

Address: 1400 Broadway Avenue Santa Monica, CA 90404

Building Size: Approximately 1,593 square feet of commercial space.

Rent: \$12,500 NNN per month. Tenant to be responsible for it's pro-rata share of real property taxes, general liability and fire insurance, common area repairs and maintenance, currently \$1,750 per

square foot per month.

Comments: Available immediately;

Signalized Intersection;

- Convenient parking in front and side of building;
- ➤ Santa Monica is the largest and most diverse of the Silicon Beach submarkets. Originally the epicenter of tech growth in the area, Santa Monica now has a total of 2.3 million sq. ft. of office space occupied by 158 different tech tenants.

WESTSIDE RETAIL
COMMERCIAL REAL ESTATE

For further information or tour, please contact exclusive agents:

## **Marc Pollock**

License #00881177 Marc@WestsideRetail.com

## Mark Einbund

License #00826287 Mark@WestsideRetail.com

11847 Gorham Avenue Suite 120 Los Angeles, CA 90049 Phone 310.826.8000 Fax 310.826.8333

Additional information on this property can be found online at www.WestsideRetail.com

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are for example only and may not represent the current or future performance of the property. Factors such as property condition, permitted uses, and potential increases in expenses should be evaluated by your advisors. 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