

# For Lease!

SANTA MONICA CENTRAL BUSINESS DISTRICT



520 Santa Monica Blvd



**PREMISES** ± 1st Fl: ± 5,000 SF

**RENT** \$4.25/SF, MG

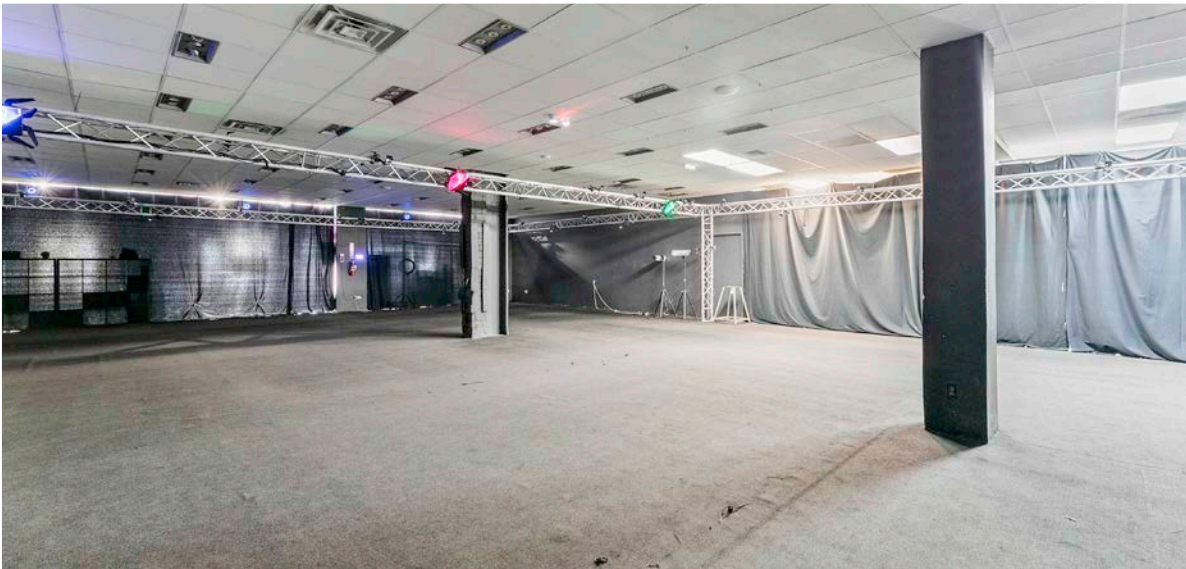
**TERM** 3 - 5 Years

**OCCUPANCY** 60 Days

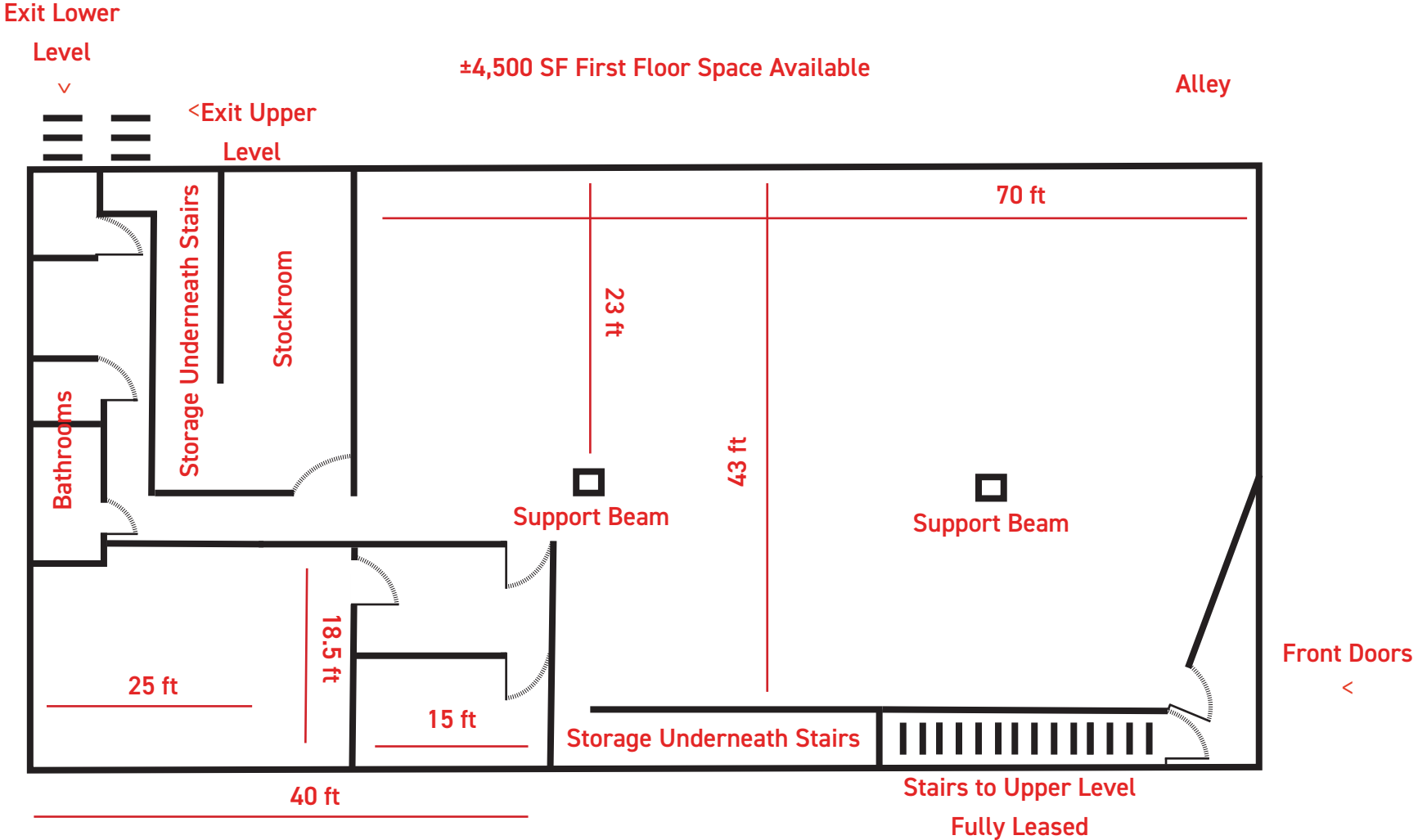
**PARKING** Santa Monica Central Bayside District

- FEATURES**
- Prime Downtown Santa Monica location
  - Perfect for Fitness, Showroom, Office or Retail Store
  - Short walk from new Expo Line
  - Public Parking Available Across the Street
  - 2 Blocks to Third Street Promenade
  - Excellent Commercial Retail Corridor
  - Alley Access for Loading
  - First Time Offered in Over 30 Years
  - 14 Ft Ceiling Maximum Throughout

