



412 Broadway Santa Monica



Commercial Leasing & Investment Sales
604 Arizona Ave. Santa Monica, CA 90401
www.rsfla.com BRE # 01095117

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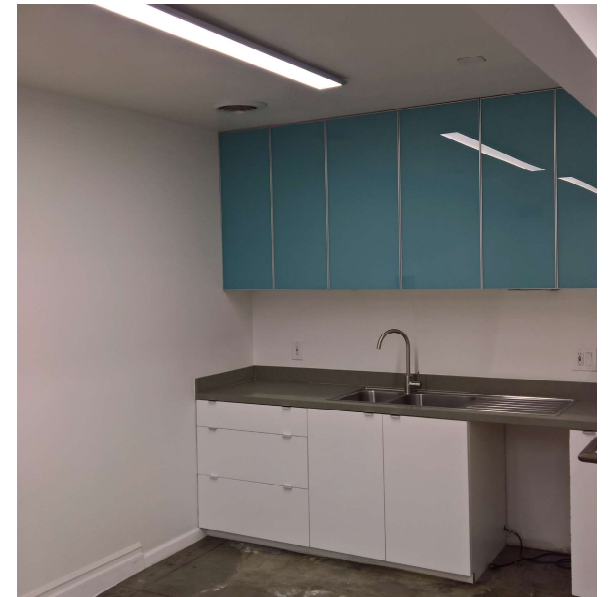
Erica Taylor
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AVAILABLE SPACE

SF available	+/- 2,350 SF (Ground Floor) +/- 192 SF (Second Floor)
Rate	\$7.00 / SF NNN (Ground Floor) \$2.00 / SF NNN (Second Floor Office)
Occupancy	Immediate
Term	3 years +
Parking	Adjacent public parking structures

