

**FOR LEASE**

***Short-Term Also Available / Pop-Up Store / Halloween Store***

**Santa Monica / Retail / Showroom / Automotive / Pop-Up Store**



**901 Santa Monica Boulevard, Santa Monica, CA 90401**



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

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

Muselli Commercial Realtors is excited to present this vacant Santa Monica Freestanding Retail / Automotive / Showroom opportunity. Immediately available, the property was previously occupied by Tuesday Morning. Located in a Prime Santa Monica location, the building would be great for many uses including Automotive, Showroom, General Retail, and much more!

**Size** +/- 10,000 SF of space. Plus approximately 2,000 SF mezzanine space at no cost.

**Rental Rate** \$3.50 per square foot + monthly NNN cost of approximately \$.60 per square foot.

**Lease Term** Negotiable. Short-term available for Pop-Up Store

**Highlights** 15,000 SF Lot.  
Hard corner with 100 feet of frontage on Santa Monica Boulevard.  
One block east of Lincoln Boulevard.  
18' ceilings.  
Roll-up loading door.  
2,000 square foot mezzanine available at no additional cost.

**Parking** 15 cars on-site.

**Zoning** General Commercial (GC)

**Tenant** Vacant.

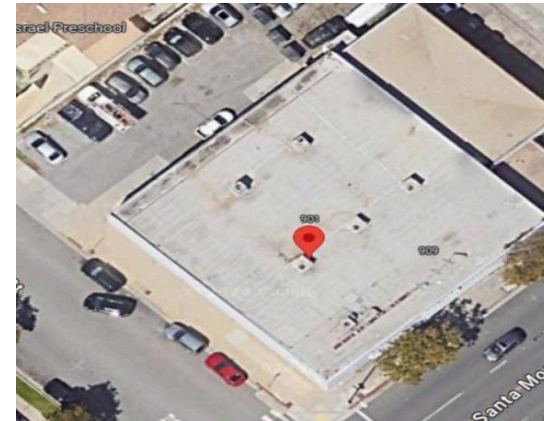
**Prior Use** Retail - Tuesday Morning.

**Traffic Count** ±48,673 cars per day at Lincoln Boulevard and Santa Monica Boulevard.

**Area** The property is located amongst many auto dealerships. Toyota, Ford, GMC, Honda, Buick, Audi, Lexus, BMW, Mercedes Benz, Volkswagen, Genesis, Chrysler Jeep, Jaguar, and Maserati, to name a few.

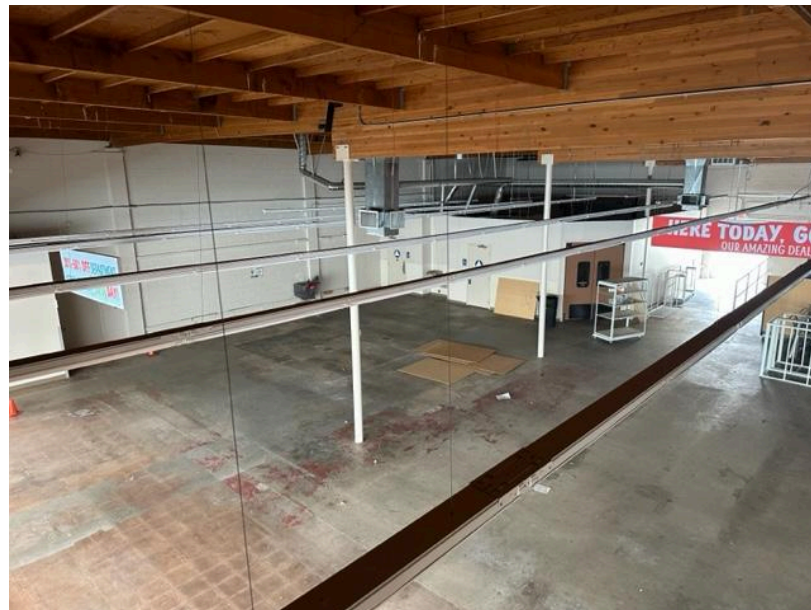
Strong demographics with an average Household Income of \$162,664 within a two-mile radius.

