



HILLCREST
REALTY ADVISORS



1340½ 4th STREET SANTA MONICA

Multi-Use Space adjacent to Retail

- Located in Alley between 3rd St Promenade & 4th Street
- Low-Rent Alternative in Downtown near Prominent Commercial Buildings
- Convenient City Parking Structures Nearby

CONTACT:

RICK CHANCELLOR

Managing Partner
CA DRE License #00841564

805.377.0199

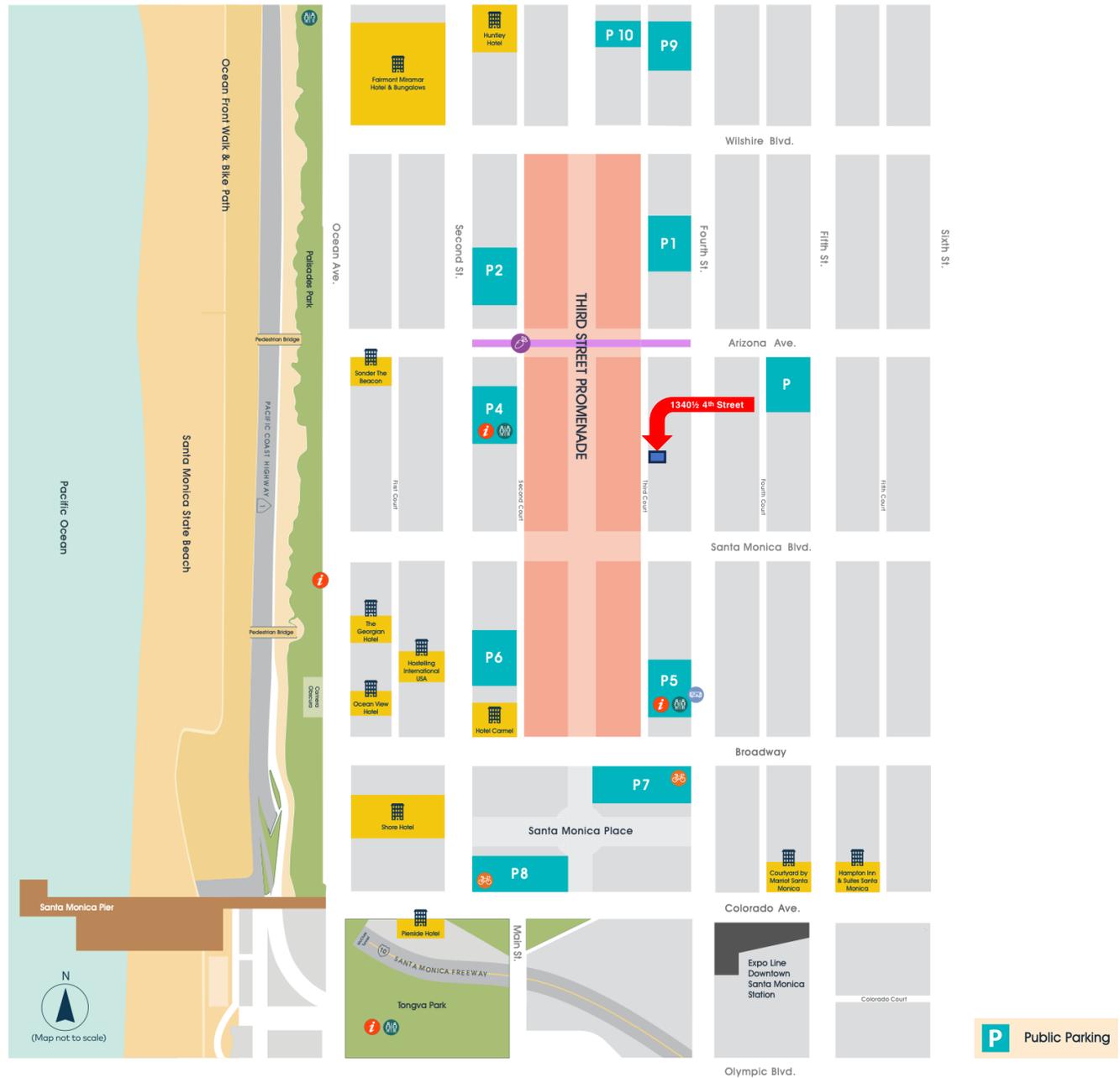
rick@hillcrestdp.com

SPACE SIZE:
2,315 SF Ground Level

BASE RENT (NNN):
\$4,052 (\$1.75 PSF) /mo.

NNN (approx.):
\$857 (\$0.37 PSF) /mo.

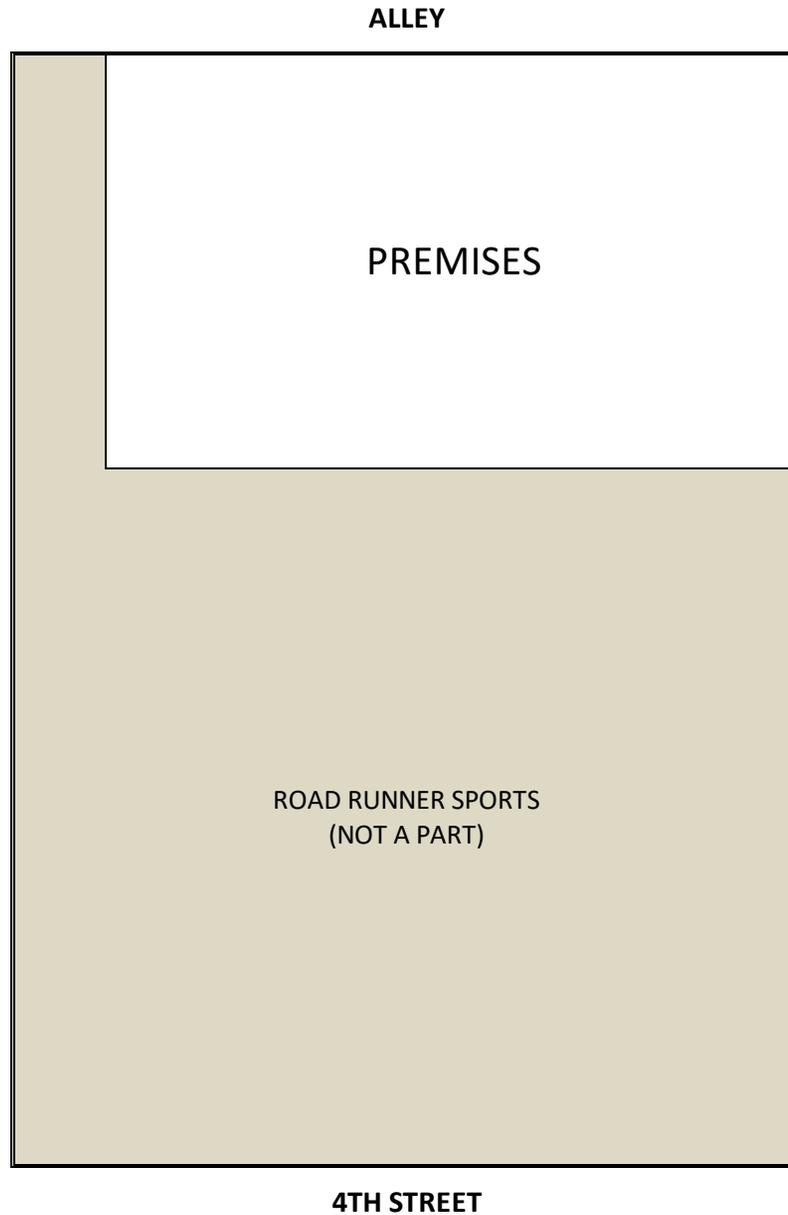
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Not to scale