

FOR LEASE OFFICE

YEAR 1 RATE:
\$2.95/SF NNN

632 ARIZONA AVE. | SANTA MONICA, CALIFORNIA

SUMMARY

Asking Lease Rate:	\$2.95 SF/month NNN* *1st year only; Year 2 negotiable
NNN Expenses:	Est. \$1,783/month (\$0.60/SF/month)
Size:	±2,968 SF
Date Available:	Immediately
Term:	3-10 Years
Parking:	Rate negotiable On-site parking for ~10-12 cars (tandem spaces)

EXCLUSIVELY LISTED BY:

Brian Luft

Executive Vice President
310.440.8500 Direct
bluft@naicapital.com
CA DRE #00995245

PROPERTY HIGHLIGHTS

- Freestanding 2-story building, with a combination of private offices, open areas, and restrooms on each floor
- Prime Downtown Santa Monica location at the signalized corner of 7th St. & Arizona Ave.
- Easy walking distance to numerous retail amenities, restaurants, the Third Street Promenade, and the Santa Monica Beach; Walk Score 92
- Small outdoor deck on 2nd floor
- Good natural light throughout
- On-site surface parking
- Located across the street from Kappo Miyabi Isakaya restaurant
- Caddy corner from the Santa Monica Proper Hotel
- Ideal space for general office, physical therapy, production, etc.

PROPERTY OVERVIEW

Boutique single tenant, freestanding, 2-story office building with excellent visibility, signage, and on-site parking.

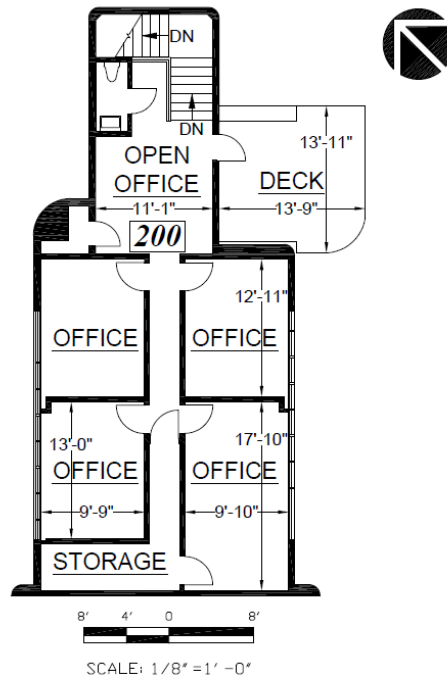
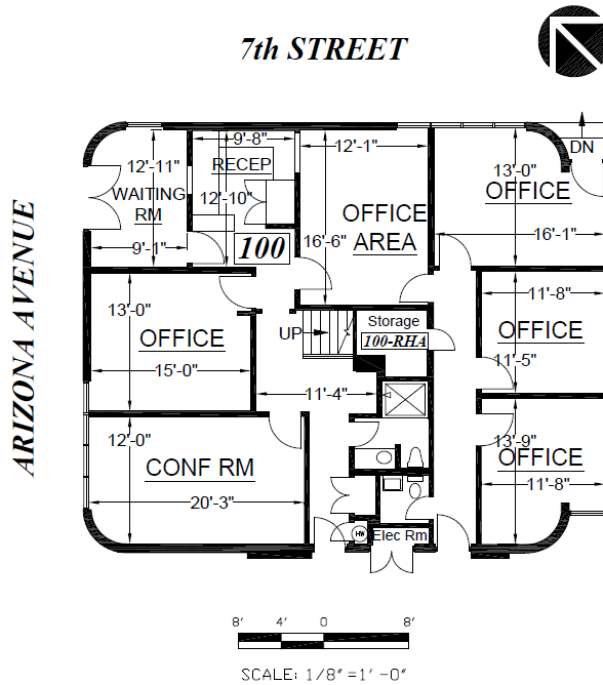
ADDITIONAL PHOTOS



Brian Luft
Executive Vice President
310.440.8500 Direct
bluft@naicapital.com

CA DRE #00995245

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474.

