

**FOR LEASE**  
**Santa Monica Street Retail / Creative Space**



**828 Pico Boulevard, Santa Monica, CA 90405**



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828 Pico is a creative building with high ceilings and long window lines located near the high car traffic and pedestrian signalized intersections of Lincoln Boulevard and Pico Boulevard. The Santa Monica Freeway entrance is within a one-half mile to the north. Santa Monica High School is just to the West and 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.

Two units consisting of 4,000 SF and 4,550 SF are available for lease, which can also be combined for a total of 8,550 SF. Each unit is a high-volume open space with high ceilings, concrete floors, and oversized tall and wide storefronts providing lots of natural light, great street exposure, and signage opportunity!

**Units 4 - 6** Approximately 4,550 SF (3,604 SF ground floor and 946 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.  
2 Private ADA bathrooms. Lessee to verify compliance with current ADA codes.  
This space can be combined with Unit 7 - 9 for an additional 4,000 SF

**Units 7 - 9** Approximately 4,000 SF ground floor.  
\$4.00 per SF plus NNN charges of approximately \$1.20 per SF per month.  
Large open area with high ceilings in a beautiful wood bow truss building.  
2 Private ADA bathrooms. Lessee to verify compliance with current ADA codes.  
Loading door in the rear.  
This space can be combined with Units 4 - 6 for an additional 4,550 SF.

**Parking** 34 tandem parking spaces at the rear of the property at **No Cost.**

**Location** Great central Santa Monica location with 22,00 car trips per day. as well as pedestrian traffic. Restaurants, fast food, retail, auto, and many other services are nearby. Walking, biking, or scooter distance to Santa Monica Beaches, Main Street, aThird Street Promenade, Santa Monica College, and Santa Monica High School. Easy access to the 10 Santa Monica Freeway, Metro Transportation System, and The Big Blue Bus.

