

The Altemus Company

1537 Pontius Avenue Los Angeles, CA 90025 | 310-478-7727

Available SF 2,800 SF

Industrial For Lease

Building Size 19,235 SF



Address: 1438 9th St, Unit D, Santa Monica, CA 90401

Cross Streets: Broadway/Lincoln Boulevard

Great Santa Monica Location
Close Proximity to The 10 Freeway and The Expo Line
Great for A Variety of Office, Flex, Light Industrial & Studio Uses
Formerly Used as A Dance Studio
Majority of Parking in a Secure Subterranean Parking Garage

Lease Rate/Mo: \$9,800
Lease Rate/SF: \$3.50
Lease Type: Modified Gross
Available SF: 2,800 SF
Minimum SF: 2,800 SF
Prop Lot Size: POL
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: R3

Sprinklered: Yes
Clear Height: 12'
GL Doors/Dim: 0
DH Doors/Dim: 11/10' X 10'
A: TBD V: TBD O: TBD W: TBD
Construction Type: Concrete
Const Status/Year Blt: Existing / 1980
Whse HVAC: Yes
Parking Spaces: 8 / Ratio: 2.9:1
Rail Service: No
Specific Use: Flex/R&D

Office SF / #:
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: LA West
APN#: 4282-027-034

Listing Company: The Altemus Company
Agents: [Justin Altemus 310-478-7729](mailto:justin@altemuscompany.com)
Listing #: 45078152
Notes: Call broker for commission information. 2 Studios & Lobby/Reception Area.

Listing Date: 06/15/2026

FTCF: CB000N000N000