2.5% Commission to the Broker representing the Tenant.



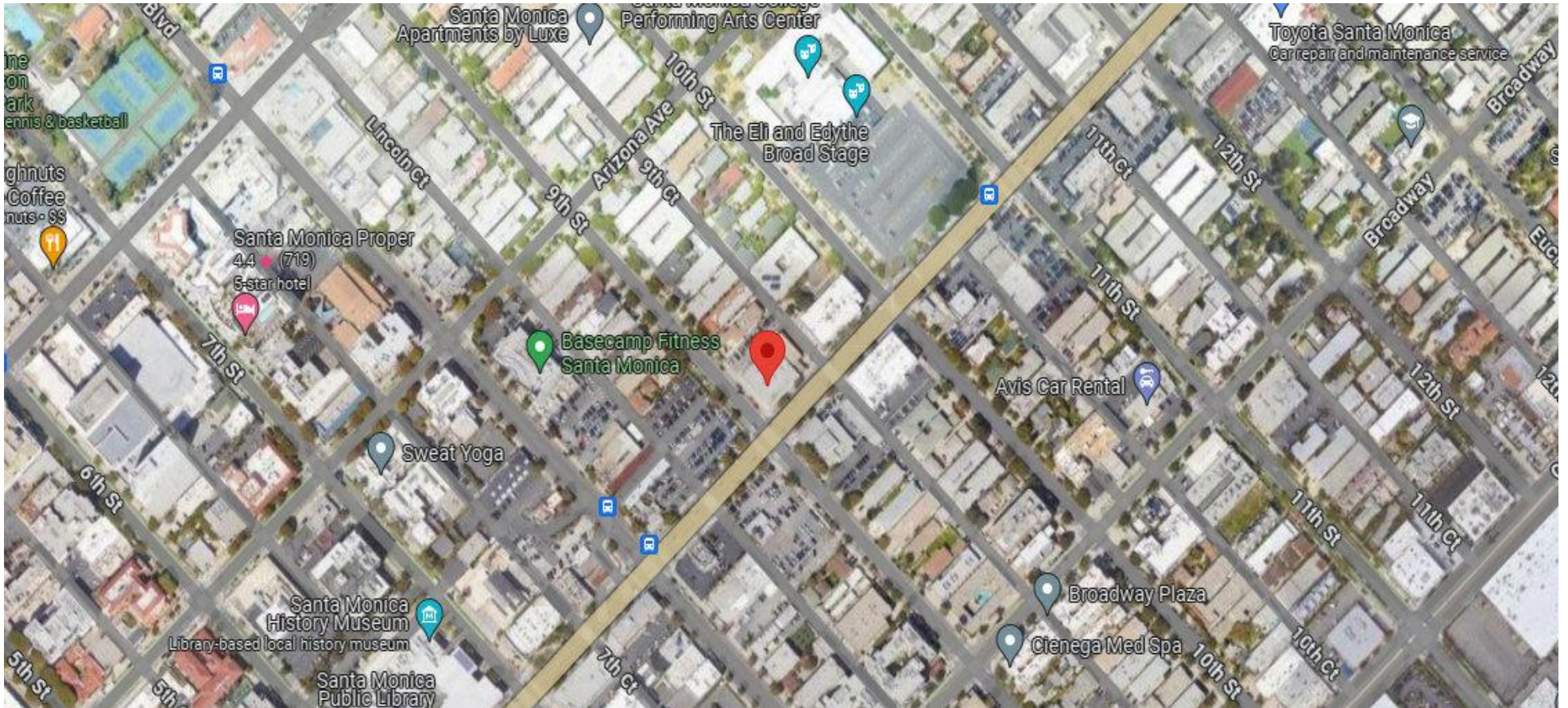


## Interior Photos





## Map View



1513 6<sup>th</sup> Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 [www.muselli.net](http://www.muselli.net)  
**DRE BROKER # 00825237**

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.