

INDU
STRY

CREATIVE OFFICE
±18,500 RSF Building
22,499 RSF Land

625
ARIZONA AVE
SANTA MONICA

FOR LEASE



INDUSTRYPARTNERS.COM
310 395 5151
CA BRE No. 01900833

ELLIOT SCHWARTZ
es@industrypartners.com
CA BRE No. 02020686

SCOTT RIGSBY
sr@industrypartners.com
CA BRE No. 01252835

BUILDING AREA

±18,500 SF

LEASE RATE

\$5.00/SF per Mo. NNN

TERM

Negotiable

OCCUPANCY

Immediate

ZONING

Neighborhood Village (NV-DCP)

PARKING

19 Spaces (1 ADA)
On-site / gated

Architectural gem in the heart of Santa Monica

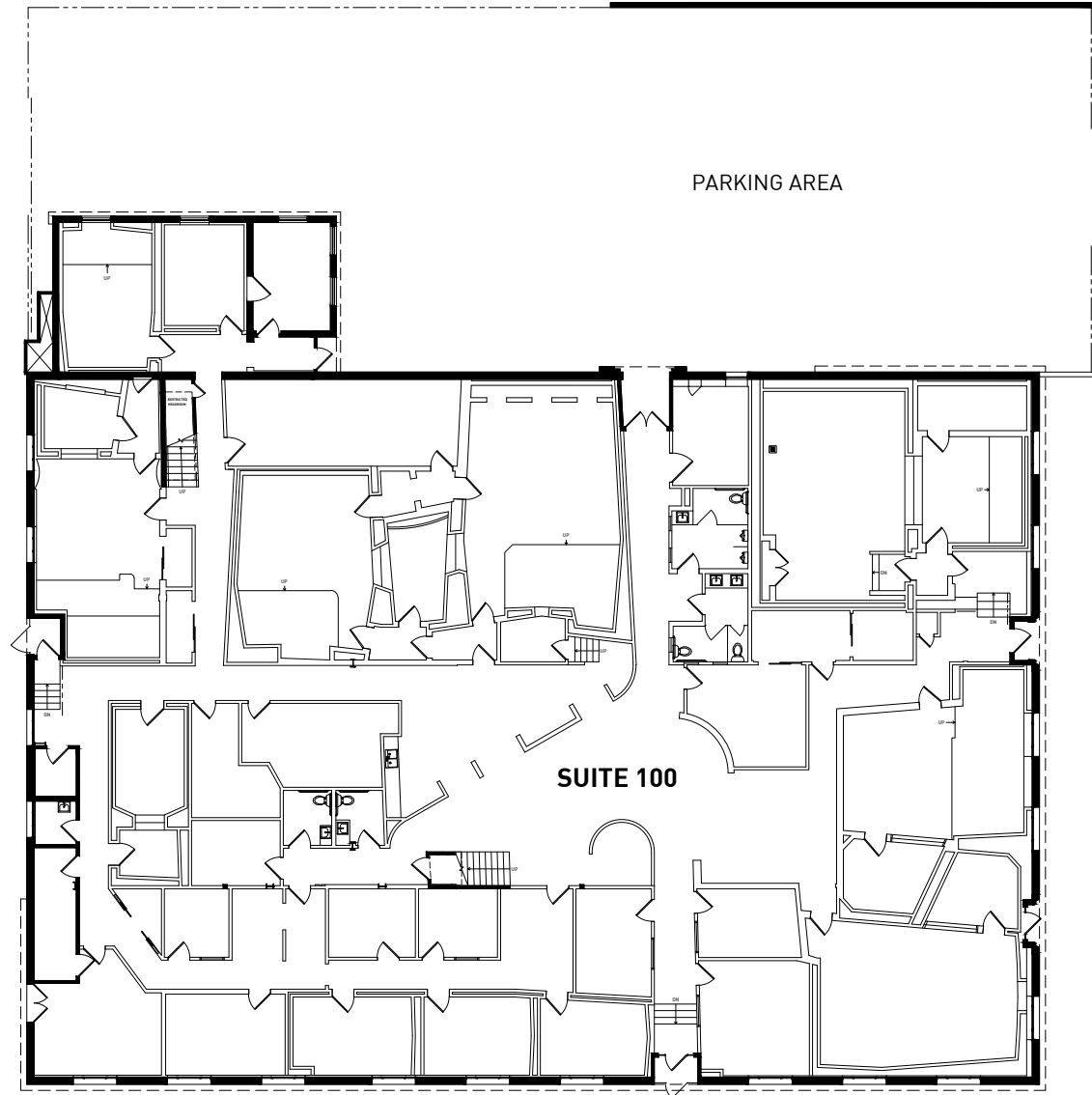
FEATURES

- First time on the market in over 30 years
- Seven mixing stages
- Twelve sound design suites
- Multiple VO booths
- ADR Stage
- Roof top deck with brand new trellis



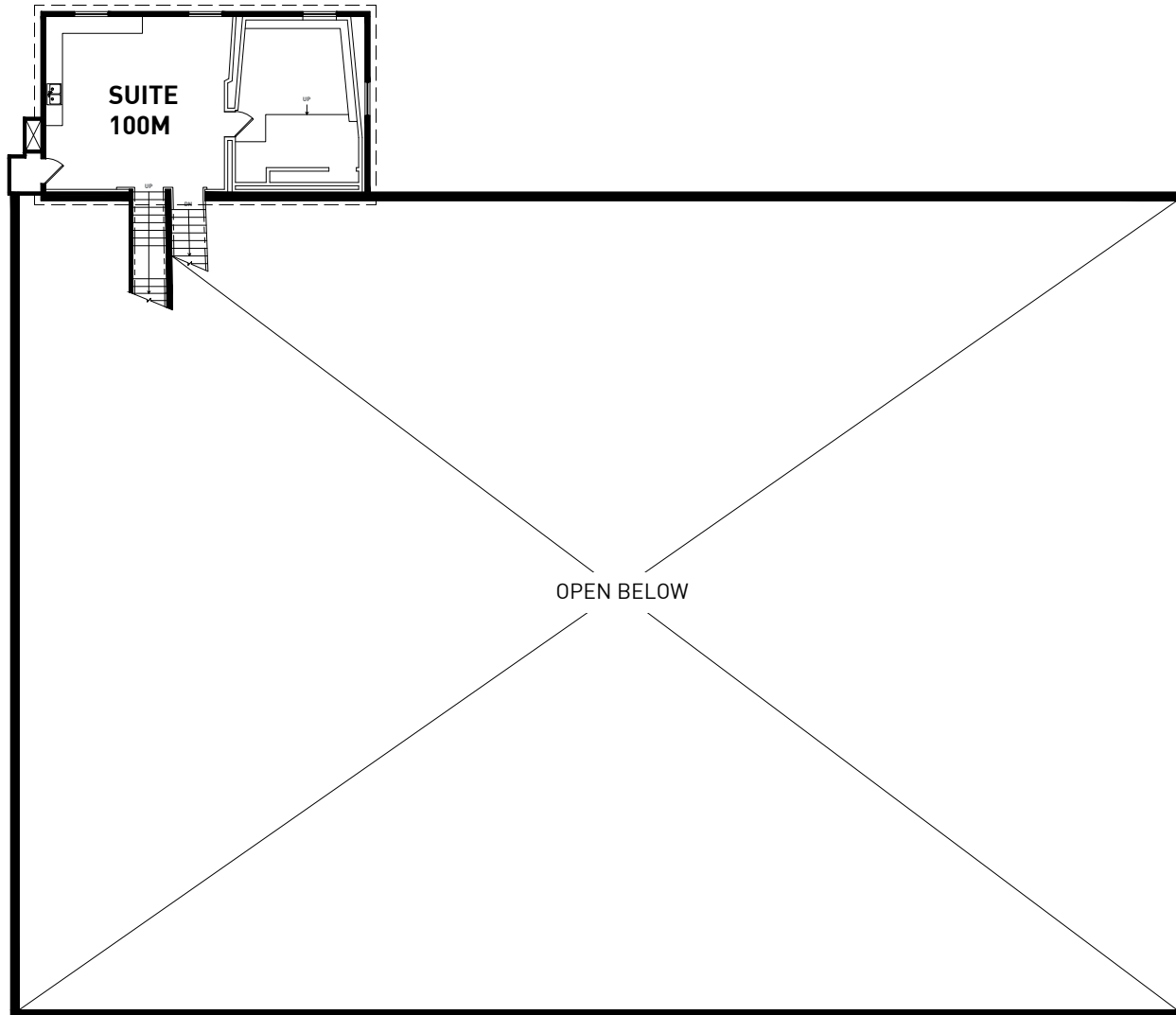
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.
©2026 INDUSTRY PARTNERS, INC.

