

**FOR LEASE**  
**STREET RETAIL / CREATIVE SPACE**  
**828 PICO BLVD, SANTA MONICA, CA 90405**



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Pico Boulevard is a highly trafficked east-west corridor with over 22,000 car trips per day. 828 Pico is located near the signalized intersection of Lincoln and Pico Boulevards and the Santa Monica Freeway entrance is within a one-half mile to the north. Santa Monica College is one mile away to the east. The central location provides for easy access to all of Santa Monica, Marina Del Rey, Abbot Kinney, Pacific Palisades, West Los Angeles, Culver City, and Venice.

The available spaces are a nicely improved 4,000 SF with interior lofts in a single-story building and a 2,975 SF with interior lofts.

**The spaces can be combined for a total of 6,975 SF.**

### Spaces Available Now

#### Units 5 - 6

Approximately 2,975 SF (2,354 sf ground floor plus 621 sf mezzanine).  
\$3.75 per SF plus NNN charges of approximately \$1.20 per SF per month.  
Large open space with high ceilings and a mezzanine.  
1 ADA bathroom.  
Heating and Air Conditioning System.  
The space can be combined with Units 7 - 9 for an additional 4,000 SF.

#### Units 7 - 9

Approximately 4,000 SF.  
\$4.00 per SF plus NNN charges of approximately \$1.20 per SF per month.  
Large open area with high ceilings in a beautiful bow truss building.  
Great street visibility.  
2 ADA bathrooms. Lessee to verify compliance with current ADA codes.  
Loading door.  
Heating and Air Conditioning System.  
The space can be combined with Units 5 - 6 for an additional 2,975 SF.

#### Parking

Tandem parking in the rear of the property at **No Cost.**

#### Area

Great centrally located Santa Monica location.  
Restaurants, fast food, retail, auto, and many other services are nearby.  
Santa Monica College is one mile to the east.  
Close to the 10 FWY, Metro, and Big Blue Bus.

#### Zoning

General Commercial - GC [Click](#) here for GC Santa Monica Zoning and Uses.

#### Year Built

1984.

