

# FOR SALE - SANTA MONICA ENTITLED DEVELOPMENT SITE



**2929 PICO BOULEVARD**  
**SANTA MONICA, CA 90405**



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## PROPERTY INFORMATION

Address: 2929 Pico Boulevard, Santa Monica, CA 90405  
Lot Size: 15,227 square feet, with 143 lineal feet of Pico Boulevard frontage.  
Asking Price: ~~\$7,412,000~~ **\$6,950,000** all cash. Property will be delivered free and clear of any financing.

## PROPERTY HIGHLIGHTS

- ◆ Northwest corner of Pico Boulevard and Dorchester Avenue;
- ◆ Approximately 42,361 cars pass this location daily;
- ◆ Phase 1 and 2 available;
- ◆ Entitled 2-story 18,854 square foot development site, includes 7,706 square feet of restaurant and retail, and 11,148 square feet of creative office space;
- ◆ Neighbors includes Whole Foods Market 365, 99 Cents Only Stores, Rite Aid Pharmacy, Trader Joe's, Chase Bank, McDonald's, Starbucks Drive-Thru, and many other established retailers and restaurants.



For further information or tour, please contact exclusive agents:

Marc Pollock

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Mark Einbund

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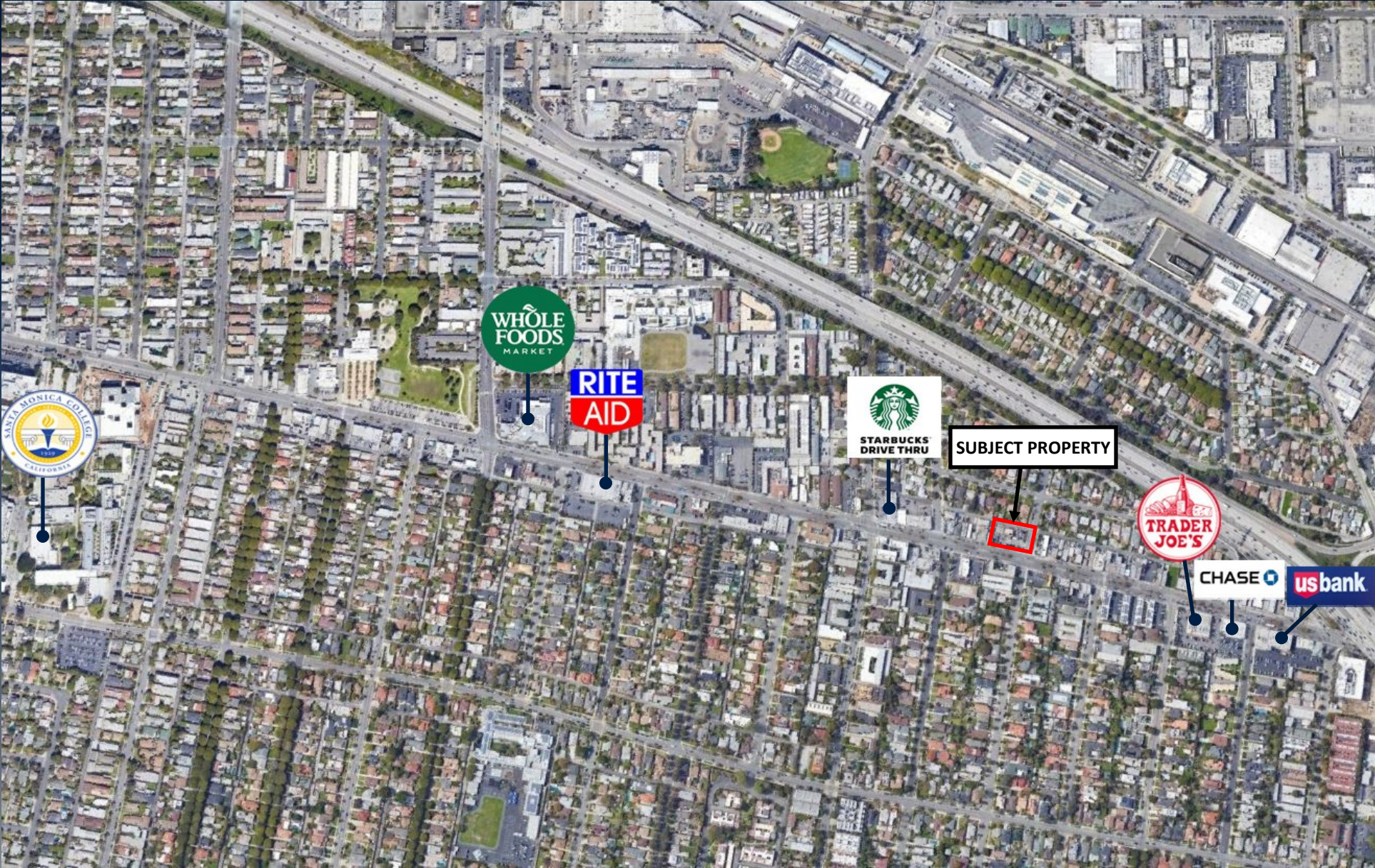
[Mark@WestsideRetail.com](mailto:Mark@WestsideRetail.com)