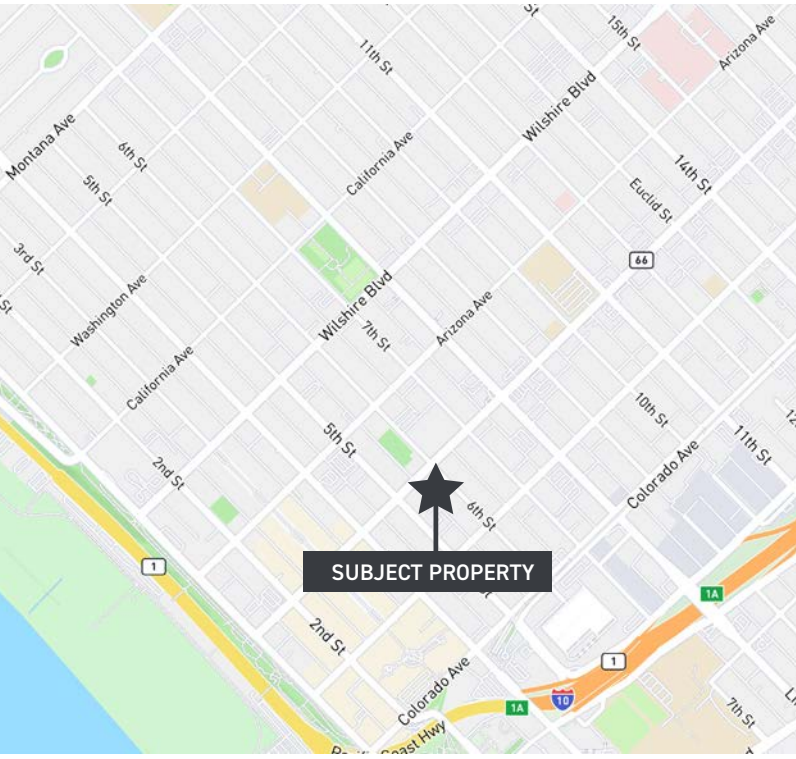
# INTERIOR PHOTOS



# FLOOR PLAN



# NEARBY AMENITIES



Philz Coffee



Soul Cycle



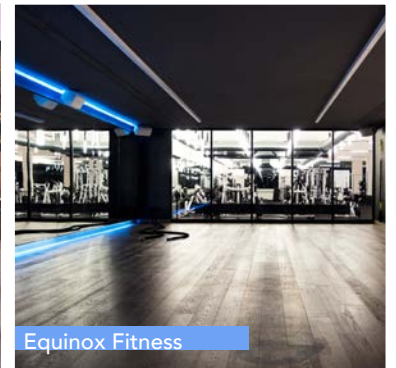
The Bungalow



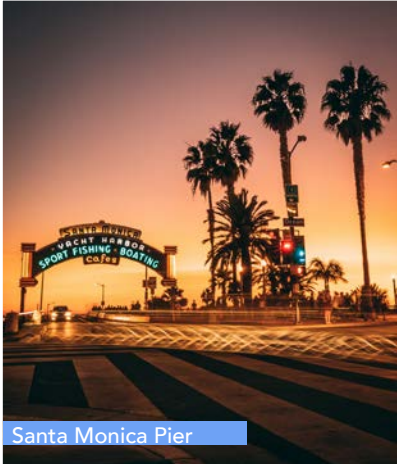
The Apple Store



3rd Street Promenade



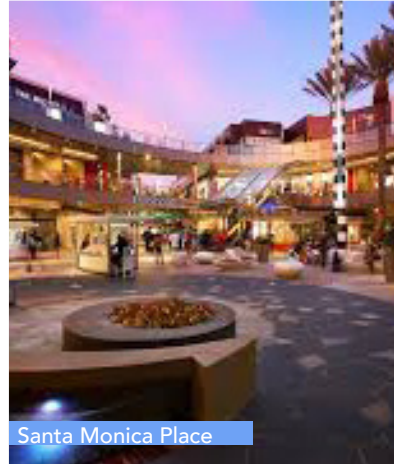
Equinox Fitness



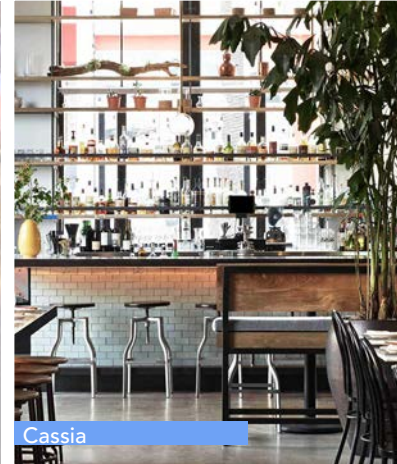
Santa Monica Pier



Ivy at the Shore



Santa Monica Place



Cassia



Blue Plate Oysterette

520 Santa Monica Blvd

# AERIAL MAP



520 Santa Monica Blvd

# CONTACT

## DUNCAN LEMMON

AGT DRE 00857008  
 dlemmon@leewestla.com  
 310 899 2733 / 310 701 3975

## SPENCER HORAK

AGT DRE 01921906  
 shorak@leewestla.com  
 310 899 2728

Lee & Associates  
 Los Angeles West, Inc.  
 DRE 01222000

1508 17TH STREET, SANTA MONICA, CA 90404 | LEEWESTLA.COM



THE INFORMATION CONTAINED IN THE FOLLOWING MARKETING BROCHURE IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED TO BE REVIEWED ONLY BY THE PARTY RECEIVING IT FROM LEE & ASSOCIATES - LOS ANGELES WEST INC. AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF LEE & ASSOCIATES - LOS ANGELES WEST INC.

THIS MARKETING BROCHURE HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. LEE & ASSOCIATES - LOS ANGELES WEST INC. HAS NOT MADE ANY INVESTIGATION, AND MAKES NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY. THE INFORMATION CONTAINED IN THIS MARKETING BROCHURE HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, LEE & ASSOCIATES - LOS ANGELES WEST INC. HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS LEE & ASSOCIATES - LOS ANGELES WEST INC. CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS AND MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. RECIPIENT OF THIS REPORT MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.