

FOR SALE OR LEASE

LEE WEST LA

# 2108 - 2116 PICO BOULEVARD

SANTA MONICA, CA 90405



STATE OF THE ART MUSIC STUDIO  
AND REHEARSAL CAMPUS

## THE OFFERING

### ADDRESS

2108 - 2116 Pico Blvd.  
Santa Monica, CA

### RSF

± 11,625 SF

### SITE

± 13,495 SF

### PRICE

Contact Agent

### ZONING

SMC4

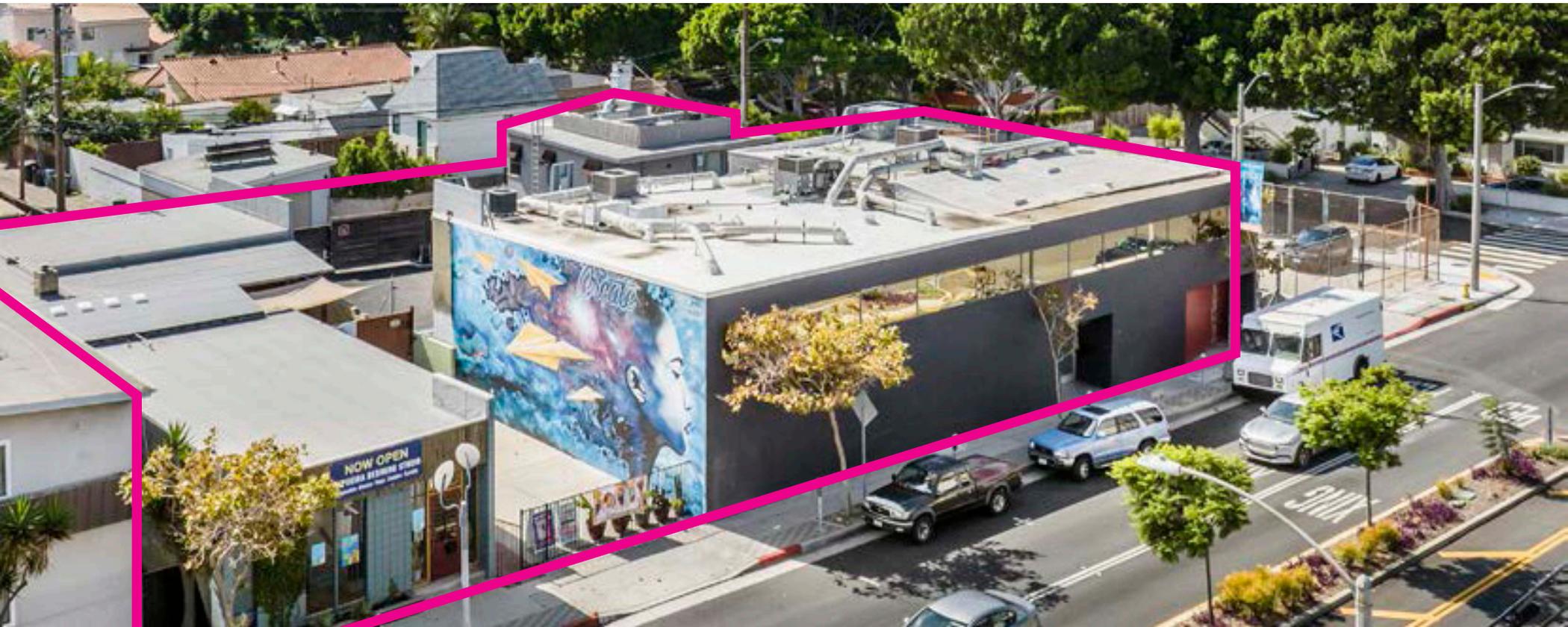
### PARKING

± 15 Spaces

Lee & Associates Los Angeles West, Inc. is pleased to bring to market a **State of the Art Music Studio & Rehearsal Campus** located in one of the most affluent submarkets in Southern California.