1ST FLOOR
Suite 100



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

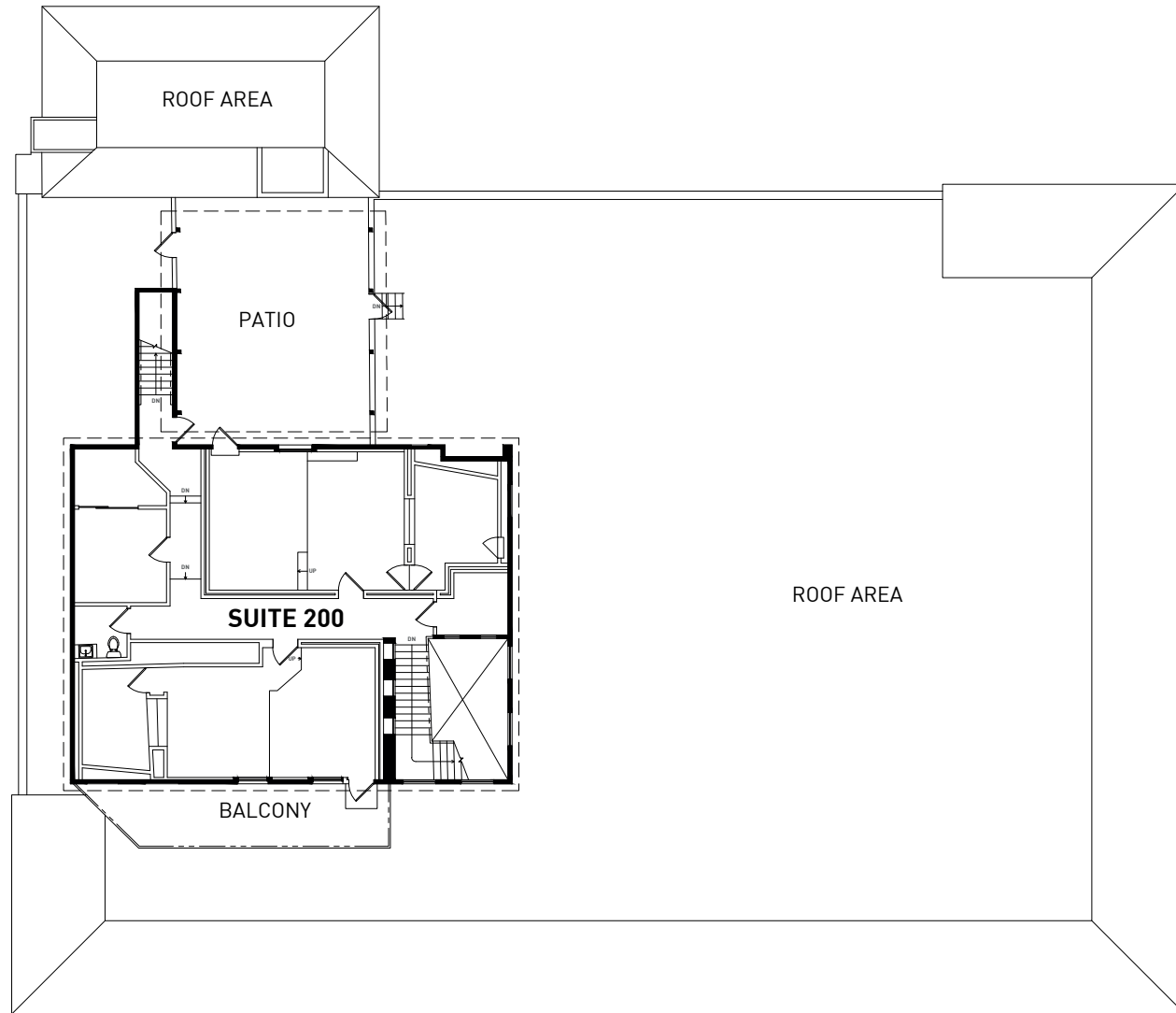
MEZZANINE
Suite 100M



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

ARIZONA AVE

2ND FLOOR
Suite 200



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

ARIZONA AVE



FOR LEASE

CREATIVE OFFICE

625 ARIZONA AVE SANTA MONICA CA 90401

INTERIOR PHOTOS





3 min
WALK



At Santa Monica **Proper Hotel**, dining centers around **Calabra and Palma** — two thoughtfully designed experiences blending coastal California style with globally inspired cuisine. **Calabra**, the rooftop restaurant and bar, offers Mediterranean-inspired dishes, craft cocktails, and sweeping ocean views, while **Palma** delivers a warm lobby lounge atmosphere with seasonal California fare, coffee, and all-day dining in a relaxed yet refined setting.

4 min
WALK



Mendocino Farms: This modern sandwich-and-salad spot serves creative, locally sourced ingredients in inventive combinations. With fresh bread, crisp produce, and bold flavor profiles, it offers a bright, casual atmosphere for lunch or dinner.

4 min
WALK



HomeState: A casual, lively Texas-style kitchen specializing in breakfast tacos, brisket, queso, and house-made tortillas. The menu offers bold, comforting flavors in a relaxed environment—great for brunch, casual meals or gatherings.

4 min
WALK



