

**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](http://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:** +/- 13,764 square feet

**LOT:** 20,962 square feet

**RATE:** \$4.07/sq. ft./mo, NNN (NNN currently \$0.34/sq. ft./mo)

**PARKING:** 16 exclusive parking spaces included w/ additional space

**ZONING:** Mixed Use Blvd Low-MULB

**TERM:** 7-10 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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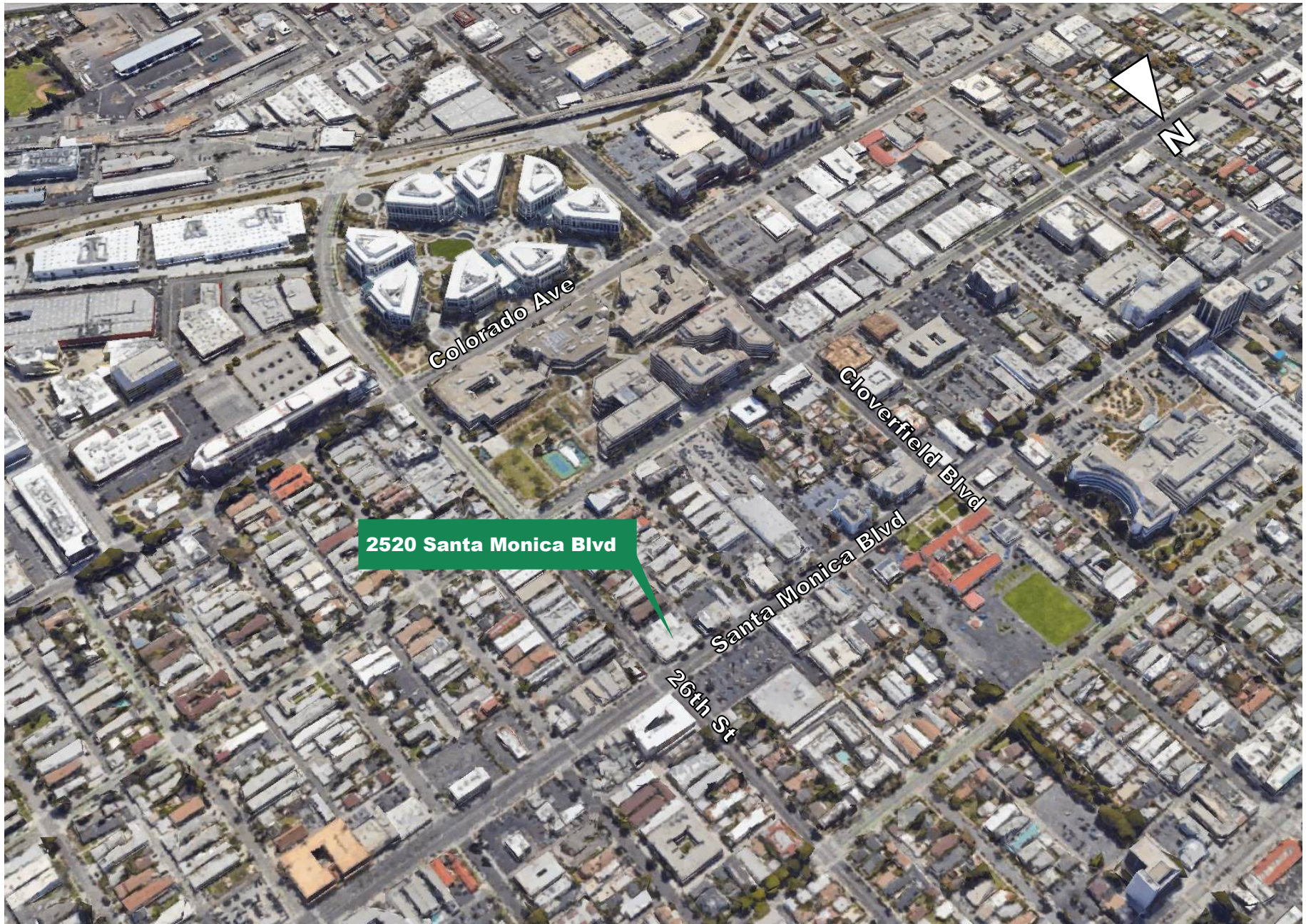
# SITE PLAN



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	