

**2520 Santa Monica Boulevard
Santa Monica, CA 90404**

**FREESTANDING SITE
WITH PARKING**

FOR LEASE



Chad Horwitz & Alexandra Simpson | Managing Members, Horwitz & Horwitz, LLC | 310-909-3863 | 2520SantaMonica.com

All information deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate. You are advised to conduct an independent investigation to verify all information.

PROPERTY CHARACTERISTICS

SIZE: +/- 14,587 square feet

LOT: 20,962 square feet

RATE: \$3.54/sq. ft./mo, NNN (NNN currently \$0.23/sq. ft./mo)

PARKING: 16 exclusive parking spaces included w/ additional space for +/-5 vehicles.

ZONING: Mixed Use Blvd Low-MULB

TERM: 7-15 years

- **Over 130' of Frontage on Santa Monica & 140' on 26th St**
- **Signalized Intersection**
- **High Exposed Ceilings w/ natural light**
- **Complete Plans w/ Permits Available**



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PROPERTY PHOTOS



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SITE PLAN



Plan does not represent property in its current condition. Some nonstructural interior framework is incomplete (prior Tis).

Plans and permits are available.

AERIAL MAP



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Local Retailers and Businesses

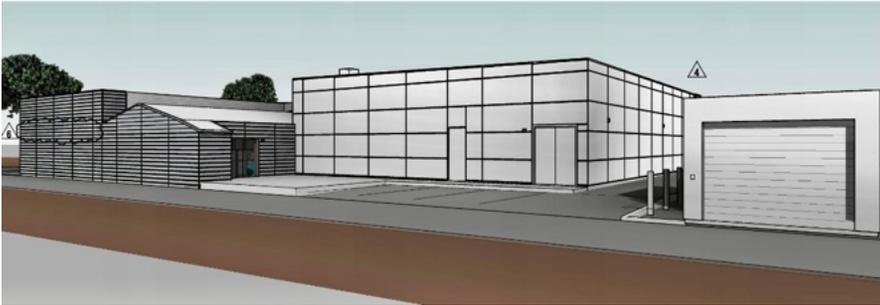
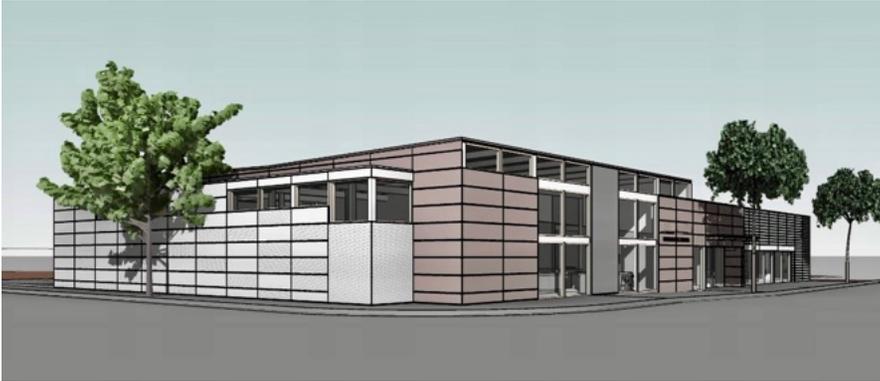


DEMOGRAPHICS 2023		
	1 Mile	3 Miles
Population	39,716	261,416
Median Household Income	\$105,022	\$111,288
Households	18,931	121,589
Traffic Counts Santa Monica Blvd & 26th St (2022)	27,823	

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RENDERINGS-APPROVED PLANS



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