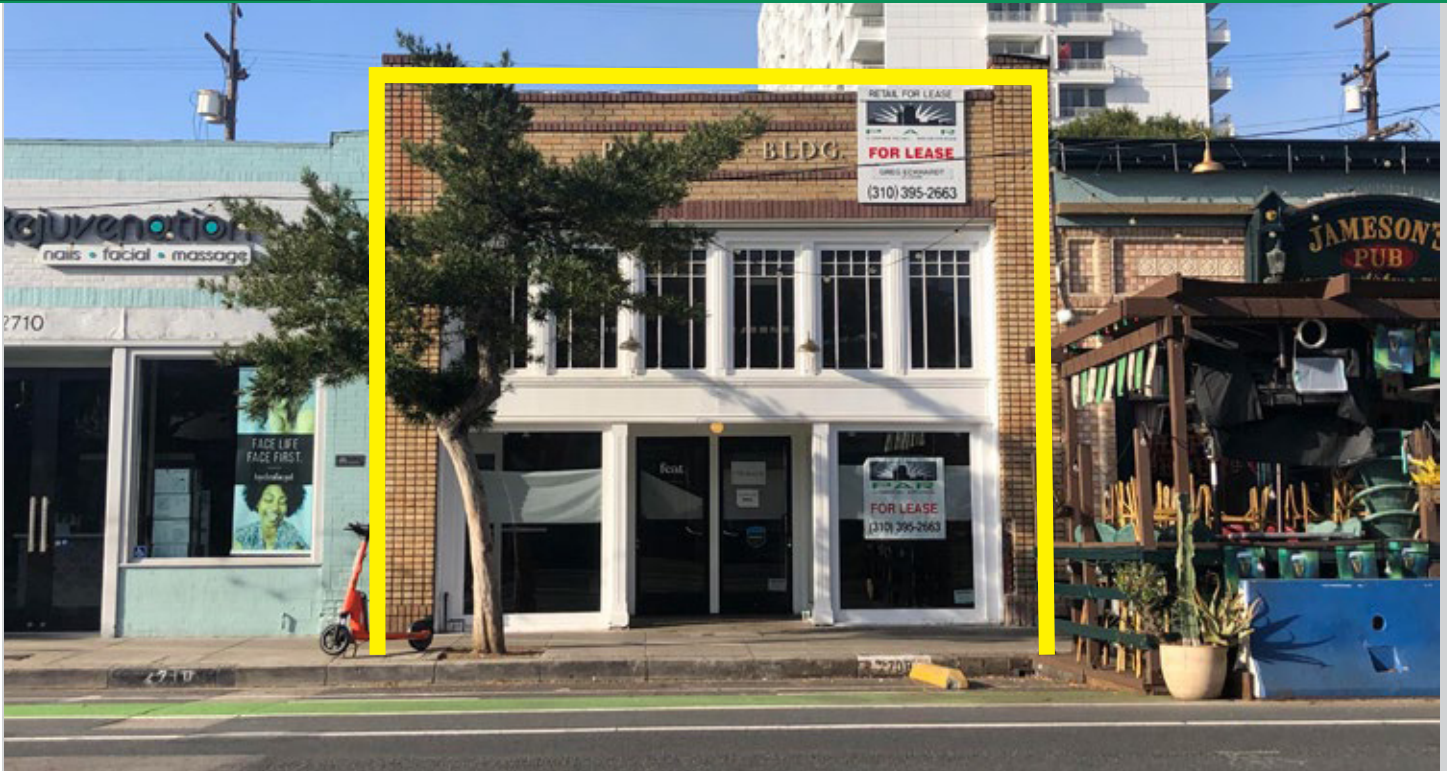




MAIN STREET RETAIL SPACE FOR LEASE



2708 MAIN STREET, SANTA MONICA, CA 90405

SIZE: Approximately 2,362 square feet

RATE: \$3.95 per square foot per month, NNN - Year
One Teaser Rate

\$4.25 per square foot per month, NNN - Year two
(NNN estimated to be \$1.20 per square foot per month)

