

NEW LISTING FOR LEASE!

Santa Monica / Auto Row / Auto Repair / Retail / Office



1714 Santa Monica Boulevard, Santa Monica, CA 90404



www.muselli.net

Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

1714 Santa Monica Boulevard is a single-story building consisting of a 5,000 SF automotive repair shop and retail/office facility. The retail and office spaces are facing Santa Monica Boulevard with great street visibility and ample room for signage. The property is located just east of 17th Street, surrounded by many auto dealerships and within walking distance to local restaurants, fast food, and retailers.

Rental Rate \$3.25 per square foot plus monthly NNN charges. **AVAILABLE NOW!**

Details 5,000 SF building consisting of a front retail/office area of approximately 1,500 sf and a repair garage in the rear of approximately 3,500 sf.

Ceiling Height: Approximately 11 feet in the rear repair garage and the front retail/office area.

Repair Garage Access: Side entrance ground level loading door off of the 20' side alley. Approximately 9 feet tall x 15 feet wide.

HVAC in the front retail/office portion.
There is a compressor on site but it is unknown if operational.
Electrical Power - see photos.

Bathrooms 1 bathroom in the front retail/office section and 1 bathroom in the repair garage.

Parking There is no onsite parking but there is ample street parking.

Prior Use Previously occupied by Sonic Automotive as an auto repair facility.

Nearby Auto Dealerships Honda, GMC, Nissan, Santa Monica Ford Lincoln, Toyota, Chrysler-Jeep-Dodge, Volvo, Subaru, Lexus, Mini Cooper, Land Rover, Maserati, Mercedes Benz, BMW, Genesis, Alfa-Romeo, Fiat, Jaguar, and many used car dealers.

Area Great central Santa Monica location within a short distance to Brentwood, West LA, Venice, and Pacific Palisades.
Restaurants and fast food nearby.
Santa Monica City Bus Service.

Demographics **3 Mile Radius & Traffic Count**
\$98,000 median household income. 231,403 households.
143,591 daytime employees. The average age is 40.



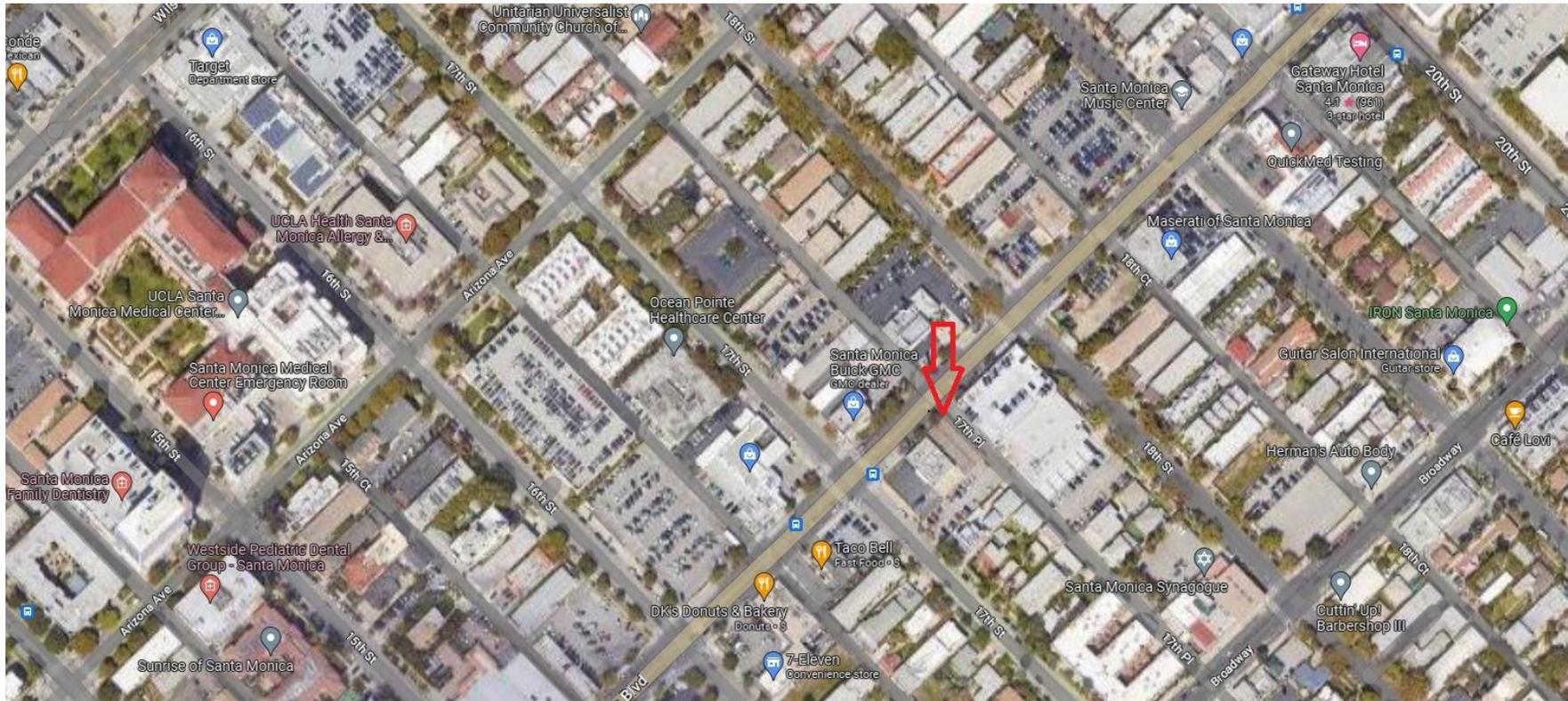
Interior Photos

Front Office / Retail



Rear Repair Garage





1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net
DRE BROKER # 00825237

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