Sidecar Donuts: An artisanal doughnut shop known for small-batch, made-from-scratch doughnuts baked hourly. They use no preservatives and seasonal ingredients to craft inventive flavors. Their signature blends of donuts and coffee create an elevated twist on a classic morning treat.

6 min
WALK



Shirube: A modern Japanese izakaya blending traditional small plates, elevated flavors, and a lively, social atmosphere. Known for its creative sashimi, tempura, and curated sake menu, it's ideal for group dining and tasting adventures.

4 min
WALK



Tar & Roses: A globally inspired, locally minded restaurant that emphasizes wood, fire, and smoke. Chef Andrew Kirschner's menu features seasonal ingredients, bold flavors, and approachable creativity in a warm, neighborhood dining setting.

10 min
WALK



Mélisse: A two-Michelin-star tasting-menu restaurant marrying French technique with Californian nuance. The intimate 14-seat space offers beautifully plated, multi-course dishes that highlight luxurious ingredients and seasonal provenance. It's ideal for special occasions, pairing elegance with bold, inventive flavor.

4 min
DRIVE



Petitgrain Boulangerie: A petite French-style bakery that emphasizes artisanal breads and pastries made with California-grown grains and fresh ingredients. It evokes cozy neighborhood charm and brings a European café feel to the local scene.

5 min
DRIVE



The Bungalow: A relaxed, stylish bar-lounge that feels part coastal retreat, part private residence. With fire pits, garden seating, eclectic furnishings, live music, and a breezy atmosphere, it's a favorite social hub for locals and visitors.