

# For LEASE

Santa Monica High Exposure / Multi-Purpose: Office/Retail  
Approx. 8,500 – 14,800 RSF (multiple options)

**2500-2512 Santa Monica Blvd  
Santa Monica, CA 90404**



**High Profile Retail/Office/Medical**

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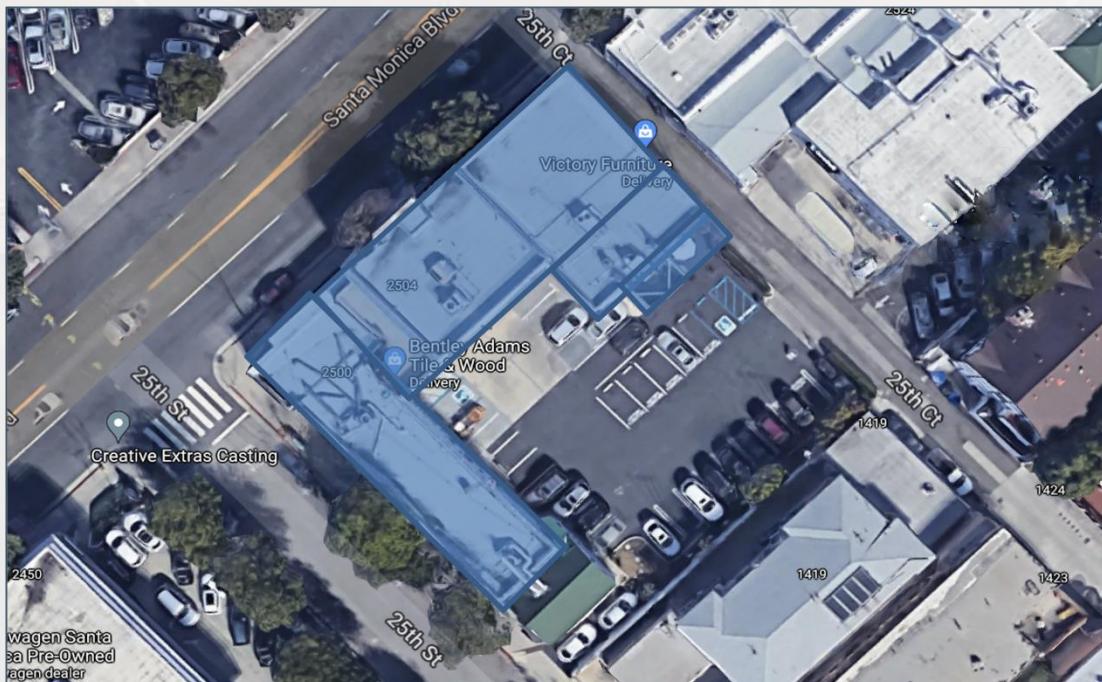
[A] 15300 Ventura Boulevard, Suite 200 | Sherman Oaks, CA 91403



**TAMARACK**  
REAL ESTATE SERVICES

# Property Features

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**Term:** 3-10 Years

**Parking:** ~2.2 : 1,000

**Zoning:** SMC4

**Year Built:** 1988

**Nets:** ~\$0.30 / SF

**Size:** **Rate:**

**~8,500 SF:** **\$3.60 / SF NNN**

**~10,000 SF:** **\$4.00 / SF NNN**

**~14,800 SF:** **\$4.15 / SF NNN**

- Approximately 147' of frontage on Santa Monica Blvd across from a variety of high-traffic retail establishments
- Approved for Partial Medical Use
- Premises has been an outdoor patio furniture shopping destination for decades and is ideally suited for a similar use to take advantage of the reputation the location has developed
- Tons of perimeter windows providing natural light
- Elevator served building with sprinklers, operable windows, and two stairwell access including internal stairwell
- Full building compound with secure parking

# Photos

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Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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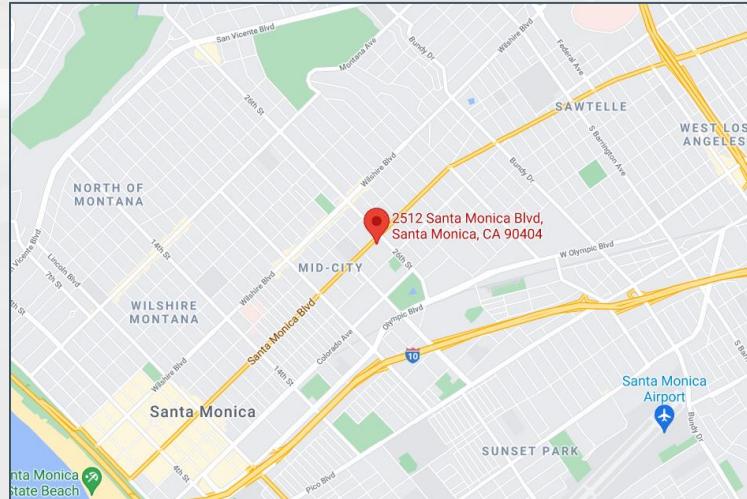
Immediate neighbors include CVS, Starbucks, Subway, Dry Clean Express, Jamba, Fantastic Sams, San Sai, Vito's Pizza, A Cut Above Butcher Shop, and Volkswagen.



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Demographics		
	1 mile	3 miles
2021 Population	37,693	256,724
Average Household Income	\$124,714	\$135,626
Median Household Income	\$96,630	\$104,903
Median Age	40.3	39.7
Traffic Count	32,151	

