

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.

Three available spaces: 4,000 SF / 2,975 SF / 1,575 SF - **The spaces can be combined for a total of 8,550 SF.**

Spaces Available Now

Unit 4 Approximately 1,575 SF (1,250 SF ground floor and 325 SF mezzanine. \$5,906.25 + NNN cost of \$1,606.50).
This space can be combined with Units 5 - 6 for an additional 2,975 SF, or combined Units 5 - 9 for an additional 6,975 SF.

Units 5 - 6 Approximately 2,975 SF (2,354 SF ground floor and 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.
This space can be combined with Unit 4 for an additional 1,575 SF, or combined with Unit 7 - 9 for an additional 4,000 SF, or combined with Units 4 through 9 for an additional 5,575 SF.

Units 7 - 9 Approximately 4,000 SF ground floor. No mezzanine..
\$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.
2 ADA bathrooms. Lessee to verify compliance with current ADA codes.
Loading door.
This space can be combined with Units 5 - 6 for an additional 2,975 SF or combined with Units 4 - 6 for an additional 4,550 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.



Unit 4



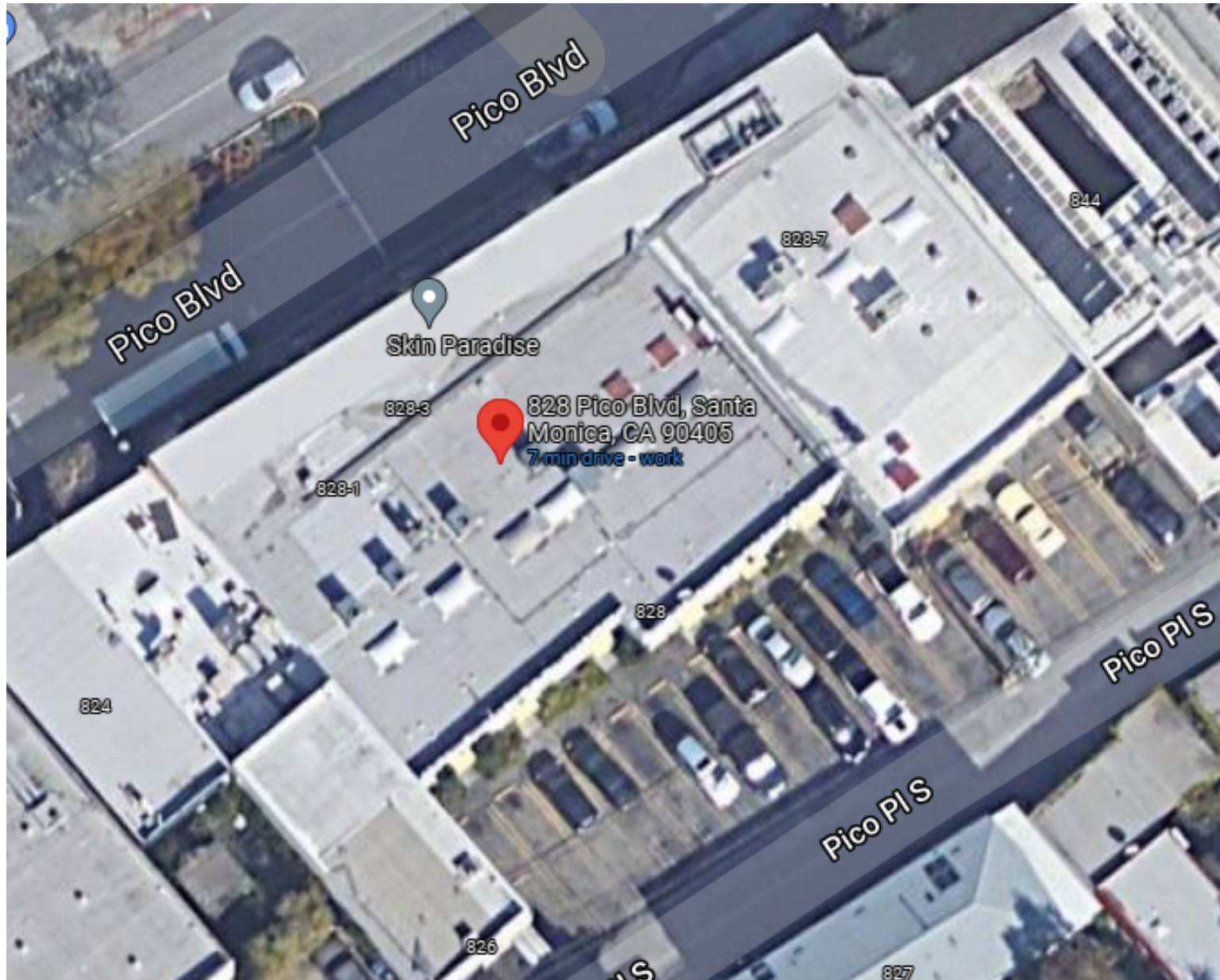
Units 5 - 6



Units 7 - 9

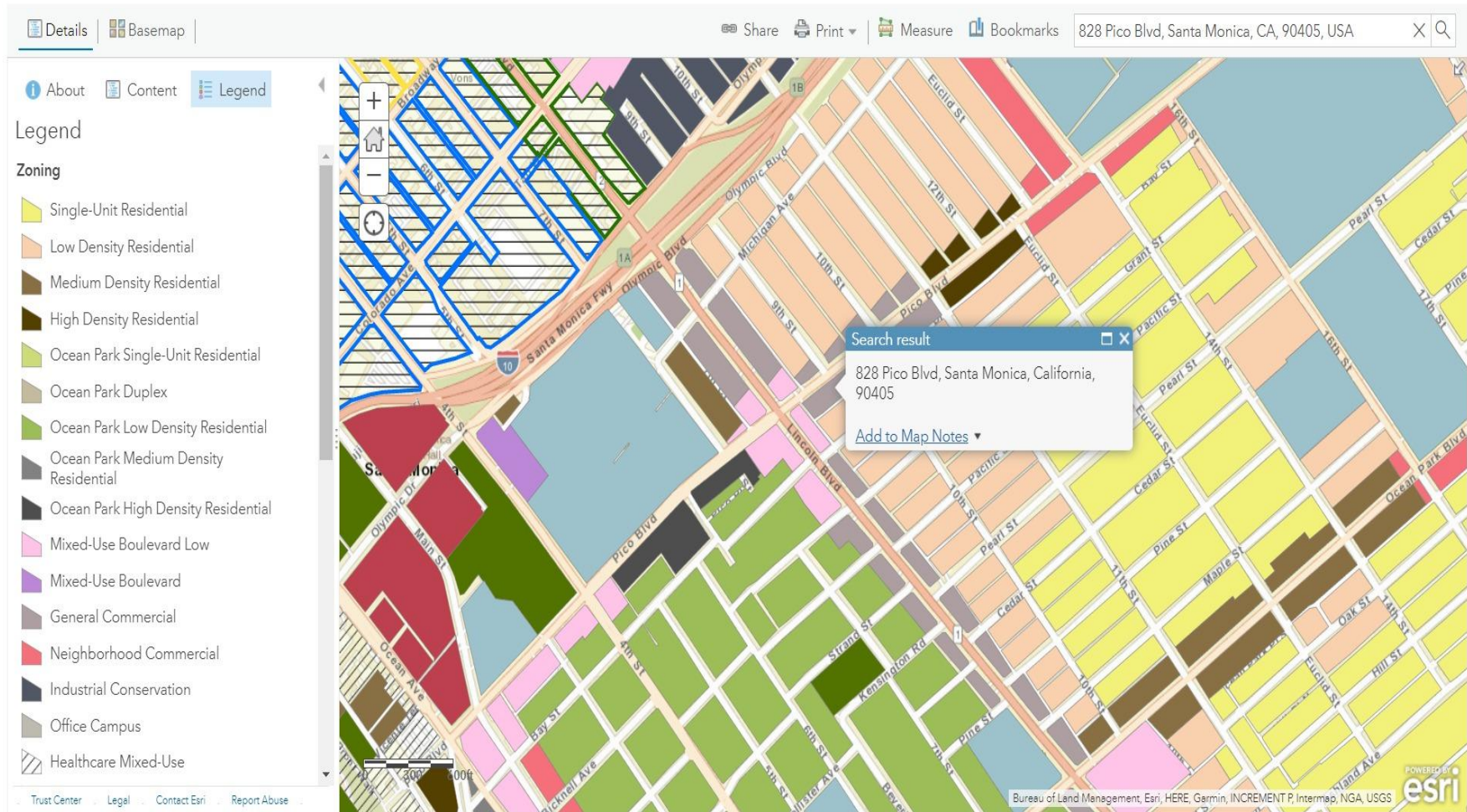


Rear Parking Lot

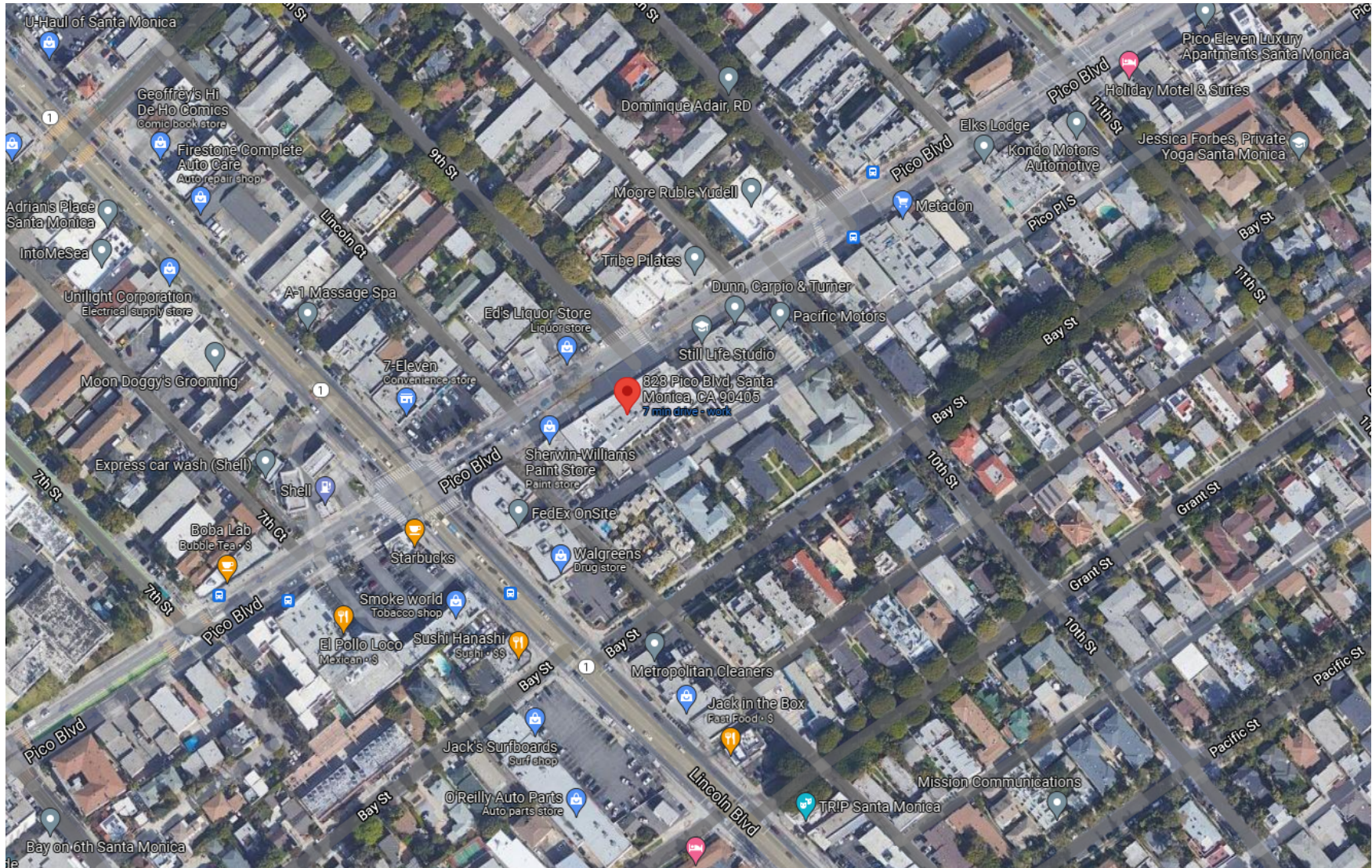


ArcGIS ▾ Santa Monica Zoning

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



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