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

**Year Built / Renovation** Built in 1984 and renovated in 2022.





### Units 4 - 6





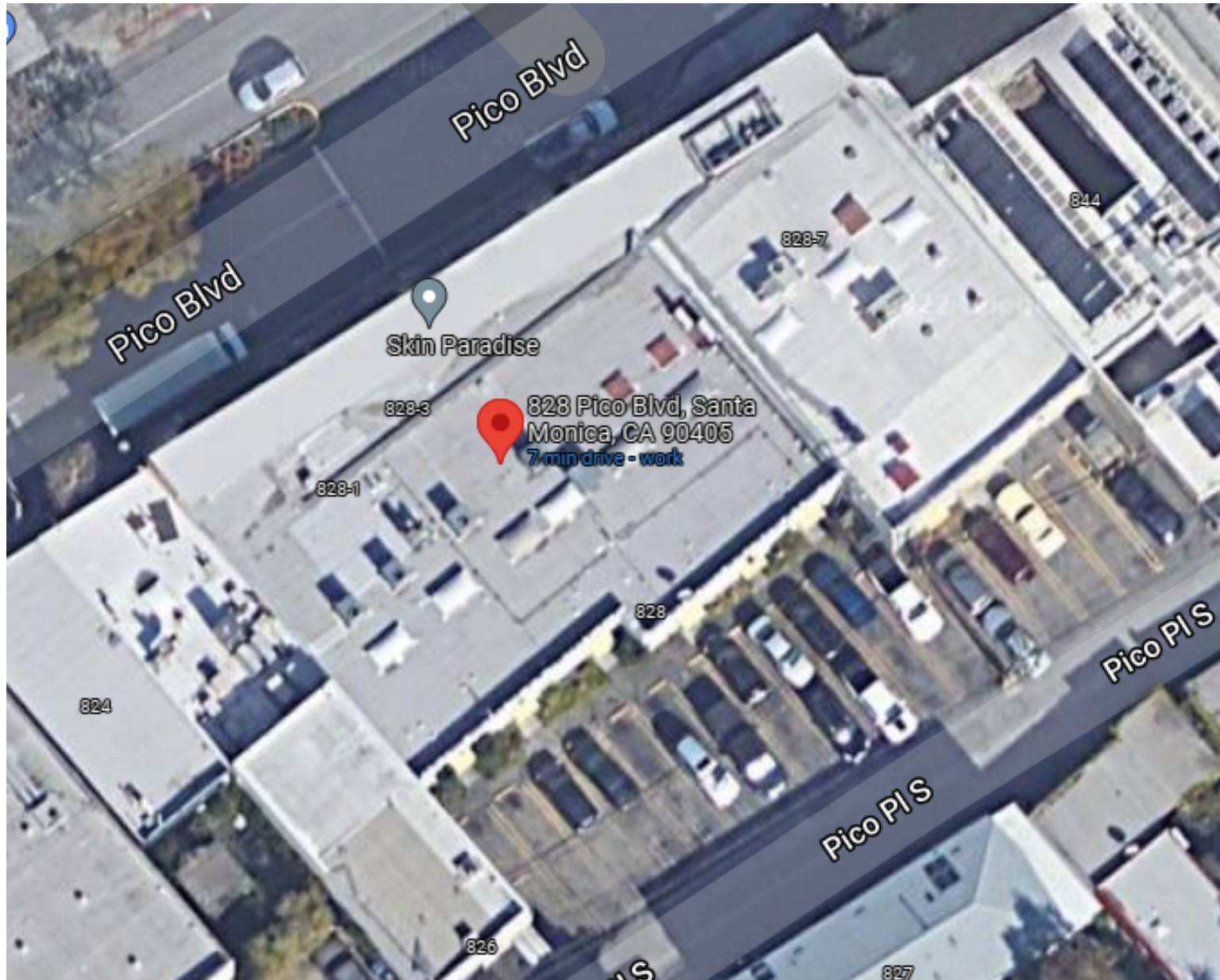
## Units 7 - 9





## Rear Parking