



FOR LEASE

JAMES K. STANFILL, President
Tel: 310.625.1132 | Bre #: 01113910



**2,400 SQ FT of
RETAIL SPACE**

**\$4.50 per square foot per month NNN
\$0.28 per square foot of NNN charges**



- Beautiful high ceilings, exposed brick, skylights and many architectural features.
- In the heart of the eclectic Main Street shopping/arts district.
- Adjacent to parking lot open to the public and city parking behind the property
- Perfect for a variety of retail uses, clothing, galleries, tech, furniture, or lifestyle retail.
- Ideally located near two other high end shopping districts - Abbot Kinney and Third Street Promenade.

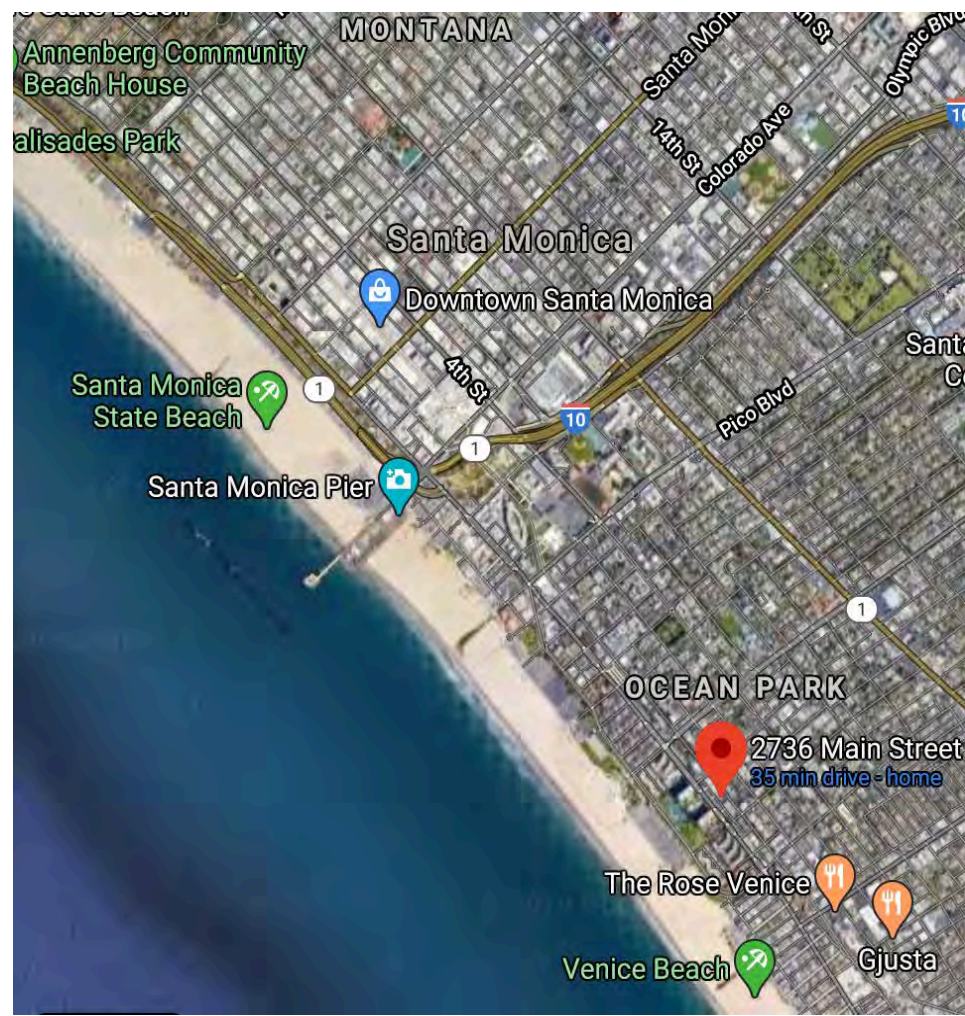
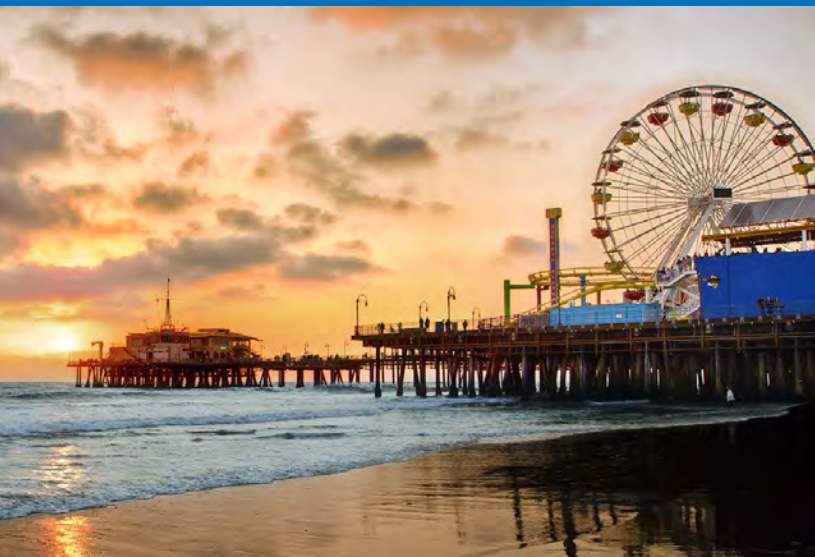
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Santa Monica, CA

Average Household Income: \$93,432.

Creative District's tenants include: HBO, GSi, Universal Music Group, Lionsgate, Real Fx, M&C Saatchi, Rock Paper Scissors, Tool of North America and Connexity.

Walking distance to the Metro Line 17th Street/SMC Station.

71% of the population is under 54 years.

67% of the population are college graduates.

Santa Monica has more artists, designers, and people working in Media than 90% of the communities across America.