**LMNL Studio** offers an exceptional workspace tailored for music creatives. The space creates a welcoming environment that feels like a true sanctuary for those who want to channel their inspiration.

The expansive multi-bay facility features a top-tier recording studio along with numerous ideal spaces for producers, engineers, mixers, composers, and musicians and state-of-the-art equipment to support the creative process.





**2108 - 2114 PICO BOULEVARD  
SANTA MONICA, CA 90405**

**ASSESSOR'S PARCEL NUMBER**  
4273-004-002 / 4273-004-003

**GROSS SQUARE FEET**  
± 9,340 SF

**LOT SIZE**  
± 8,991 SF

**ZONING**  
SMC4

**YEAR BUILT**  
1948 / 1961

**RENOVATED**  
2020 / 2021

**2116 PICO BOULEVARD  
SANTA MONICA, CA 90405**

**ASSESSOR'S PARCEL NUMBER**  
4273-004-004

**GROSS SQUARE FEET**  
± 2,285 SF

**LOT SIZE**  
± 4,504 SF

**ZONING**  
SMC4

**YEAR BUILT**  
1956



2108 - 2116 PICO BOULEVARD

## HIGHLIGHTS & FEATURES

### CREATIVE COMMUNITY

for sound, music and audio creators to record, podcast, write, engineer and produce.

### STATE OF THE ART

Stereo and Surround Mastering Room with Vinyl Cutting Lathe Versatile Mixing Room with Booth For Voice-Over, ADR, Sound Design, and Foley Pit

### LEGENDARY ROSTER

including Netflix, Apple, Disney, Harry Styles, James Brown, Foreigner and Interscope Records.

### DETACHED TWO STORY BUNGALOW

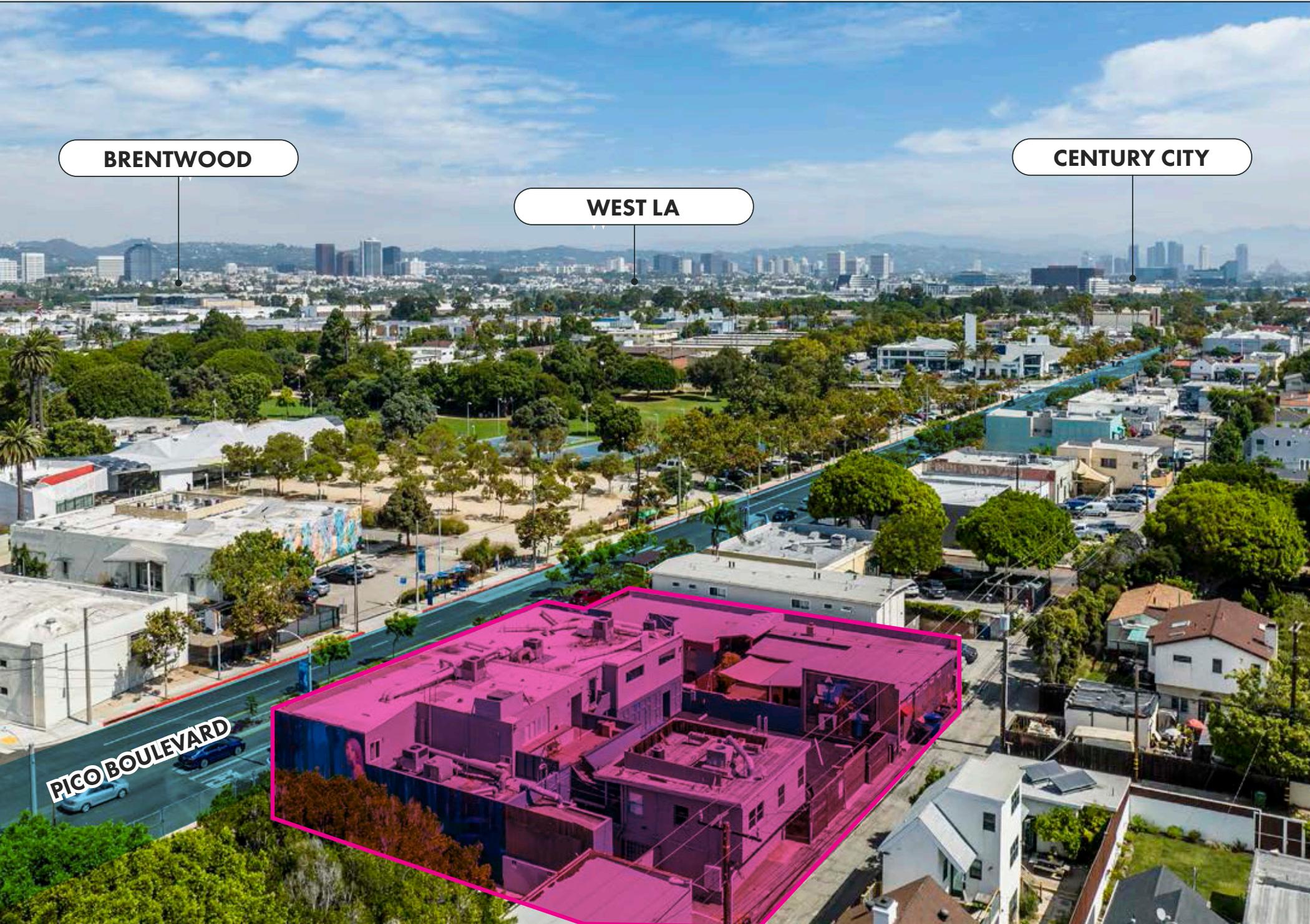
can be used for offices, production space, or editing suites

