



3201 SANTA MONICA BOULEVARD

Santa Monica, California 90404

RARE FREESTANDING | FITNESS | CREATIVE | WELLNESS | RETAIL

Rare freestanding, high-visibility commercial building on Santa Monica Boulevard offering approximately 3,990 SF and the opportunity for a business to establish a distinctive identity of its own. With prominent street presence, strong signage and branding potential, and convenient access to Santa Monica, Brentwood, Pacific Palisades and the broader Westside, the property offers something increasingly difficult to find: an independent building where the space itself can become part of the brand.

Inside, the building offers loft-like volume, expansive open areas, high exposed ceilings, substantial storefront glass and natural light, together with a flexible second-floor component and existing locker/shower facilities. The adaptable layout can accommodate a range of concepts - from fitness and wellness to creative studio, showroom, design/production and other businesses seeking flexibility and character.

An independent building where the space itself can become part of the brand.

SIZE

Approx. 3,990 SF

TYPE

Freestanding

LAYOUT

Open-format + upper level

AMENITIES

Skylight + locker / shower facilities

PARKING

On-site parking + surrounding
2-hour street and metered parking;
meters free after 6 PM.

VISIBILITY

Approx. 30,000 vehicles
per day

STATUS

Available immediately

TERMS

5 years

RENT

\$4.00/SF/MO + Low NNN

SPACE WITH FLEXIBILITY AND CHARACTER

Open volume, natural light, flexible upper-level workspace and existing locker / shower facilities



Open-format interior with exposed ceiling



Street-facing open area with abundant light



Flexible upper-level workspace



Existing locker / shower facilities



Two-story building component

WELL SUITED FOR

Fitness / wellness | Pilates / yoga | Personal training | Physical therapy / recovery | Specialty retail / showroom | Creative studio | Design / production

LOCATION & ACCESS

Prominent Santa Monica Boulevard presence with convenient access to Santa Monica, Brentwood, Pacific Palisades, West Los Angeles and the broader Westside, plus easy connections to the I-10 and I-405 corridors.

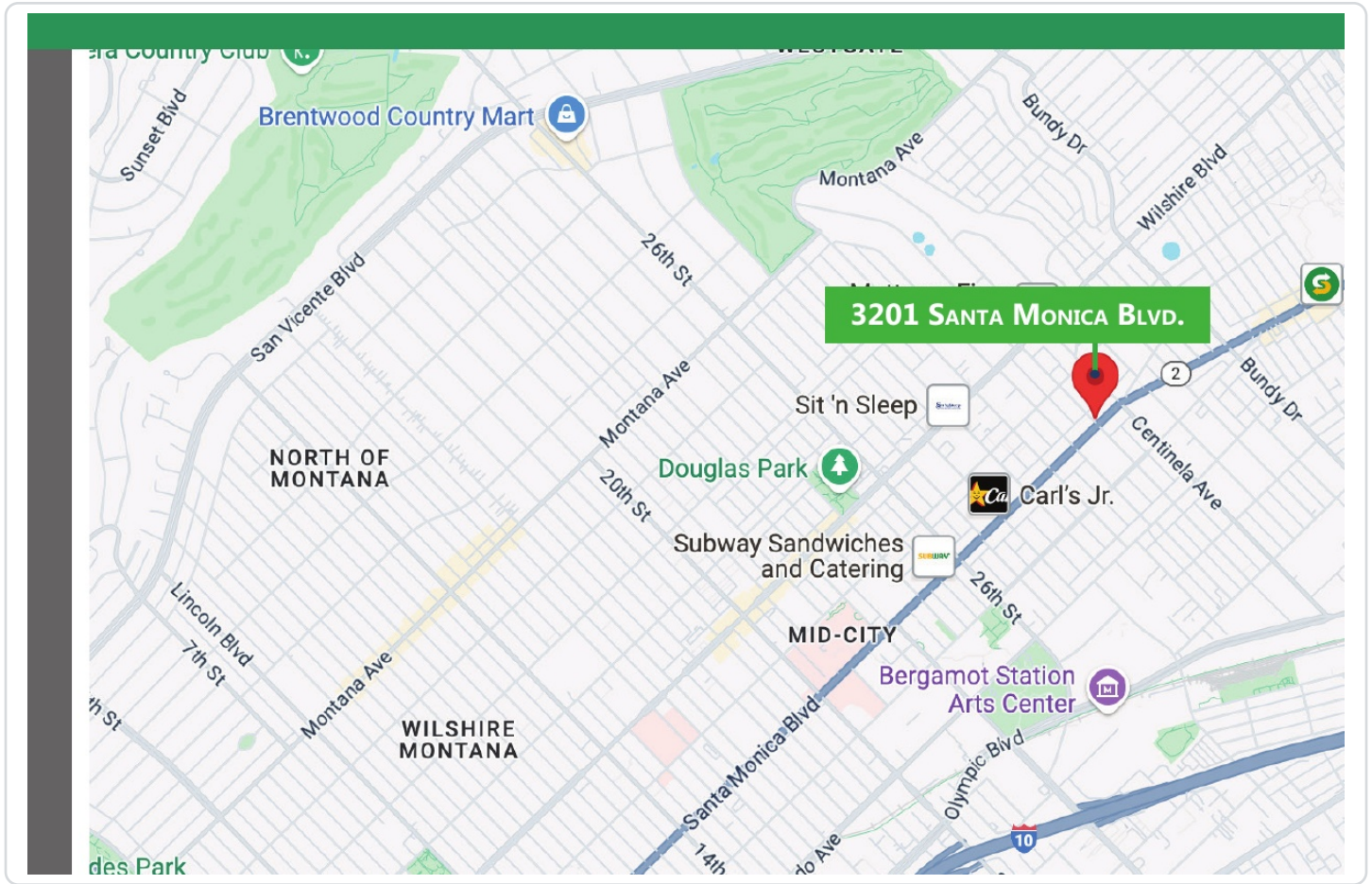
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All information is approximate and subject to independent verification.

Prepared for leasing discussions

LOCATION & ACCESS

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HIGH VISIBILITY Approx. 30,000 vehicles per day

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