



603 Arizona Ave, Santa Monica CA 90401

- ◆ Approximately 4,768 SF
- ◆ \$2.25/SF NNN (approximately \$.84/sf)
- ◆ 12 Month Lease and then month to month
- ◆ Large Open spaces broken up into multiple rooms
- ◆ Located at the NEC of Arizona and 6th Street
- ◆ 2 restrooms on each floor (4 total)
- ◆ Large outdoor yard
- ◆ Gated parking at no additional charge
- ◆ To be delivered in As Is condition
- ◆ **Available Now!**

Neighboring Tenants & Market Area

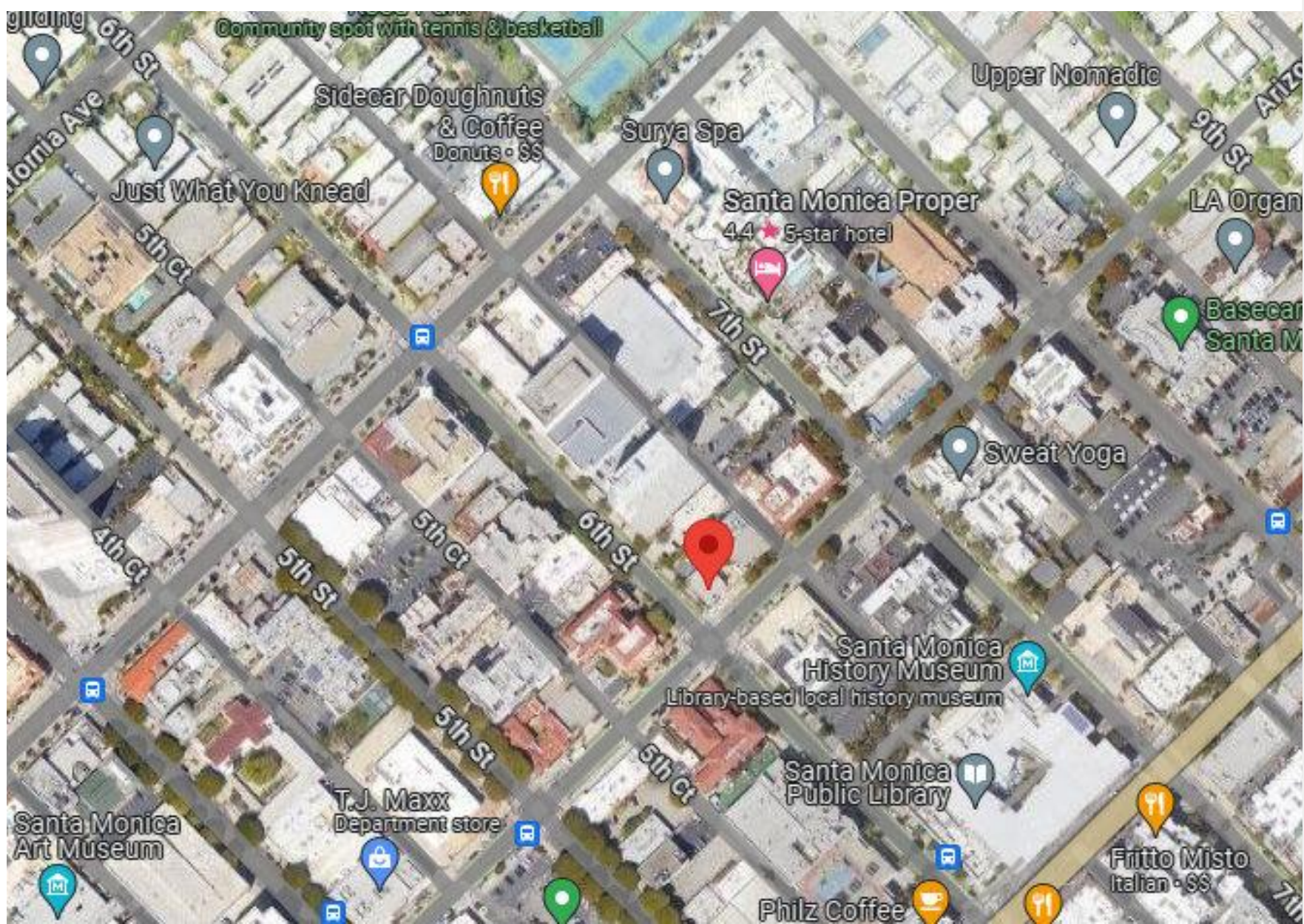
- ◆ Prime Santa Monica location in the heart of Silicon Beach! Tenants nearby include Proper Hotel, Sidecar Donuts, Sweat Yoga, ZipRecruiter, Cassia, Esther's Wine Bar, Colapasta, Heart Centered Dentistry, and Fritto Misto.
- ◆ A high-income neighborhood with easy access to the Beach, Downtown Santa Monica, Brentwood, Pacific Palisades, and Venice.

Demographics - 2 Mile Radius

- ◆ \$108,853 median household income.
- ◆ 47,550 households.
- ◆ 88,147 daytime employees.
- ◆ The average age is 44.5.







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You are advised to conduct an independent investigation to verify all information.