### SHARED COMMON AREAS

including full kitchen, eat in area and lounge and large open air patio.

### PRIVATE AND SECURED

location with controlled entry and fifteen gated parking spaces.



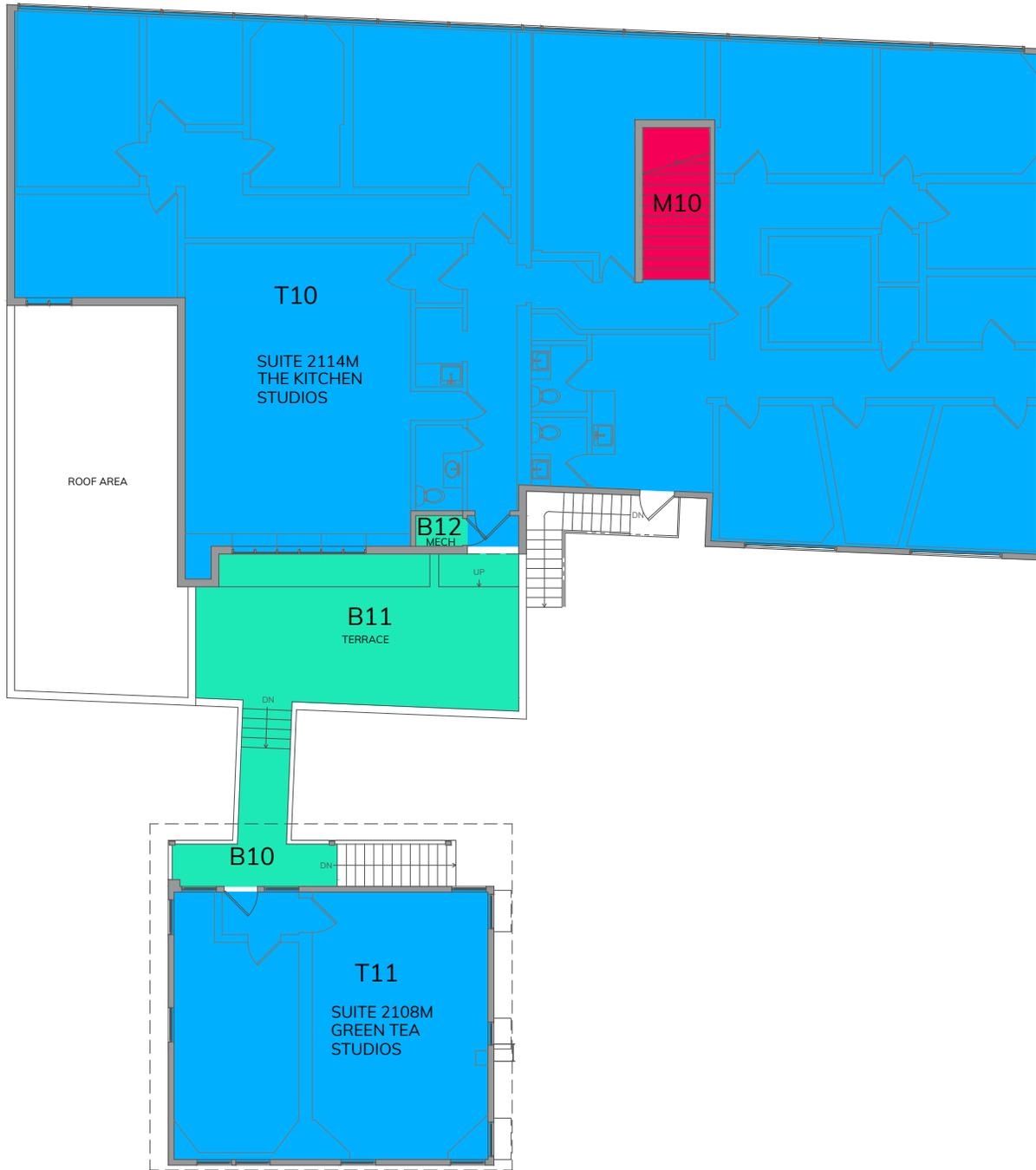
**BRENTWOOD**

**WEST LA**

**CENTURY CITY**

**PICO BOULEVARD**

# FIRST FLOOR



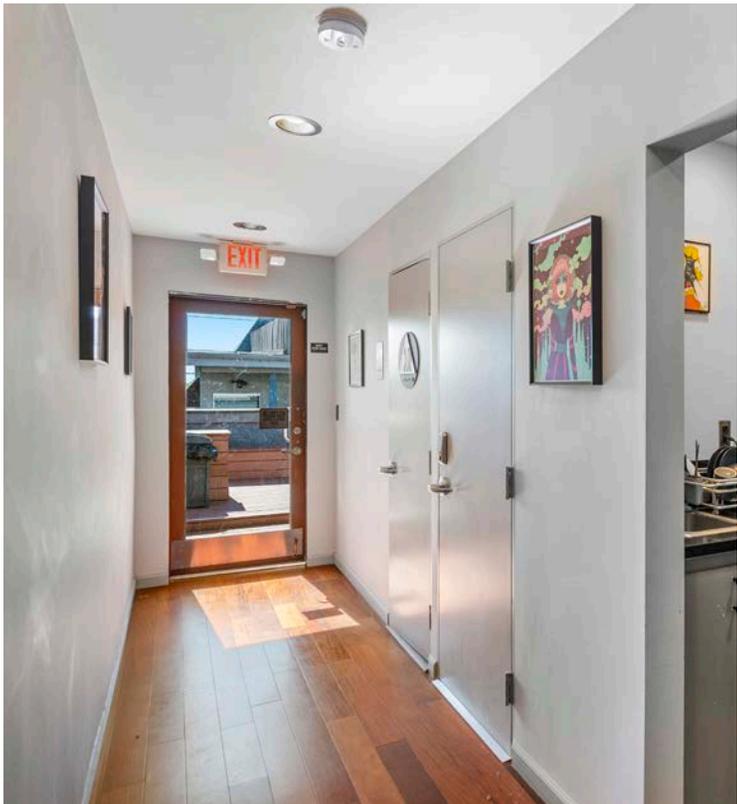
