### For Lease

1,554 SF | \$4.50 SF/month Retail/Office/Medical/Fitness Space



## 1450 5th Street, Suite 100

Santa Monica, California 90401

#### **Property Highlights**

- · Ideal for medical, office, retail, or fitness use
- Downtown Santa Monica, close proximity to 3rd St.
  Promenade
- · Potential for prominent signage
- Within walking distance of many restaurants and other amenities
- · Ample covered parking available for employees
- · Easy access to the Santa Monica (10) Freeway

#### **Space Description**

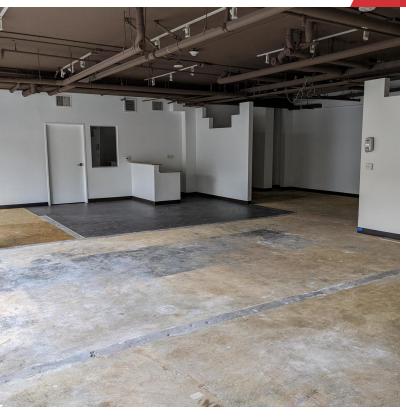
One interior office, storage, bathroom with shower, large open space with floor to ceiling glass. Landlord will modify to suit.

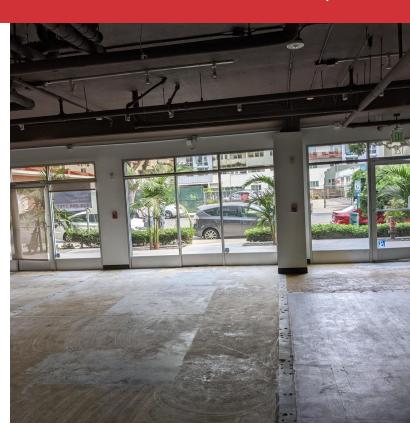
#### Offering Summary

Lease Rate:		\$4.50	SF/month (MG)
Available SF:			1,554 SF
Building Size:			55,690 SF
Lot Size:			15,000 SF
Demographics	1 Mile	3 Miles	5 Miles
Total Households	21,720	94,166	208,332
Total Population	33,903	173,377	409,419
Average HH Income	\$117,826	\$146,688	\$138,720

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For Lease 1,554 SF | \$4.50 SF/month Office Space

# Partial 1st: 1,554 SF Office/Retail/Medical/Fitness Available **FLOOR PLAN 5**TH **STREET** I 16,679 CPD OFFICE / RETAIL OFFICE SPACE SPACE 8:0 1/2 ADA ↑ RESTROOM STORAGE