PARKING: Public lots behind building

TERM: 1 - 5 Years

AVAILABLE: Immediately

- Neighbors include Jameson's Irish Pub, Lula Cocina Mexicana, Starbucks and more
- Close proximity to the beach and Downtown Santa Monica
- High income area with strong demographics and eclectic mix of retailers

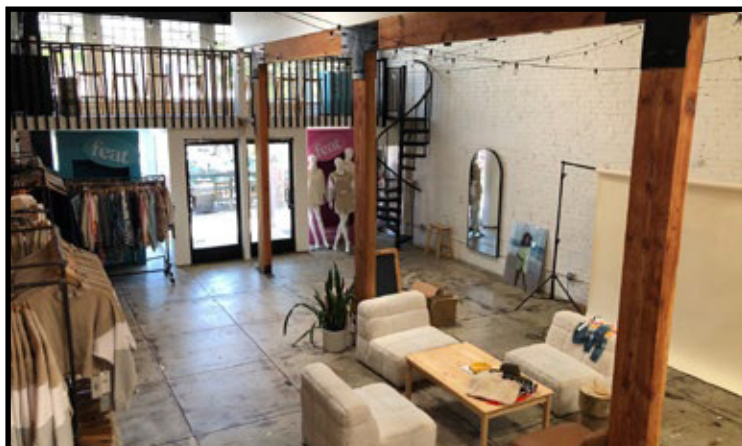
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by a broker. You are advised to conduct an independent investigation to verify all information.



PROPERTY PHOTOS



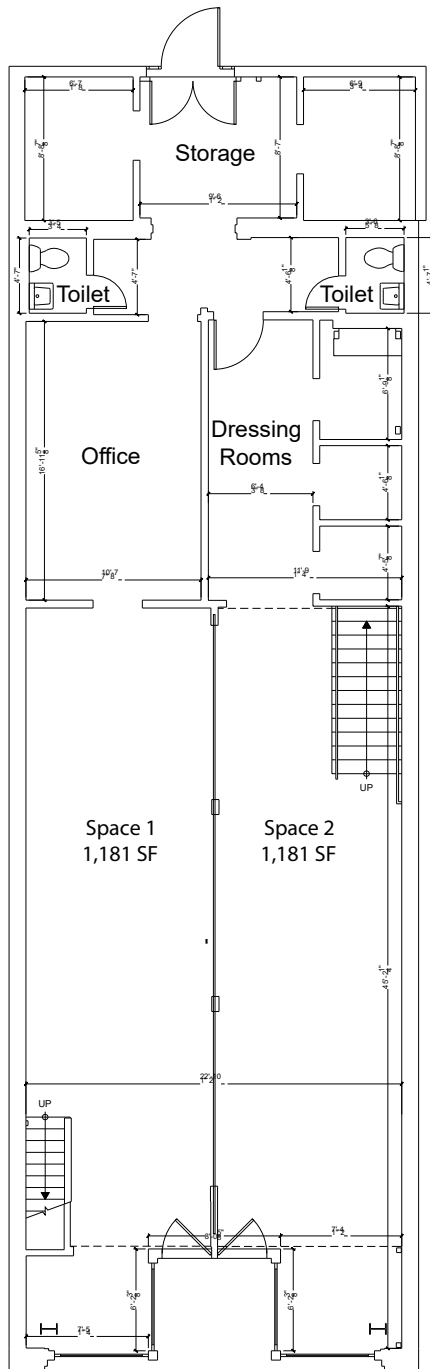
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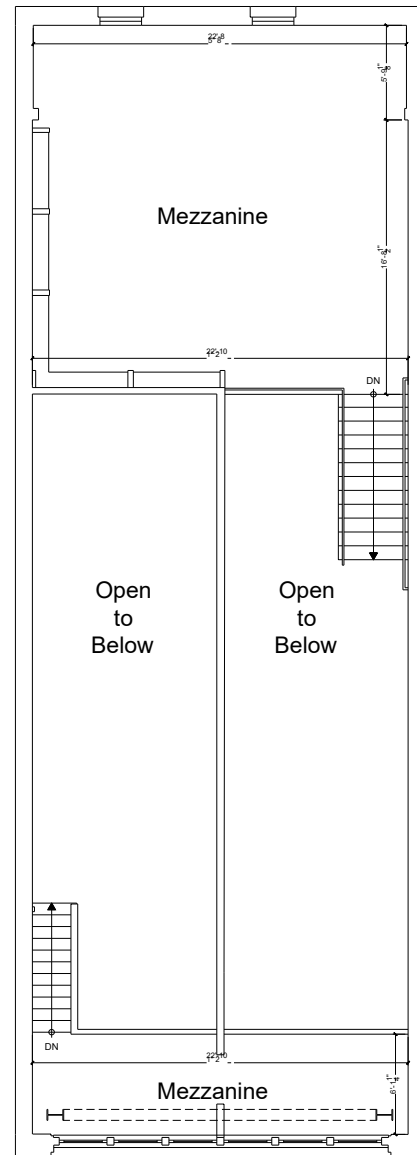
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FLOOR PLAN



