

FOR LEASE OFFICE

FIRST YEAR RATE
\$2.50/SF NNN

632 ARIZONA AVE. | SANTA MONICA, CALIFORNIA

SUMMARY

	\$2.50 SF/month NNN*
Asking Lease Rate:	*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
	Rate negotiable
Parking:	On-site parking for ~10-12 cars (tandem spaces)

EXCLUSIVELY LISTED BY:

Brian Luft

Executive Vice President
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CA DRE #00995245

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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.

www.naicapital.com

ADDITIONAL PHOTOS



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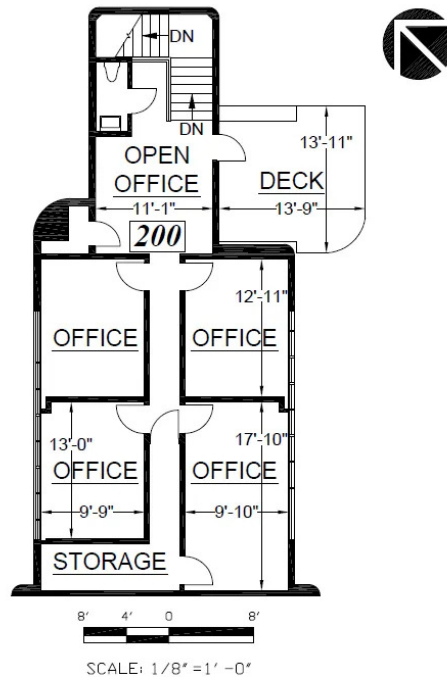
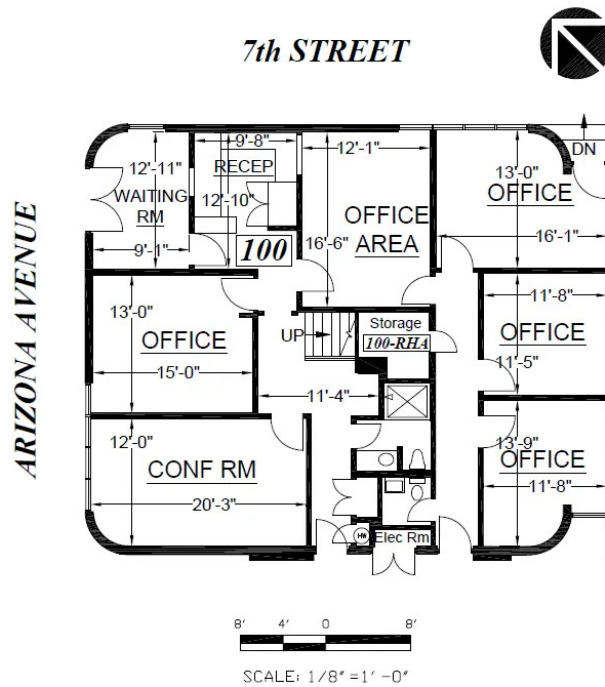
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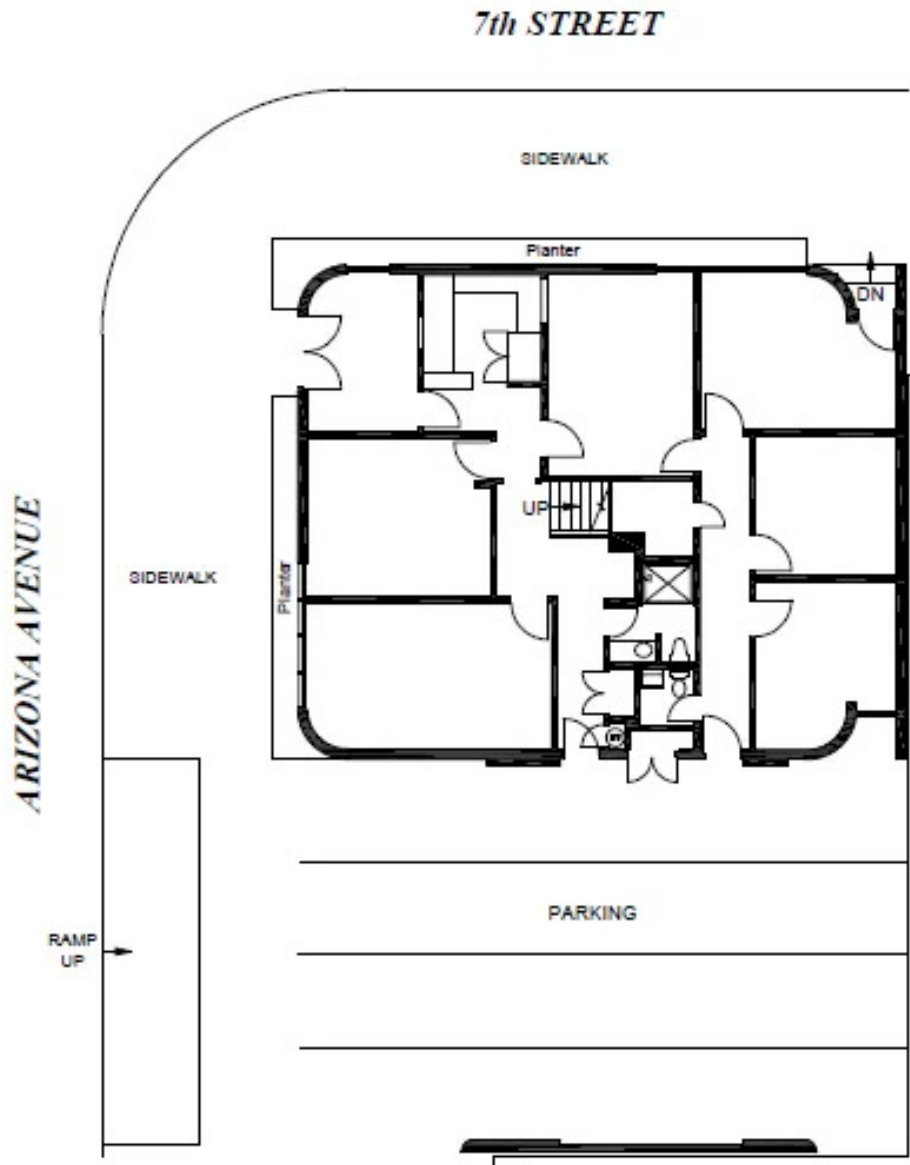
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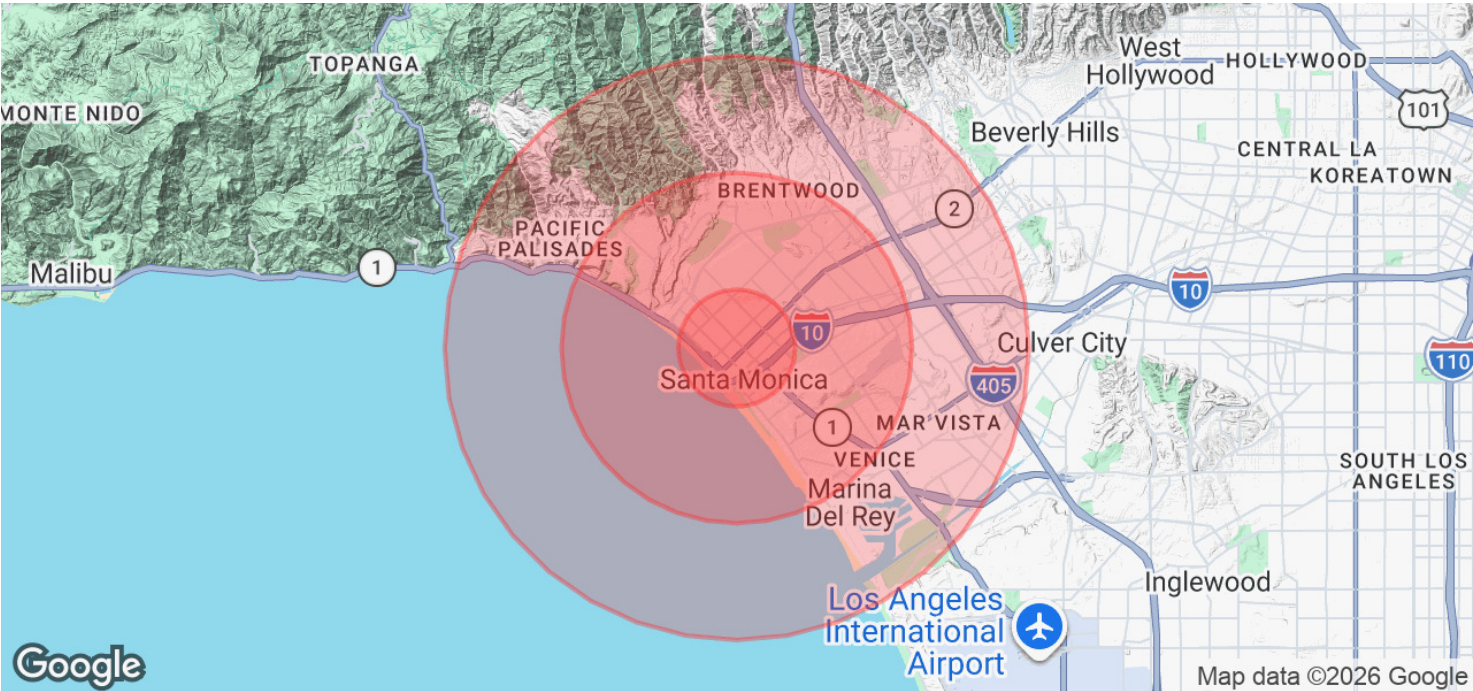
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	34,221	159,132	359,238
Average Age	40.2	39.8	38.1
Average Age (Male)	39.0	39.6	38.0
Average Age (Female)	42.1	40.1	38.4

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)

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