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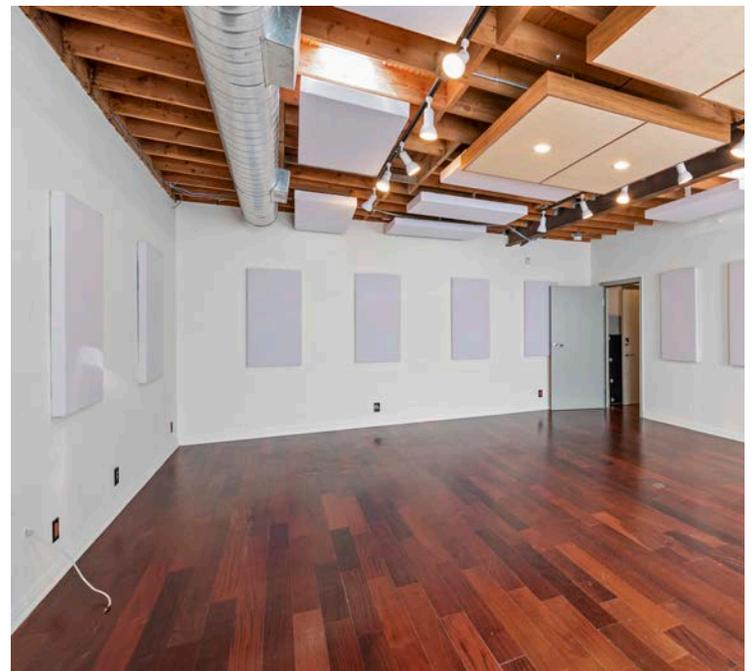
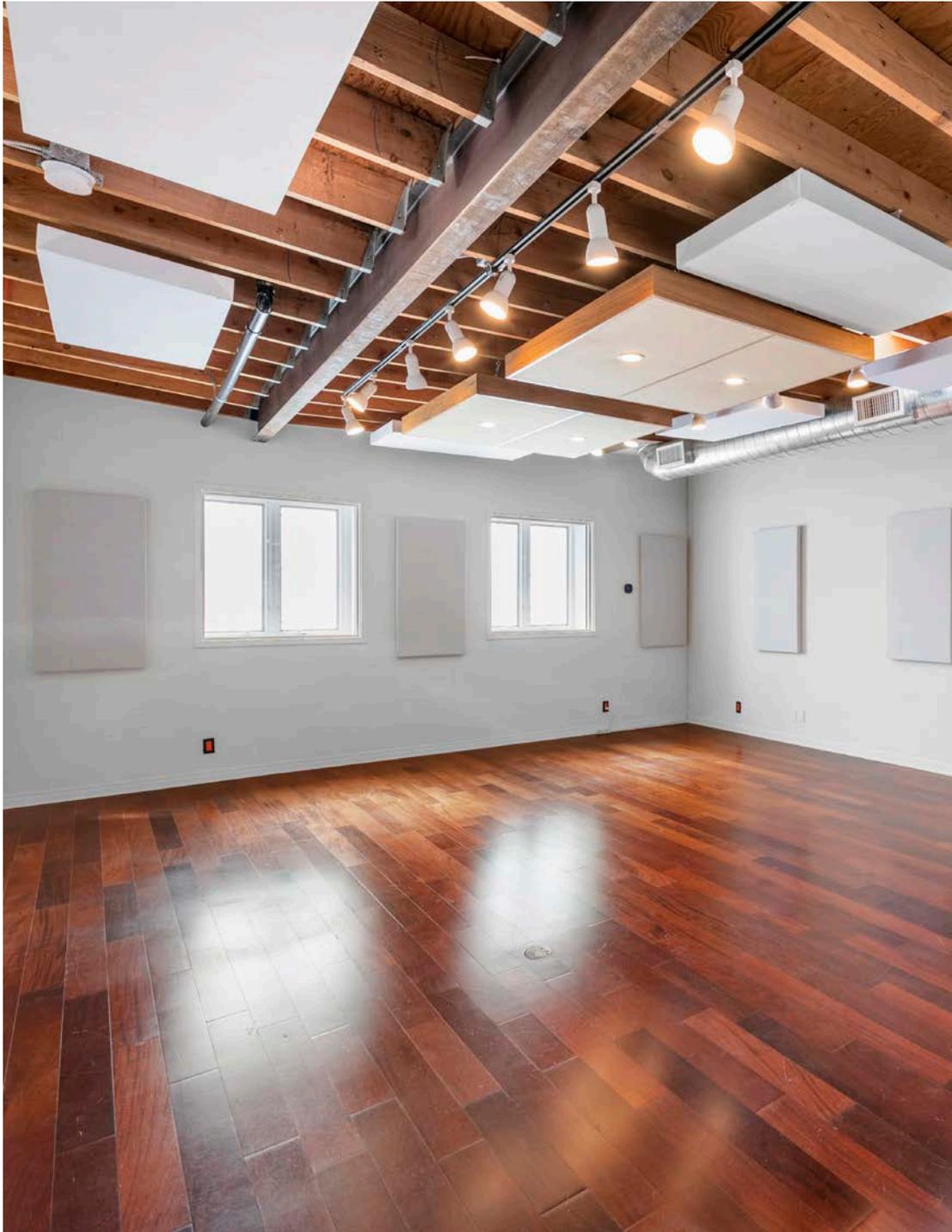
2108 - 2116 PICO BOULEVARD

