

RATE REDUCTION!

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



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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~~ **\$2.75** 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.

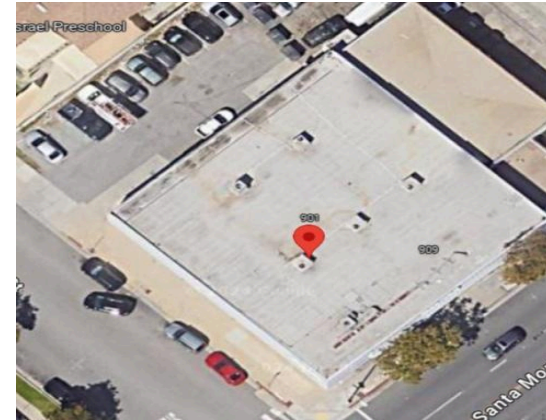
Prior Use Retail - Tuesday Morning.

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

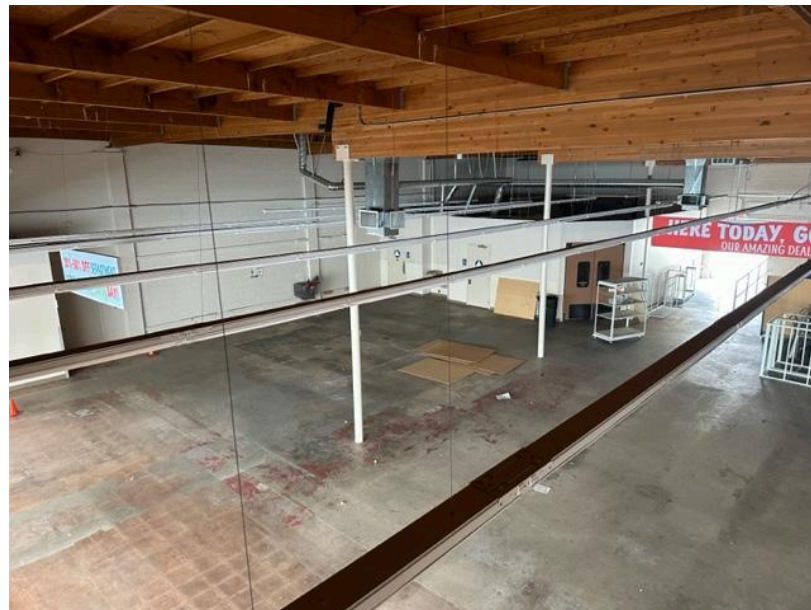
Area The property is located amongst many auto dealerships. Toyota, Ford, GMC, Honda, Buick, Audi, Lexus, BMW, Mercedes Benz, Volkswagen, Genesis, Chrysler Jeep, Jaguar, and Maserati, to name a few.

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

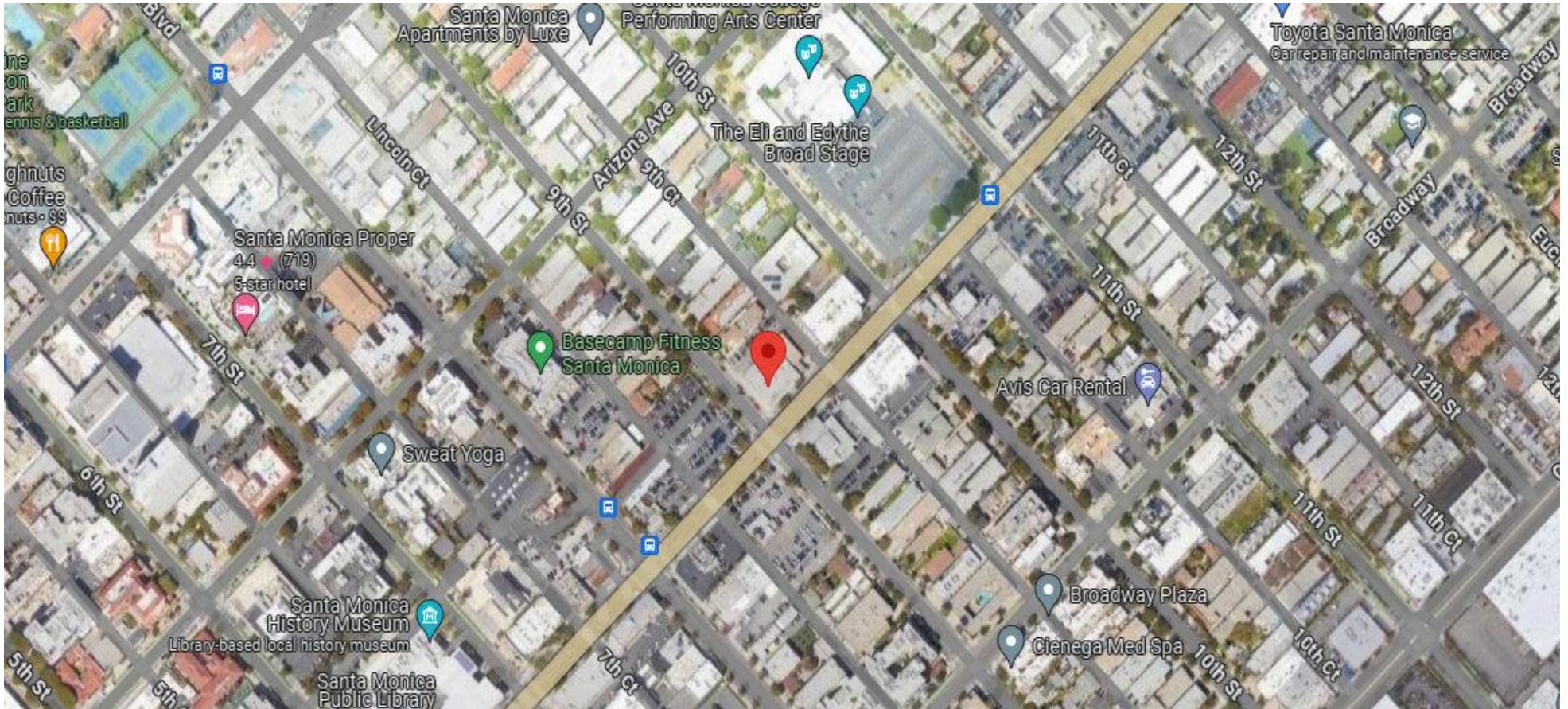
2.5% Commission to the Broker representing the Tenant.



Interior Photos



Map View



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