

828 PICO BLVD
SANTA MONICA, CA 90405

FOR LEASE
RETAIL SPACE



CBRE

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WELCOME TO SANTA MONICA

828 Pico Blvd. sits within one of the most revered and coveted retail locales not just in the United States, but globally. The strength of the real estate in Santa Monica and its extremely close proximity to some of the world's most affluent consumers ensures that the space will meet the expectations of the highest quality retail professionals and related occupiers.

36,036 1 MILE	217,292 3 MILES	481,025 5 MILES
DAYTIME POPULATION		
\$19,465 1 MILE	\$110,107 3 MILES	\$220,657 5 MILES
AVG HOUSEHOLD INCOME		
\$1.268M 1 MILE	\$1.402M 3 MILES	\$1.344M 5 MILES
MEDIAN HOME VALUE		
\$2.4B 1 MILE	\$16.4B 3 MILES	\$32.4B 5 MILES
CONSUMER SPENDING		

PROPERTY FEATURES



AVAILABLE NOW



33,000 VEHICLES PER DAY
(INTERSECTION OF PICO & LINCOLN BLVD)



FOOT TRAFFIC



NATURAL LIGHT



RENT UPON REQUEST



12 PARKING SPACES
(TANDEM)

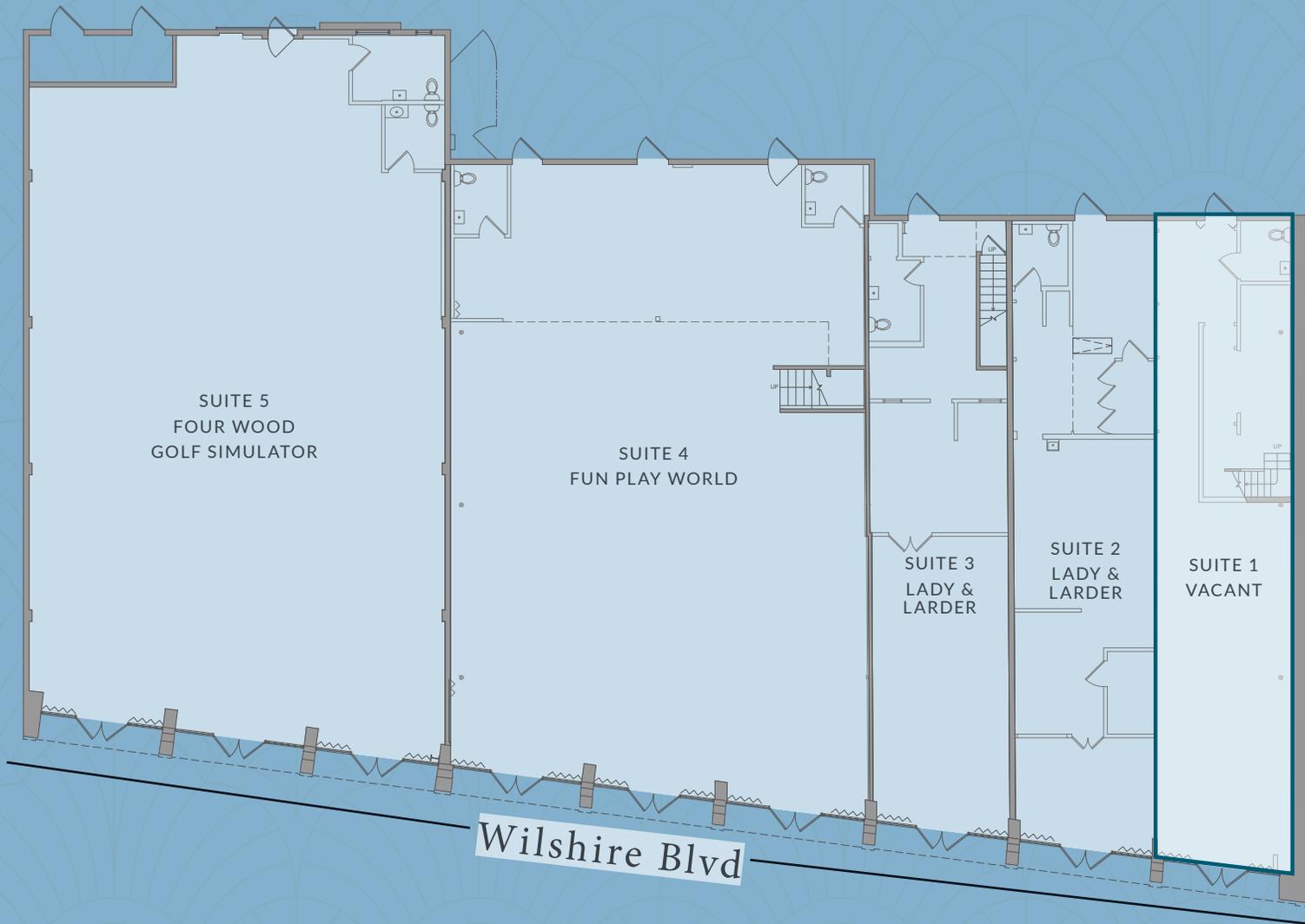


VISIBILITY & FRONTAGE



UPDATED FACADE

SITE PLAN



AVAILABLE

↖ ↗ TOTAL GROUND
LEVEL SIZE
↙ ↘ **±1,278 SF**

↖ ↗ MEZZANINE SIZE
↙ ↘ **±519 SF**

↖ ↗ TOTAL SIZE
↙ ↘ **±1,797 SF**

SUITE 1

INTERIOR PHOTOS





CALIF CHICKEN CAFE

SANTA MONICA

2

1

Santa Monica State Beach

Subject Site

Santa Monica College

Santa Monica Airport

Mals drive-in

Lady & Larder



THYME cafe | market

Le MERIDIEN

rolling greens

[solidcore]

Gelson's CAMP

Santa Monica State Beach



SQUEEZE TARTINE



Wurstküche

PASJOLI ggget

Pacific Ocean

AERIAL MAP



1

90

Marina Del Rey

NEARBY TENANTS

Walgreens

SATDHA
Plant-Based Thai Kitchen

STARBUCKS

BAY CITIES


Tribe Pilates

Prime
PIZZA

LADY & LARDER


SWEAT 60


Chick-fil-A



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