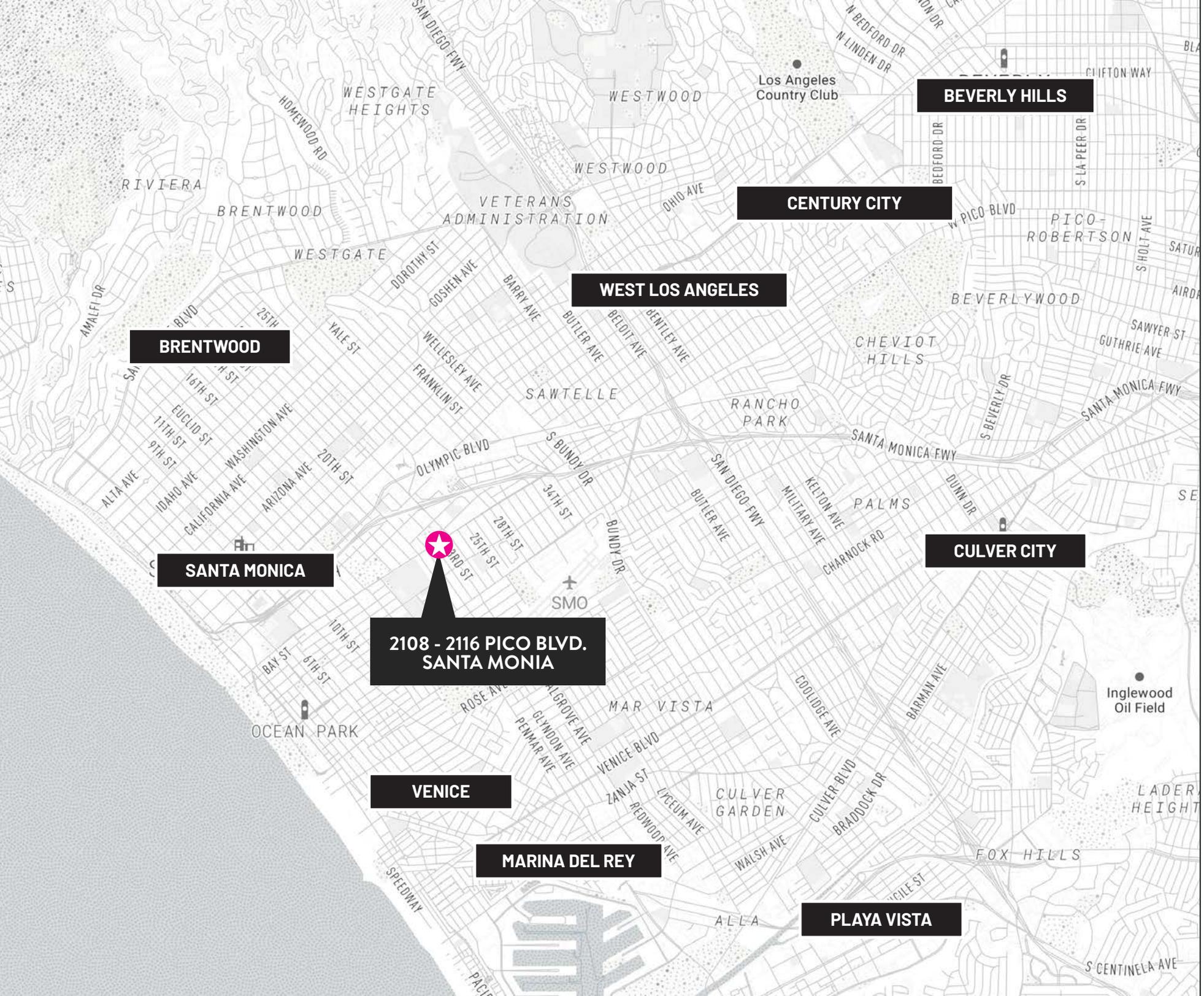
# FLOOR PLANS











**BRENTWOOD**

**SANTA MONICA**

**2108 - 2116 PICO BLVD.  
SANTA MONIA**

**VENICE**

**MARINA DEL REY**

**PLAYA VISTA**

**CULVER CITY**

**CENTURY CITY**

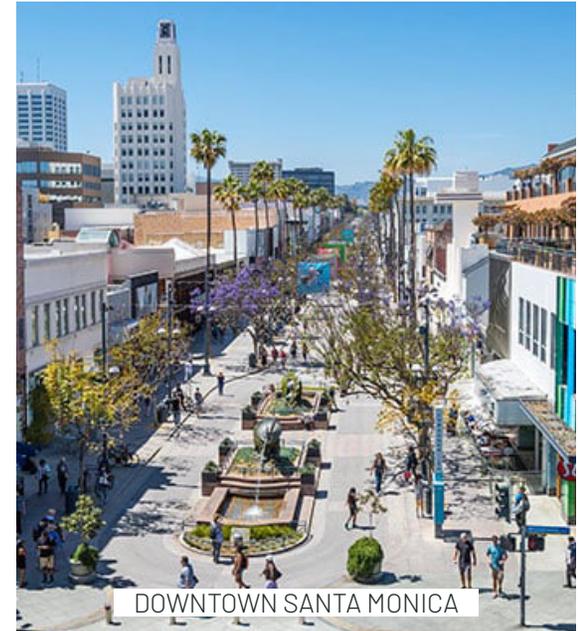
**BEVERLY HILLS**

**WEST LOS ANGELES**

# SANTA MONICA, CA

Santa Monica stands out as one of Southern California's affluent submarkets, boasting impressive demographics as highlighted in the table provided. Moreover, the recent inauguration of the new Exposition line stations in Downtown Santa Monica in early 2016 heralds a