Lot

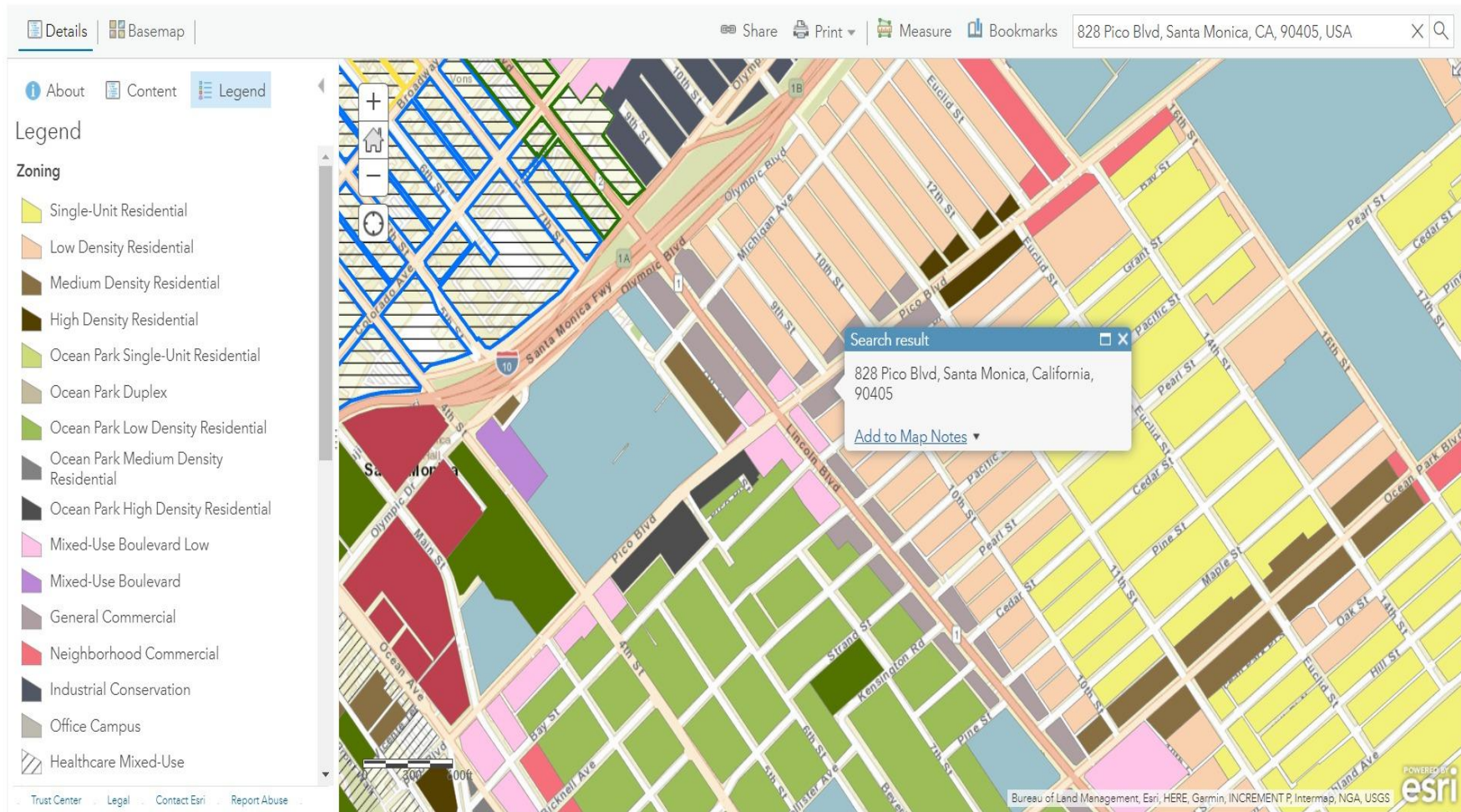
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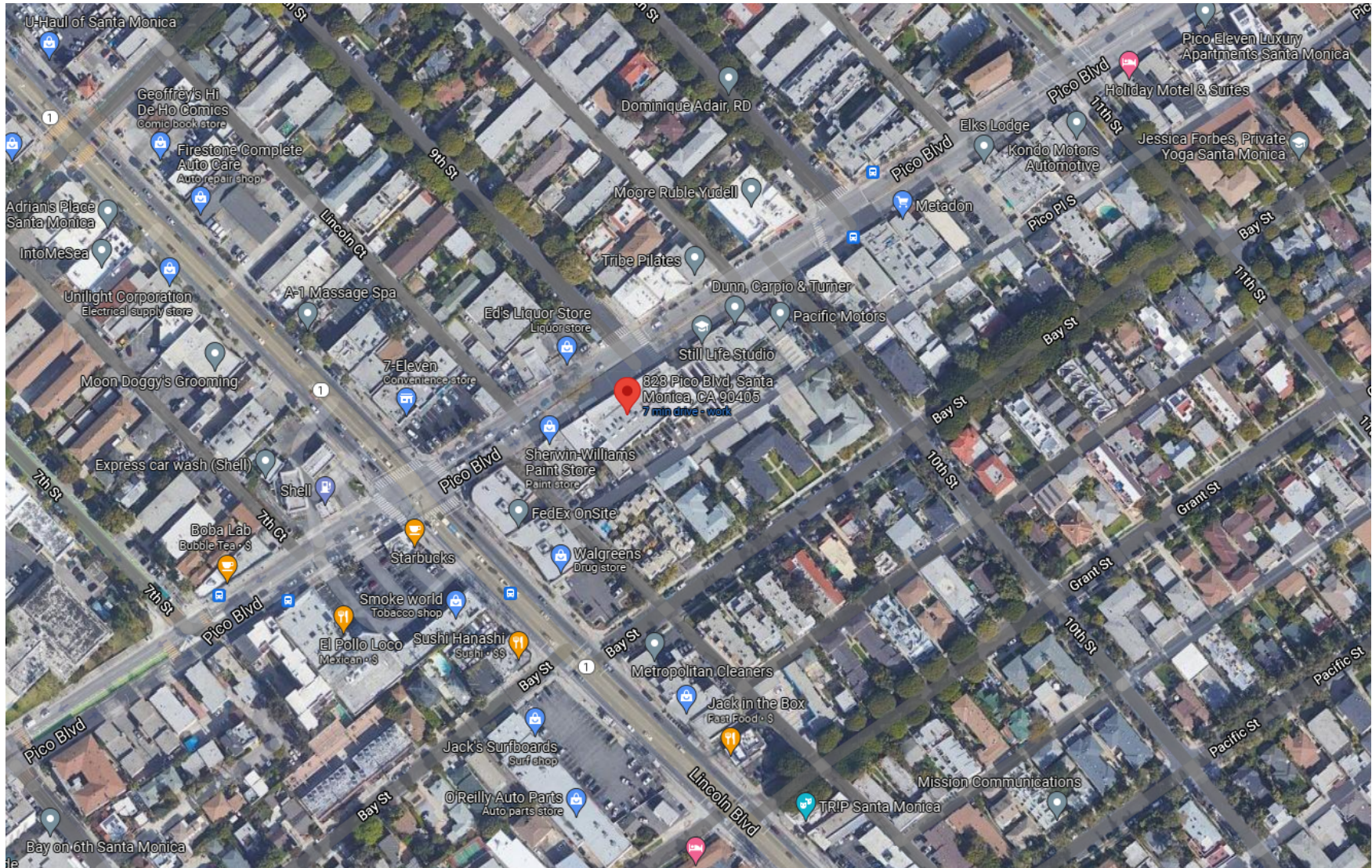
ArcGIS ▾ Santa Monica Zoning

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