#### Units 5 - 9 / 3,230 SF



#### Units 7 - 9 / 4,000 SF





## Units 5 - 6

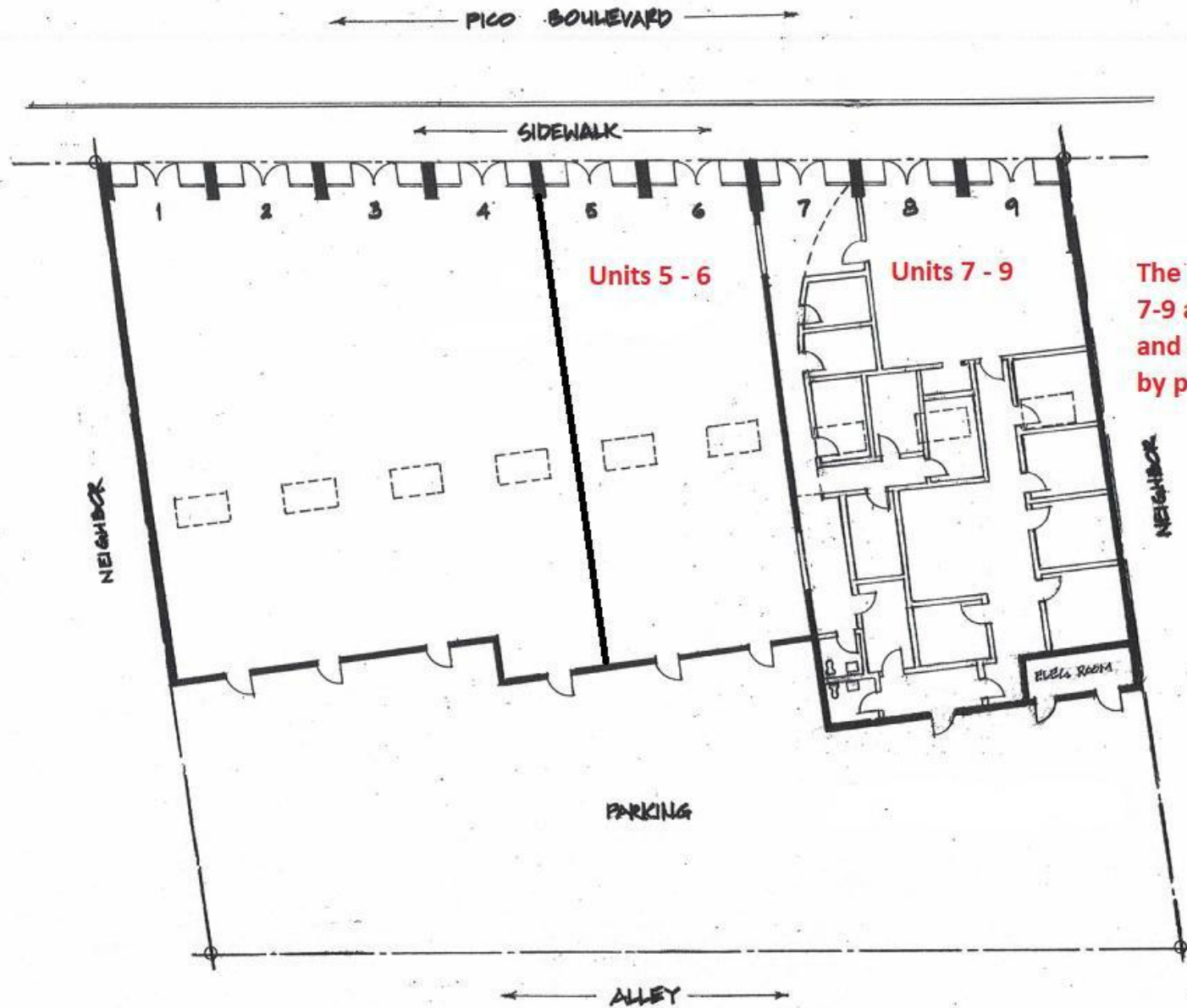




## Units 7-9



## Building Layout



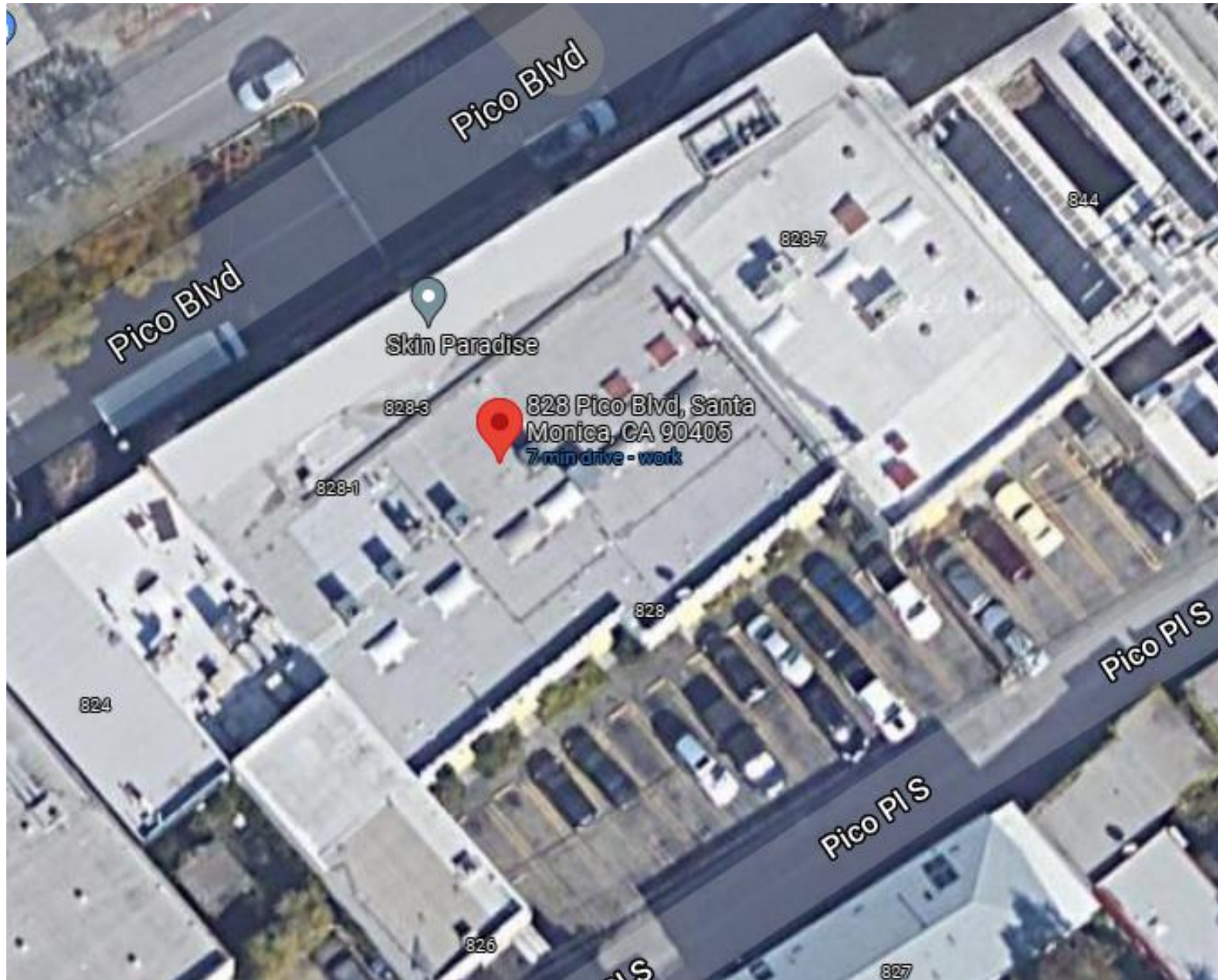
The floorplan for Units 7-9 are approximate and should be verified by potential tenant.