transformative period. This development promises residents and commuters easier navigation throughout the city, alleviating the long-standing traffic bottlenecks on major thoroughfares and highways.

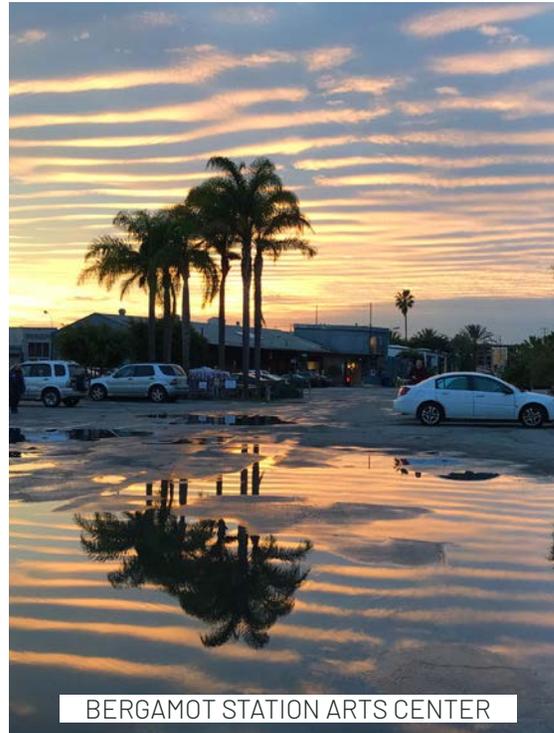
The introduction of these Metro stations is anticipated to catalyze a ripple effect, making the area even more appealing for employers, attracting fresh public and private investments, and enticing new residents. Consequently, Santa Monica is poised for sustained growth in the forthcoming years, as illustrated in the growth projections detailed below.



