

NEW LISTING!

Santa Monica Ground Floor Office or Retail Space



2020 PICO BLVD, SANTA MONICA, CA 90405



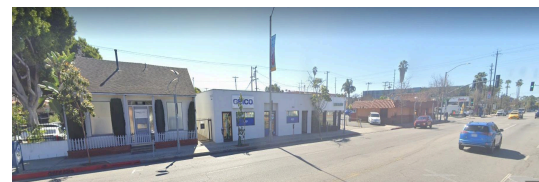
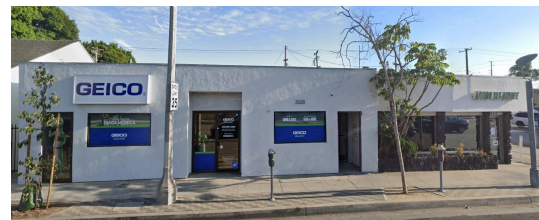
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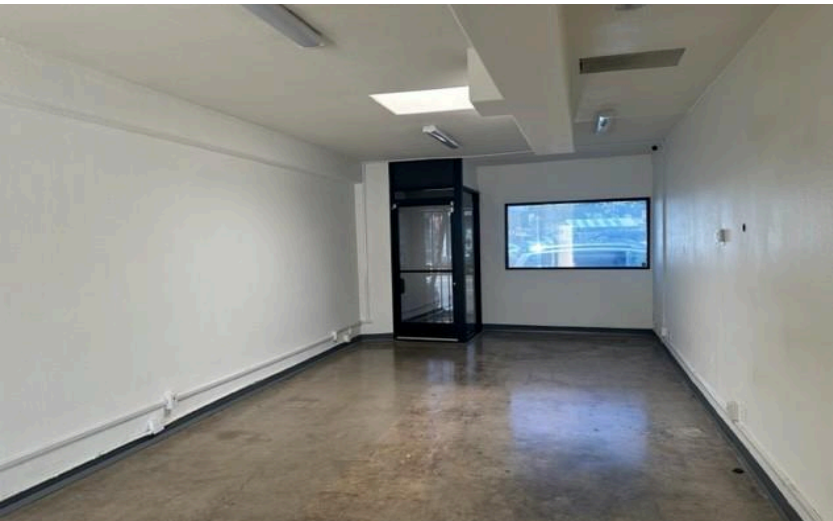
Property Information

2020 Pico Boulevard consists of a nicely improved 1,570 SF office in a single-story building. Private front and rear entrances make it ideal for Social Distancing. It is located near the signalized intersection of 20th Street and Pico Boulevards. Santa Monica College is less than a quarter-mile away at 19th and Pico Boulevard. Easy access to Santa Monica, Marina Del Rey, Abbot Kinney, Pacific Palisades, West Los Angeles, Culver City, and Venice.

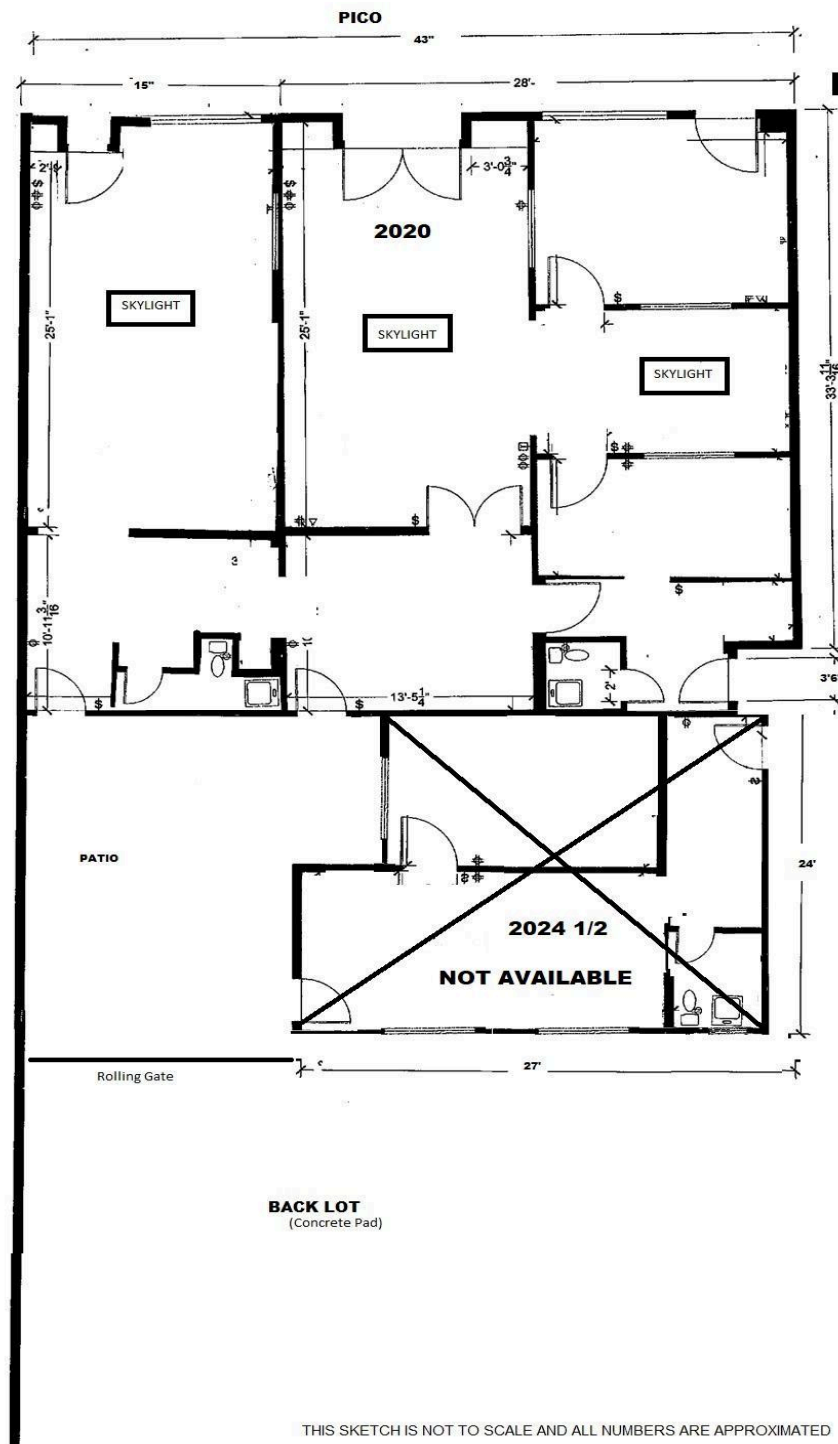
Rental Rate	\$3.50 per SF Modified Gross. The lessee pays for electricity, interior janitorial, and gas. The Lessor pays for water and exterior maintenance.
Space	1,570 square feet with private offices, open areas, a conference room, and storage. Excellent ground floor space with prominent street frontage. Hardwood floors. Skylights. Improved with many offices and a conference room. Kitchen with sink and storage. Heating and Air Conditioning System. There is an outside community patio area with seating.
Bathrooms	2 bathrooms.
Parking	4 tandem parking spaces at No Cost .
Area	Great central Santa Monica location. Restaurants and fast food nearby. Santa Monica College is one block West. Santa Monica City Bus Service. Virginia Avenue Public Park is across the street.
Prior Use	Former Geico Insurance Office.
Zoning	Neighborhood Commercial - NC