Amenities

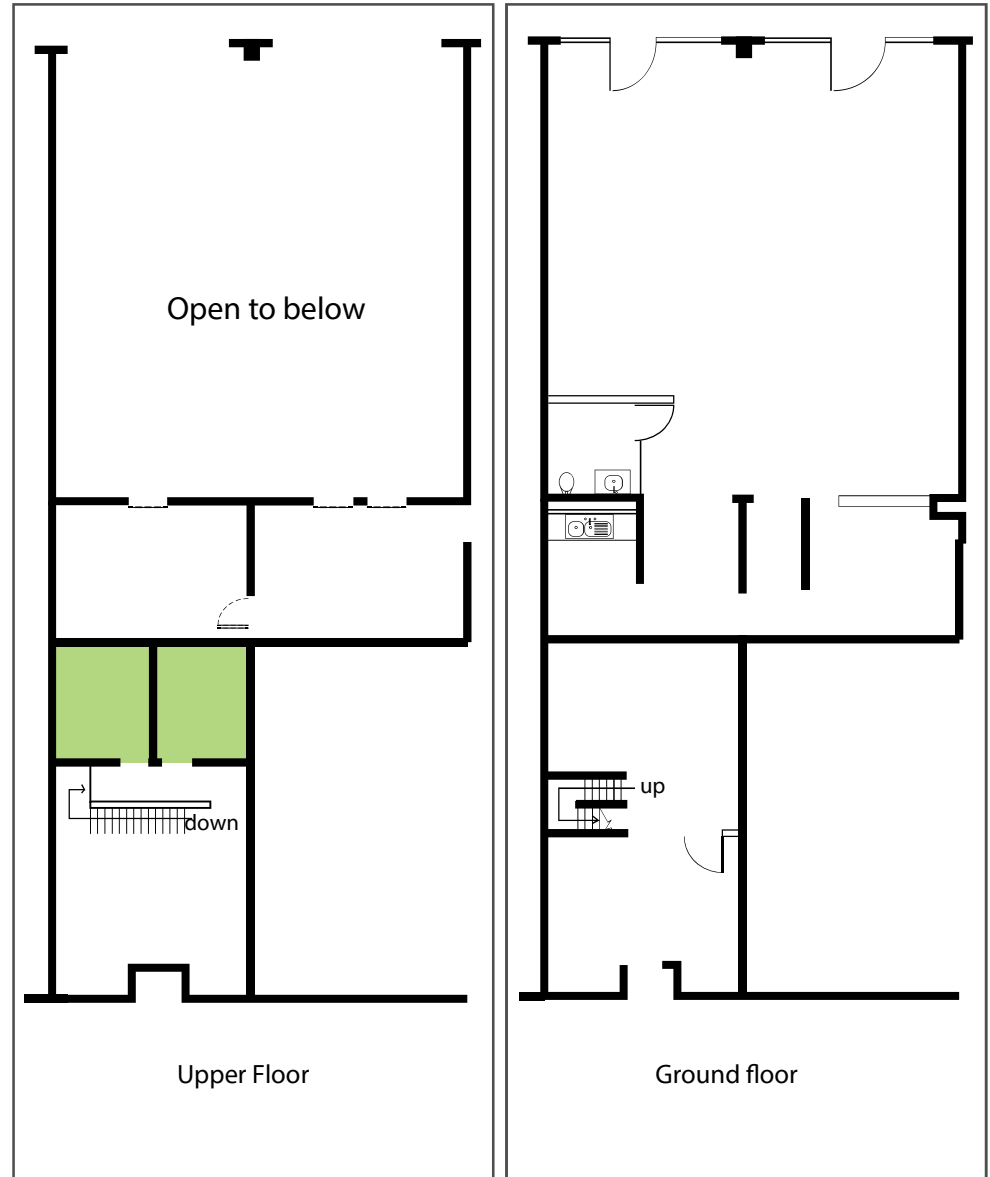
- ✓ Exposed bow truss ceiling
- ✓ Open plan
- ✓ Ample natural light
- ✓ Concrete floors
- ✓ ADA compliant restroom and entrance
- ✓ Storage space
- ✓ Second floor office space
- ✓ Common area outdoor space
- ✓ One block from the light rail station
- ✓ Excellent exposure along Broadway
- ✓ One block to world renowned Third Street Promenade
- ✓ Neighboring tenants: Vans, Bloomingdales, Archlight Theaters, Lulu Lemon, Capitol One, Active Ride Shop, Steak n Shake, Nike, Benihana, West Elm