First Floor (Divisible)



Mezzanine

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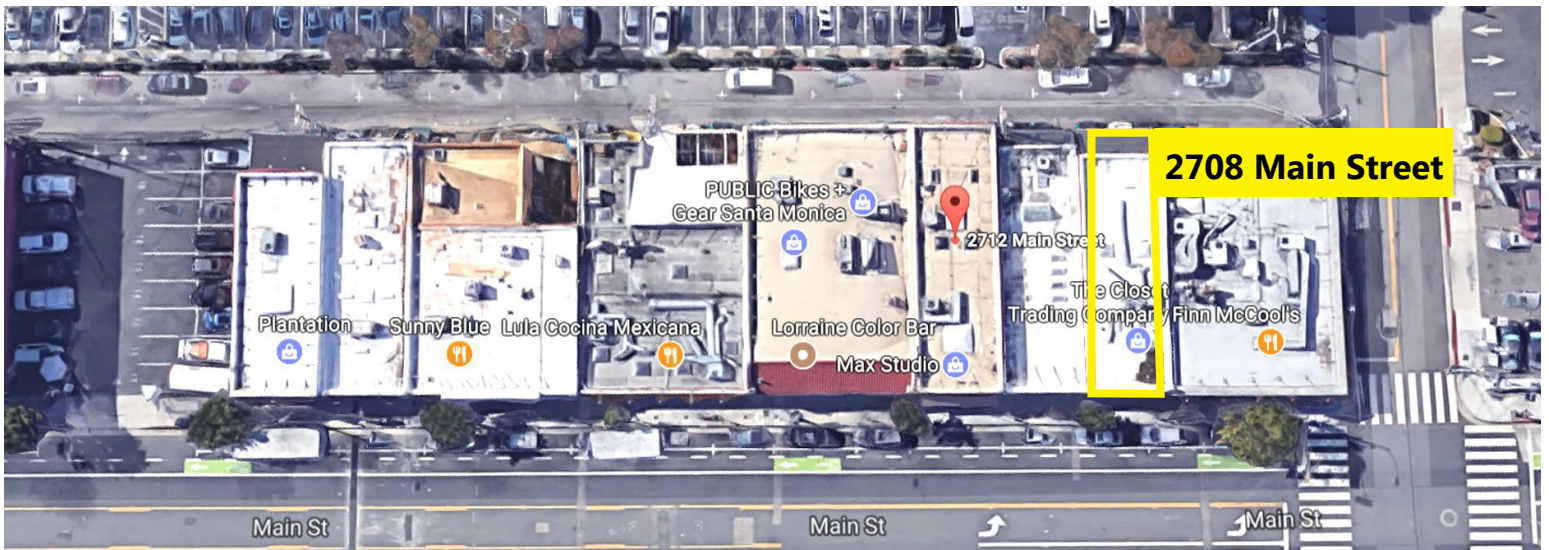
AREA

1.) Chinois 2.) Tavern on Main 3.) La Vecchia Cucina 4.) Sea Colony Apartments 5.) The Shores Apartments 6.) Sea Colony II Apartments

7.) CVS/Venice Renaissance Apartments 8.) Library Alehouse 9.) Starbucks



2708 Main Street - FOR LEASE



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