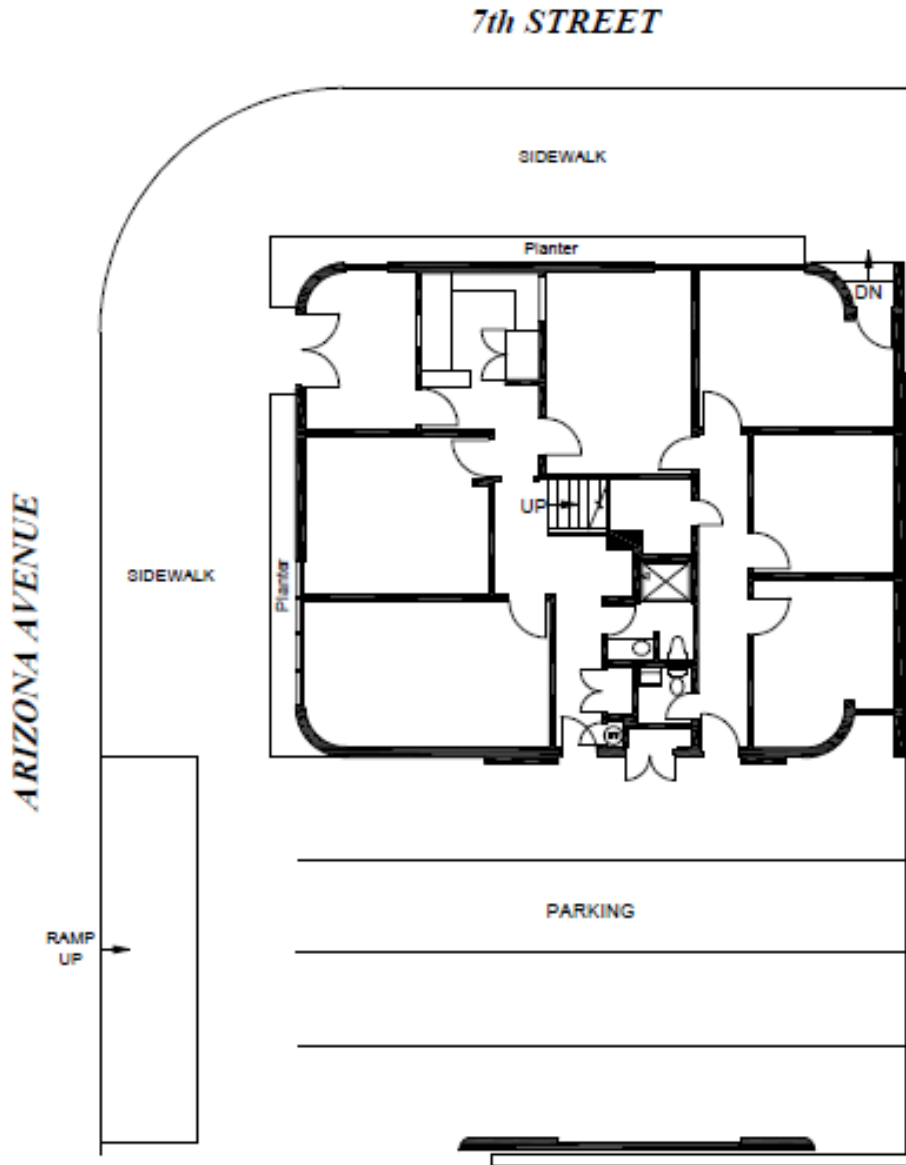


Brian Luft

Executive Vice President
310.440.8500 Direct
bluft@naicapital.com

CA DRE #00995245

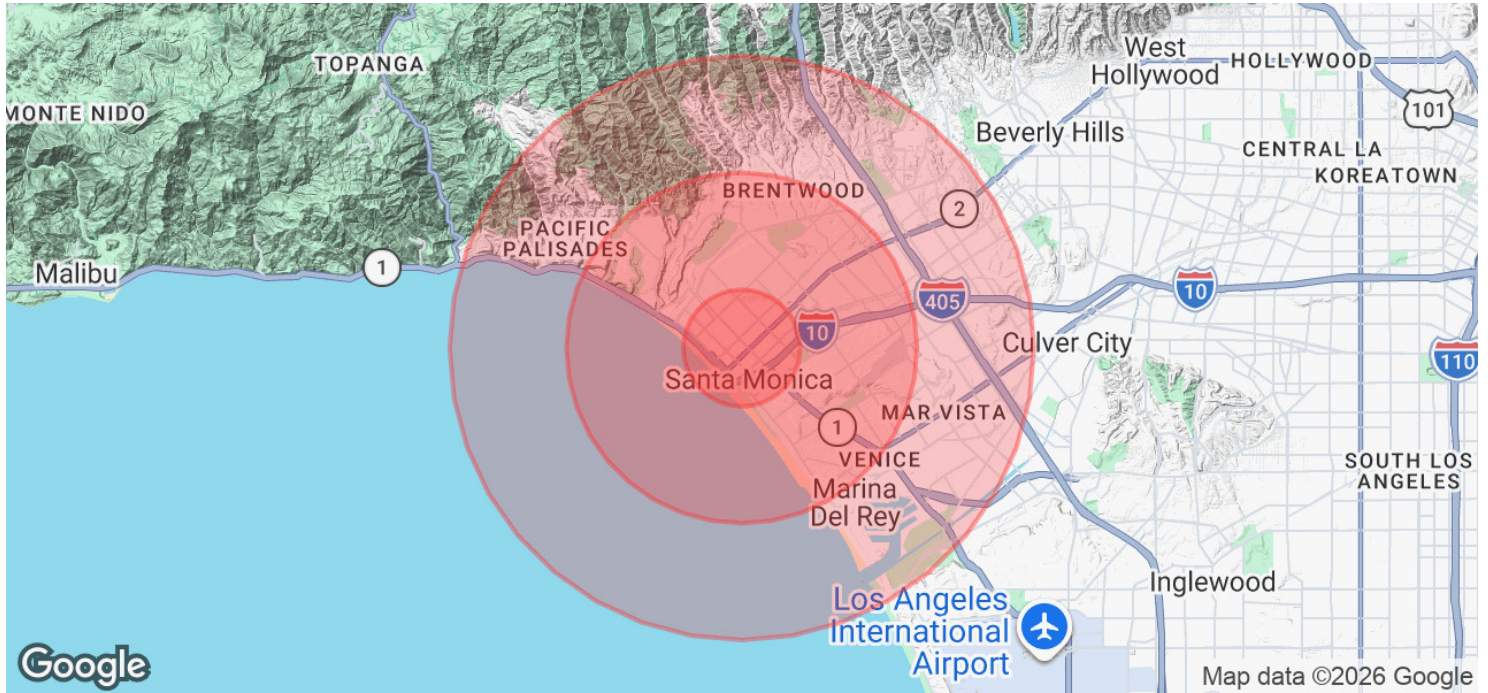
©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474.



Brian Luft
Executive Vice President
310.440.8500 Direct
bluft@naicapital.com
CA DRE #00995245

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,221	159,132	359,238
Average Age	40.2	39.8	38.1
Average Age (Male)	39.0	39.6	38.0
Average Age (Female)	42.1	40.1	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	19,347	80,089	171,510
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$93,961	\$120,093	\$118,207
Average House Value	\$859,481	\$944,080	\$914,709

2020 American Community Survey (ACS)

Brian Luft
Executive Vice President
310.440.8500 Direct
bluft@naicapital.com

CA DRE #00995245

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474.