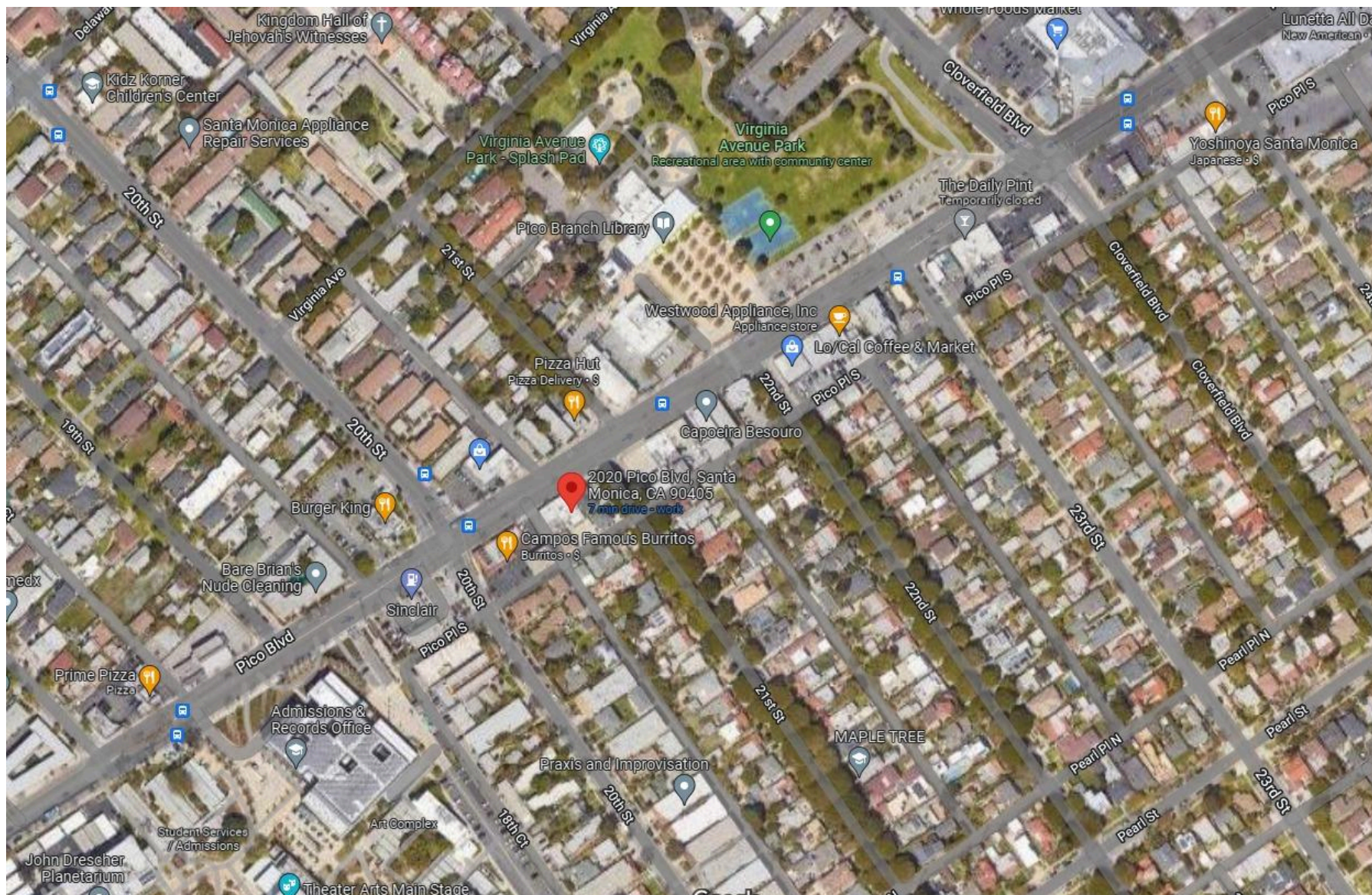


Photos / Floor Plan / Aerial View









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