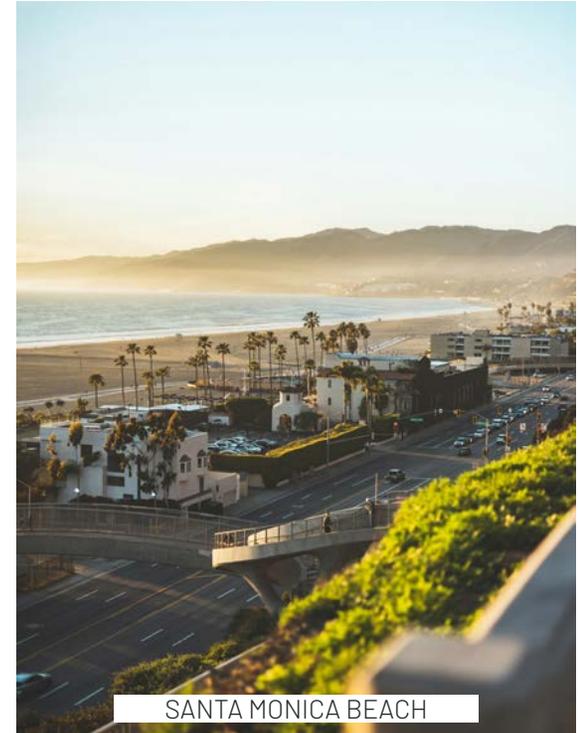
DOWNTOWN SANTA MONICA



SILICON BEACH



BERGAMOT STATION ARTS CENTER



SANTA MONICA BEACH



BLUEYS SANTA MONICA

TARTINE

RALPHS

TARGET

STARBUCKS

RUSTIC CANYON

CO-OPPORTUNITY MARKET

WHOLE FOODS

**3RD STREET PROMENADE**  
APPLE STORE  
LULULEMON  
ALO YOGA  
URBAN OUTFITTERS  
TENDER GREENS  
SEPHORA

SANTA MONICA PROPER

LO/CAL COFFEE & MARKET

GILBERT'S EL INDIO

TACOS POR FAVOR

THE COUNTER

LUNETTA ALL DAY

24 HOUR FITNESS

SANTA MONICA

**2108 - 2116 PICO BLVD.  
SANTA MONICA**

BAY CITIES DELI

THYME MARKET & CAFE

GHISALLO

LOCAL KITCHEN & WINE BAR

**SANTA MONICA PLACE**  
TESLA  
NORDSTROM  
NIKE  
LOUIS VUITTON  
PELTON  
LOULOU SANTA MONICA

**MAIN STREET**  
URTH CAFE  
THE VICTORIAN  
ALFALFA  
HOLY GRAIL DONUTS  
CRUDO E NUDO  
DOGTOWN COFFEE

LOVE COFFEE

LAYLA'S BAGELS

PENMAR GOLF COURSE

TRE MANI

WHOLE FOODS

OCEAN PARK

SMO

DEWEY ST

WALGROVE AVE

GLYNDON AVE

ROSE AVE

2ND ST

EUCLEID ST

11TH ST

7TH ST

4TH AVE

WASHINGTON AVE

ARIZONA AVE

20TH ST

OLYMPIC BLVD

S BUNDY DR

34TH ST

26TH ST

23RD ST

22ND ST

21ST ST

19TH ST

17TH ST

15TH ST

13TH ST

11TH ST

FRANKLIN AVE

ST AVE

SAWTELL

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