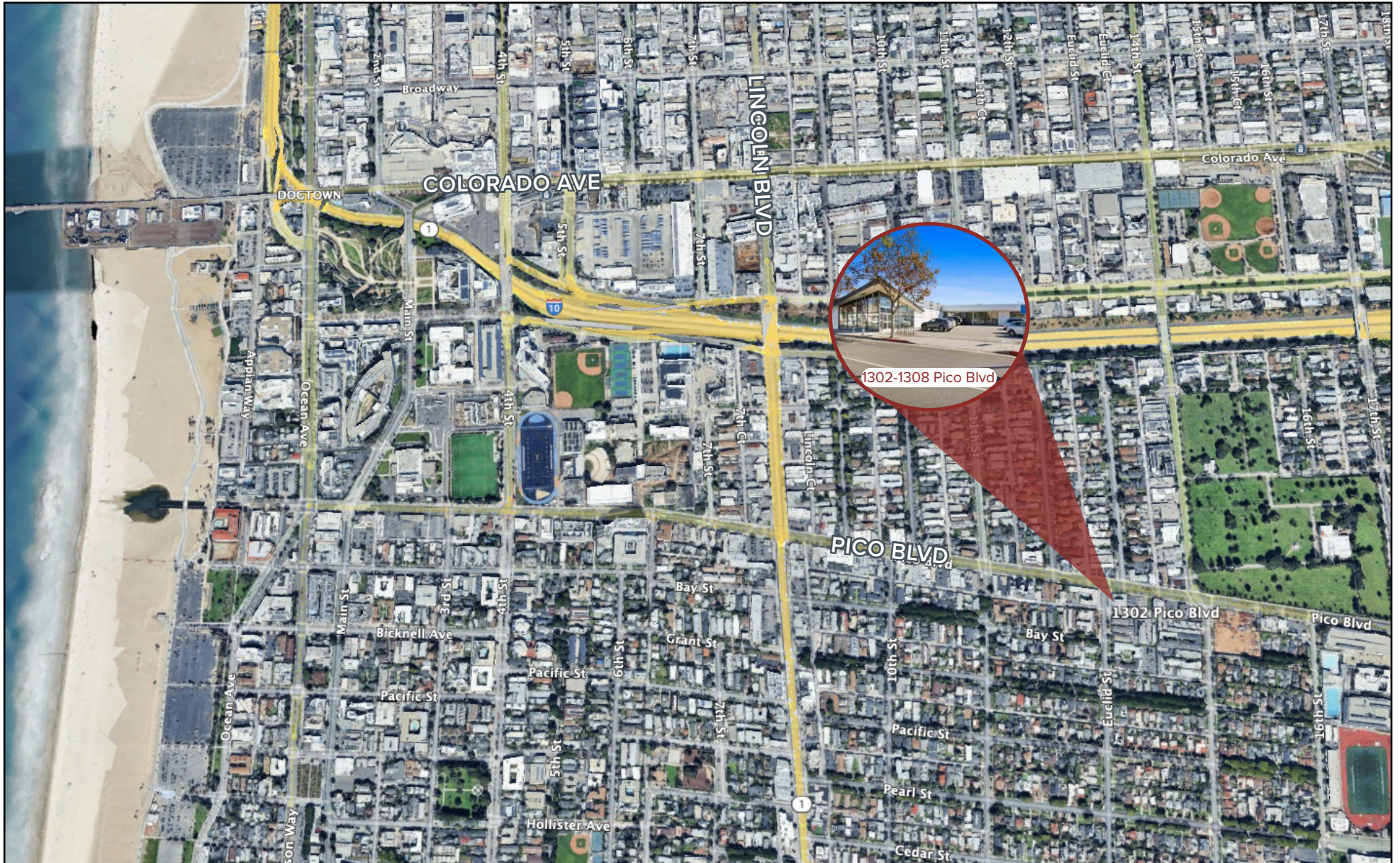


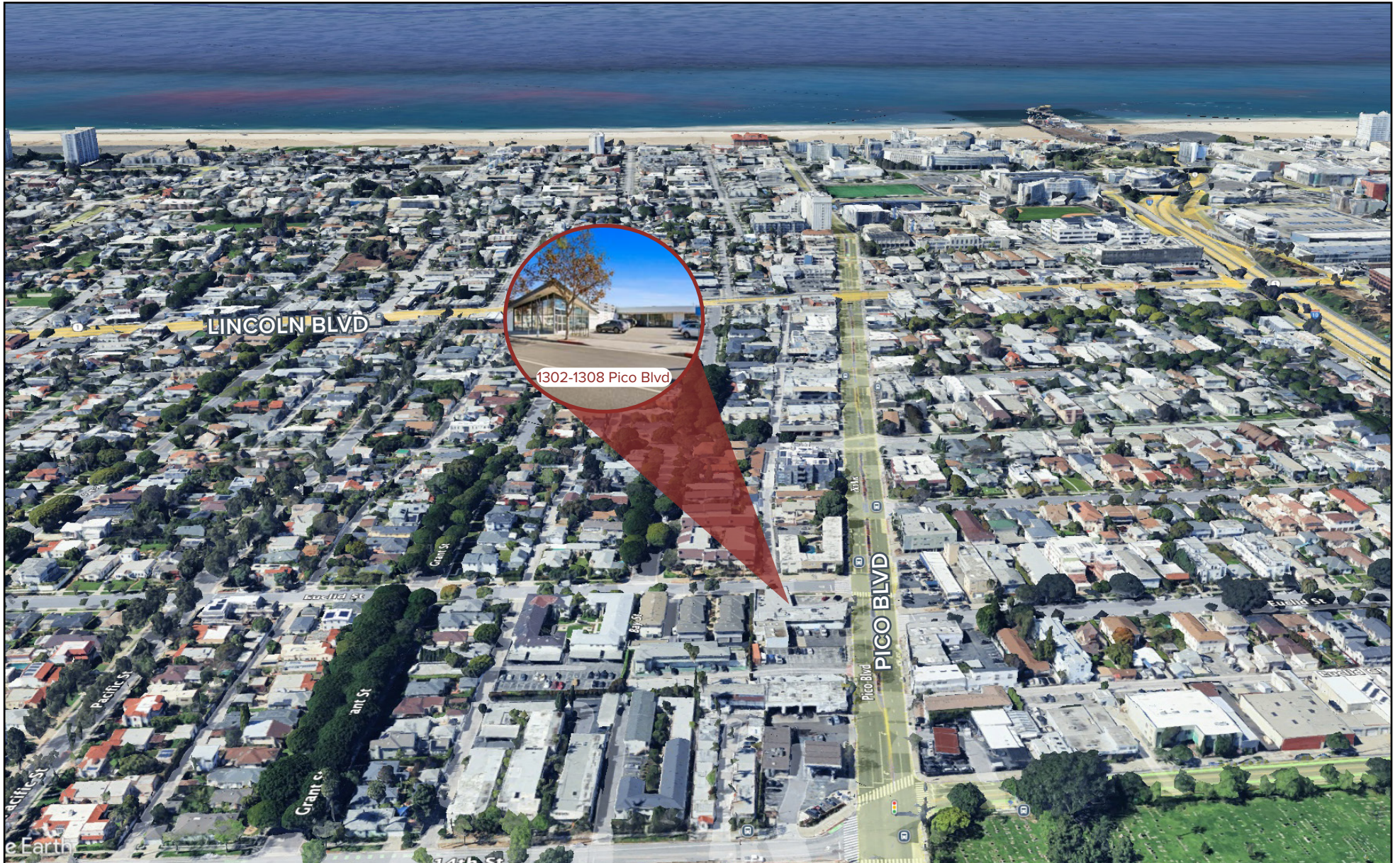




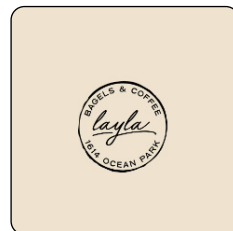










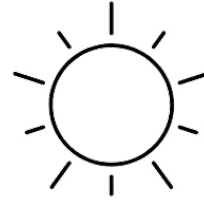


\*Click logo for website information



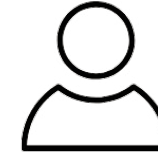
**2024 POPULATION**

2 Miles  
124,808  
5 Miles  
511,248  
10 Miles  
1,372,179



**2029 PROJECTION**

2 Miles  
61,548  
5 Miles  
228,512  
10 Miles  
573,357



**MEDIAN AGE**

2 Miles  
41.6  
5 Miles  
38.7  
10 Miles  
39.6



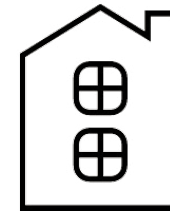
**AVG HOUSEHOLD INCOME**

2 Miles  
\$136,282  
5 Miles  
\$140,197  
10 Miles  
\$125,753



**INCOME OVER \$200K**

2 Miles  
15,421  
5 Miles  
58,623  
10 Miles  
120,604



**MEDIAN HOME VALUE**

2 Miles  
\$104,860  
5 Miles  
\$108,861  
10 Miles  
\$93,062

# SPENCER HORAK

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