This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2019

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**WESTSIDE  RETAIL**  
COMMERCIAL REAL ESTATE

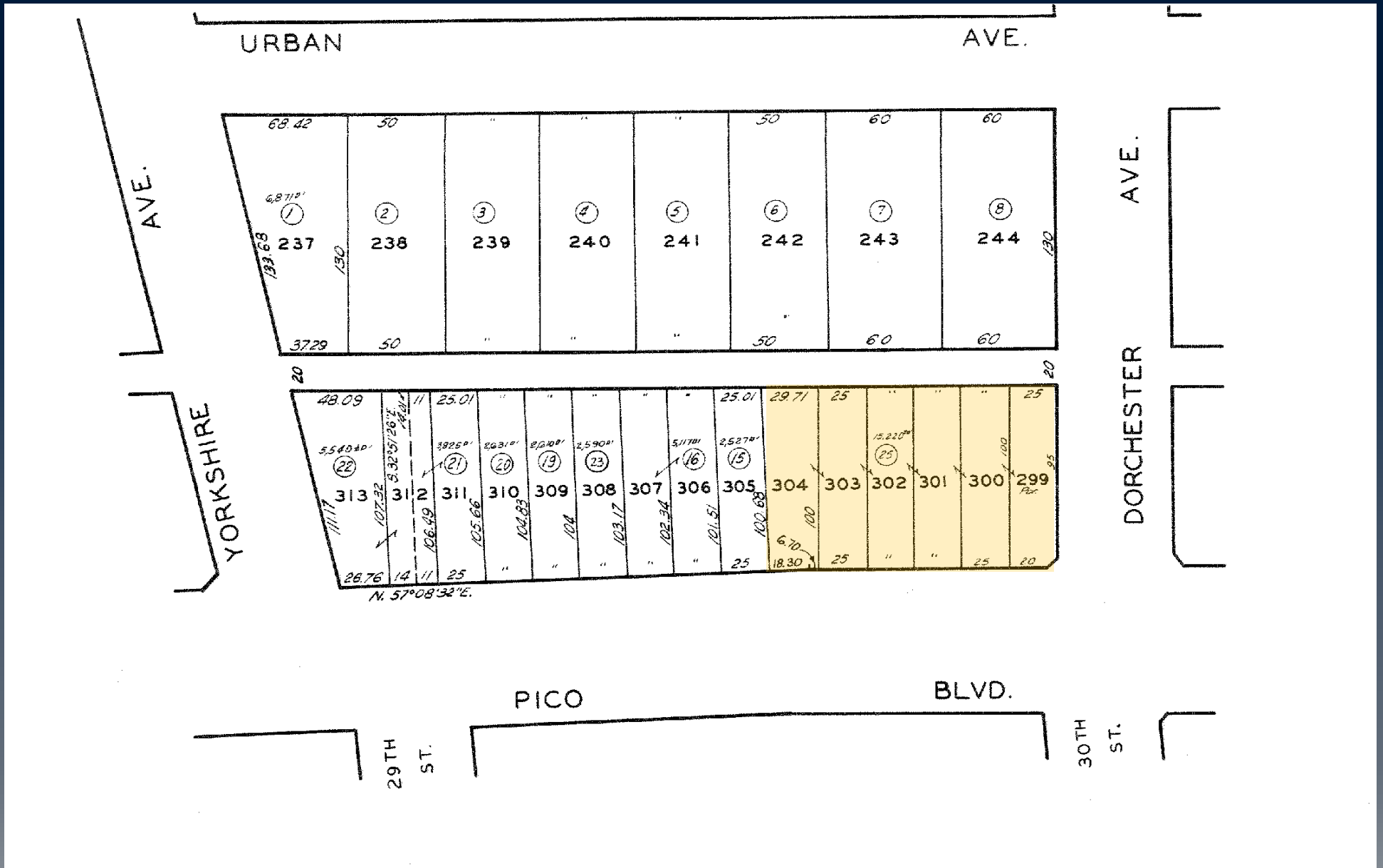
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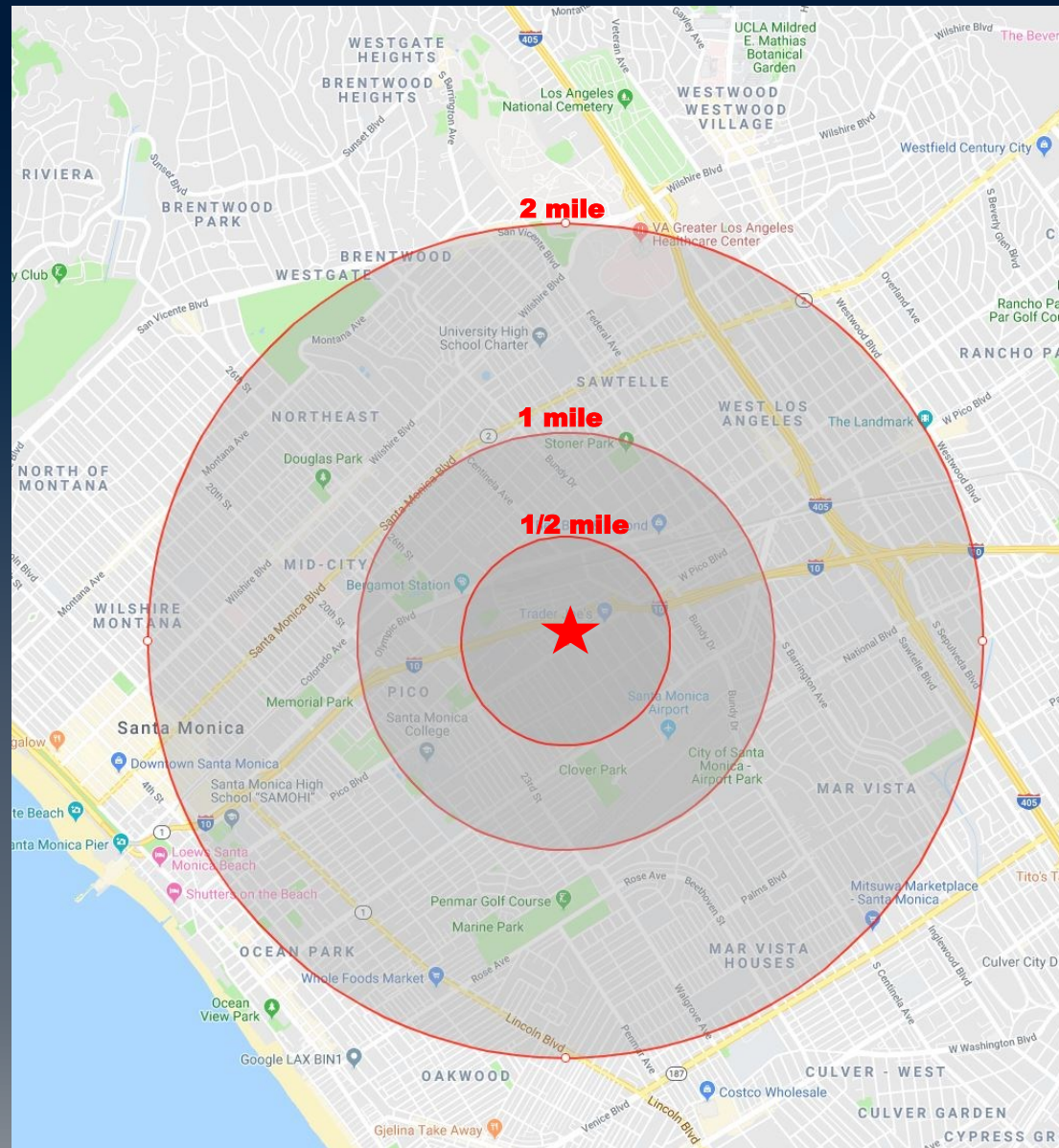


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