*potential finishes

DEMOGRAPHICS*

	1 mile	3 miles	5 miles
2015 Average Household Income	\$99,124	\$111,805	\$110,846
2015 Population	58,819	229,295	558,903
2015 Daytime Population - employees	42,769	143,975	349,520
2015 Traffic Count - 4th & Broadway	21,603		



* Source Costar & Loopnet



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DOWNTOWN SANTA MONICA

Amenities within walking distance

Hotels

- 1. Shangri La Hotel
- 2. Marriott Hotel
- 3. Fairmont Miramar Hotel
- 4. Huntley Hotel
- 5. Shore Hotel
- 6. Wyndham Hotel
- 26. The Refinery
- 27. Philz Coffee
- 28. Demitasse

Attractions

- 7. Santa Monica Pier
- 8. Farmers Market
- 9. City Center/ Tongva Park
- 10. AMC
- 11. Archlight IMAX

Restaurants/ Nightlife

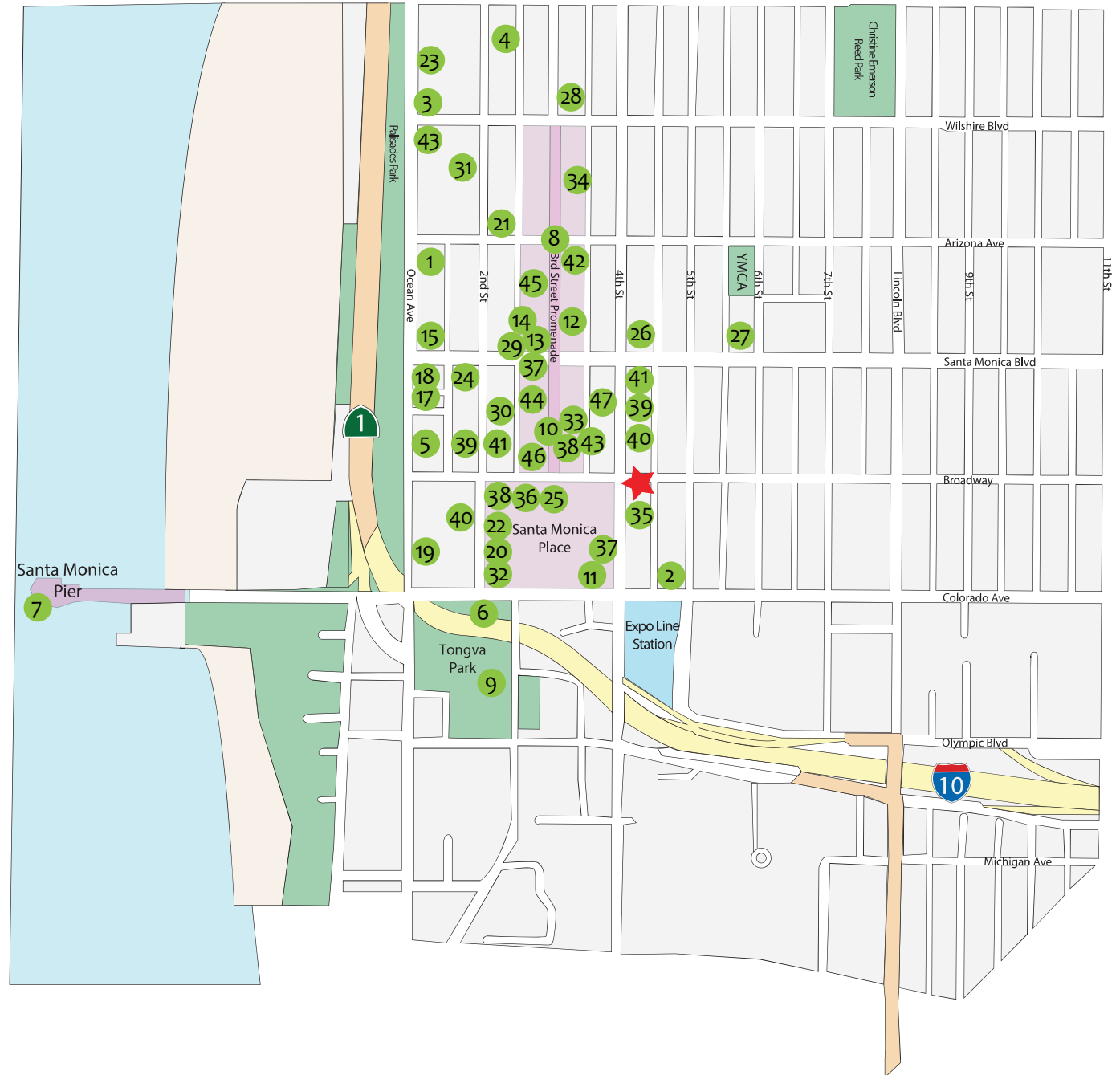
- 12. Barney's Beanery
- 13. Misfit
- 14. Sugar Fish
- 15. Boa Steak House
- 16. Mercado
- 17. Blue Plate Taco
- 18. Water Grill
- 19. Ivy at the Shore
- 20. True Food Kitchen
- 21. Tender Greens
- 22. Sonoma Wine Garden
- 23. Bungalow
- 24. Ye Old Kings Head
- 25. The Cheesecake Factory

Fitness

- 29. Equinox
- 30. 24 Hour Fitness
- 31. Soul Cycle
- 32. Bicycle Center

Retail

- 33. Apple
- 34. Tesla
- 35. Vans
- 36. Nike
- 37. Bloomingdale's
- 38. Nordstrom
- 39. Pottery Barn
- 40. West Elm
- 41. REI
- 42. Victoria's Secret
- 43. Lulu Lemon
- 44. Urban Outfitters
- 45. Zara
- 46. H&M
- 47. Patagonia



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