828 PICO BOULEVARD, SANTA MONICA, CA

DIAGRAM



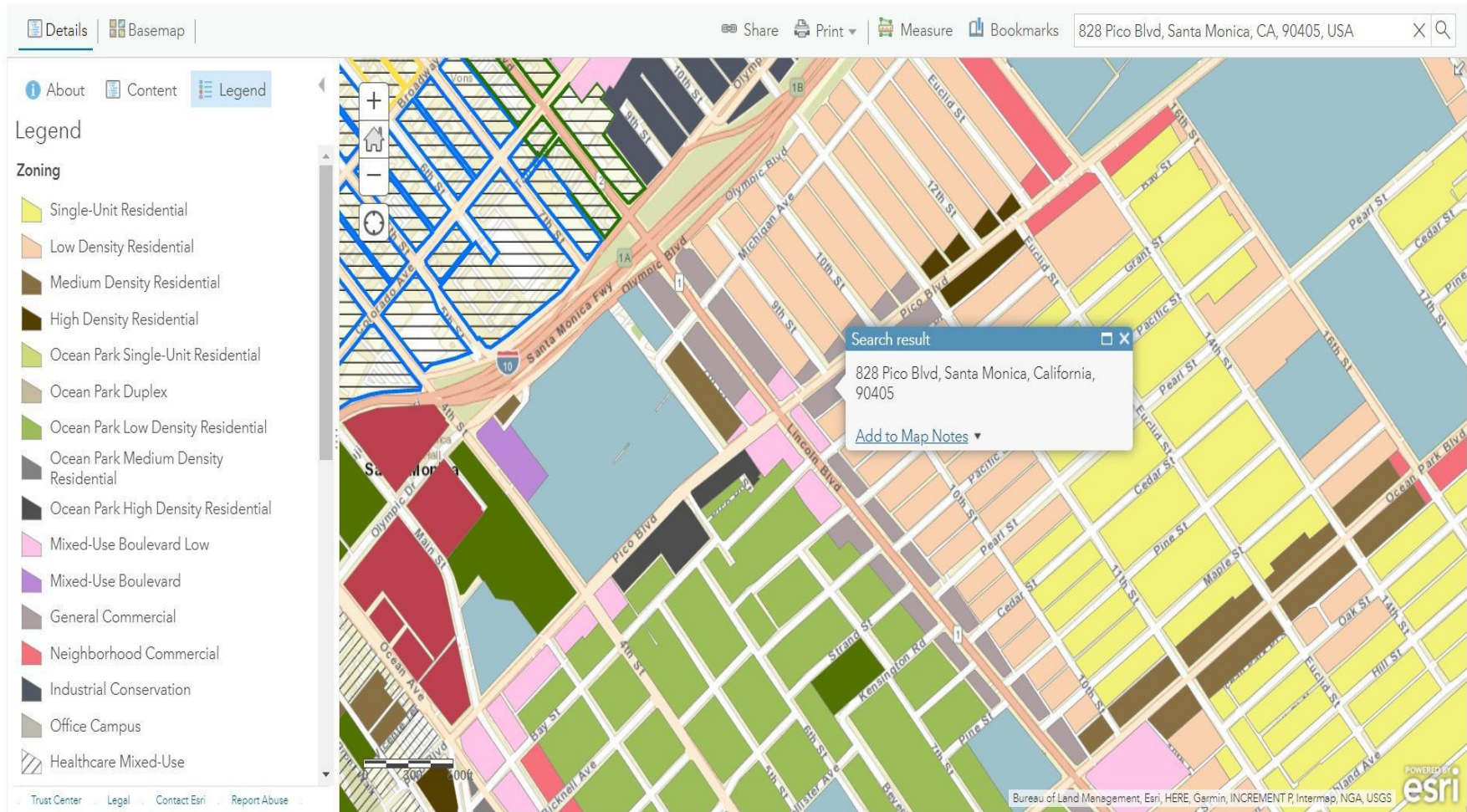
## Rear Parking Lot





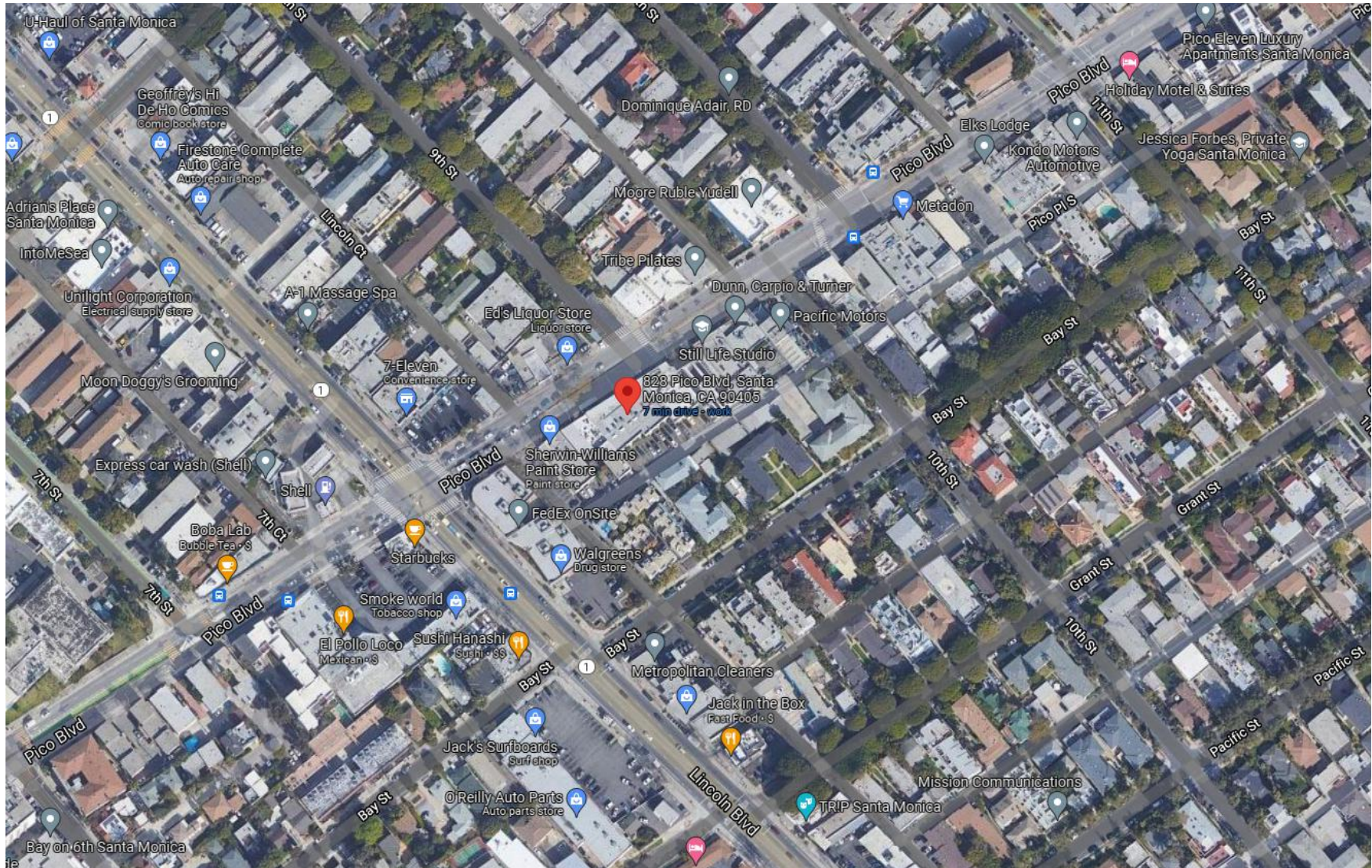
ArcGIS ▾ Santa Monica Zoning

[Open in new Map Viewer](#) [Modify Map](#) [Sign In](#)



Zoning is General Commercial - GC [Click](#) here for GC Santa Monica Zoning and Uses.





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