

312 *Pico Boulevard* *Santa Monica, CA*



*Office/Warehouse
Lease Offering*

conroy

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CA DRE LIC 01386816

Summary

2,500 SF

Building SF

MG

Lease Type

3

Parking

Address ▪ 312 Pico Blvd., Santa Monica, CA 90405

Lease Rate ▪ \$7,000/month (Modified Gross)

Building Size ▪ 2,500 SF

Year Built ▪ 1972

APN ▪ 4289-012-017

Zoning ▪ SMC4-OP2

Parking ▪ 3 Dedicated Spaces

Type ▪ Office/Warehouse

Located in the heart of Central Santa Monica, 312 Pico Boulevard offers a rare opportunity to lease or acquire flexible commercial space in one of the Westside's most desirable coastal markets. The property features an open-concept layout with a roll-up door, private patio, and adaptable design ideal for a variety of creative, office, showroom, studio, or flex uses. Positioned just four blocks from the beach and two blocks from Main Street, the property provides exceptional walkability and immediate access to Santa Monica's renowned dining, retail, and lifestyle amenities, while benefiting from convenient connectivity to the 10 Freeway and surrounding Westside communities.

Prime Coastal Location



312 Pico Boulevard

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Lease Highlights

Prime Central Santa Monica Location – Ideally situated along Pico Boulevard in the heart of Santa Monica, offering immediate access to the city's vibrant retail, dining, entertainment, and coastal amenities.

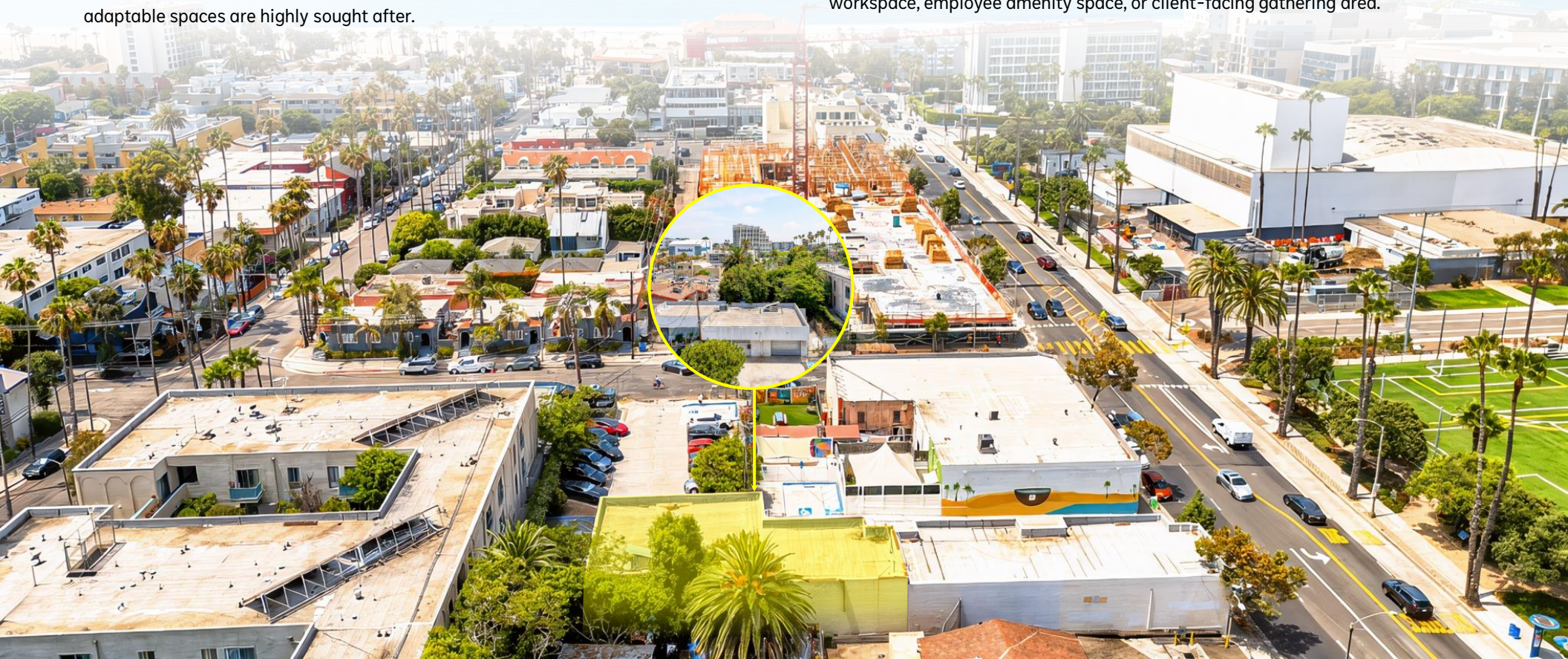
Unmatched Beach & Main Street Proximity – Located just four blocks from the Pacific Ocean and two blocks from Main Street Santa Monica, placing tenants within walking distance of popular restaurants, shops, cafes, and lifestyle destinations.

Rare Flex Space Opportunity – A unique opportunity to secure functional flex space in one of Santa Monica's most supply-constrained commercial markets, where adaptable spaces are highly sought after.

Exceptional Regional Connectivity – Conveniently located near the 10 Freeway offramp, providing efficient access throughout Santa Monica, West Los Angeles, Silicon Beach, and surrounding markets.

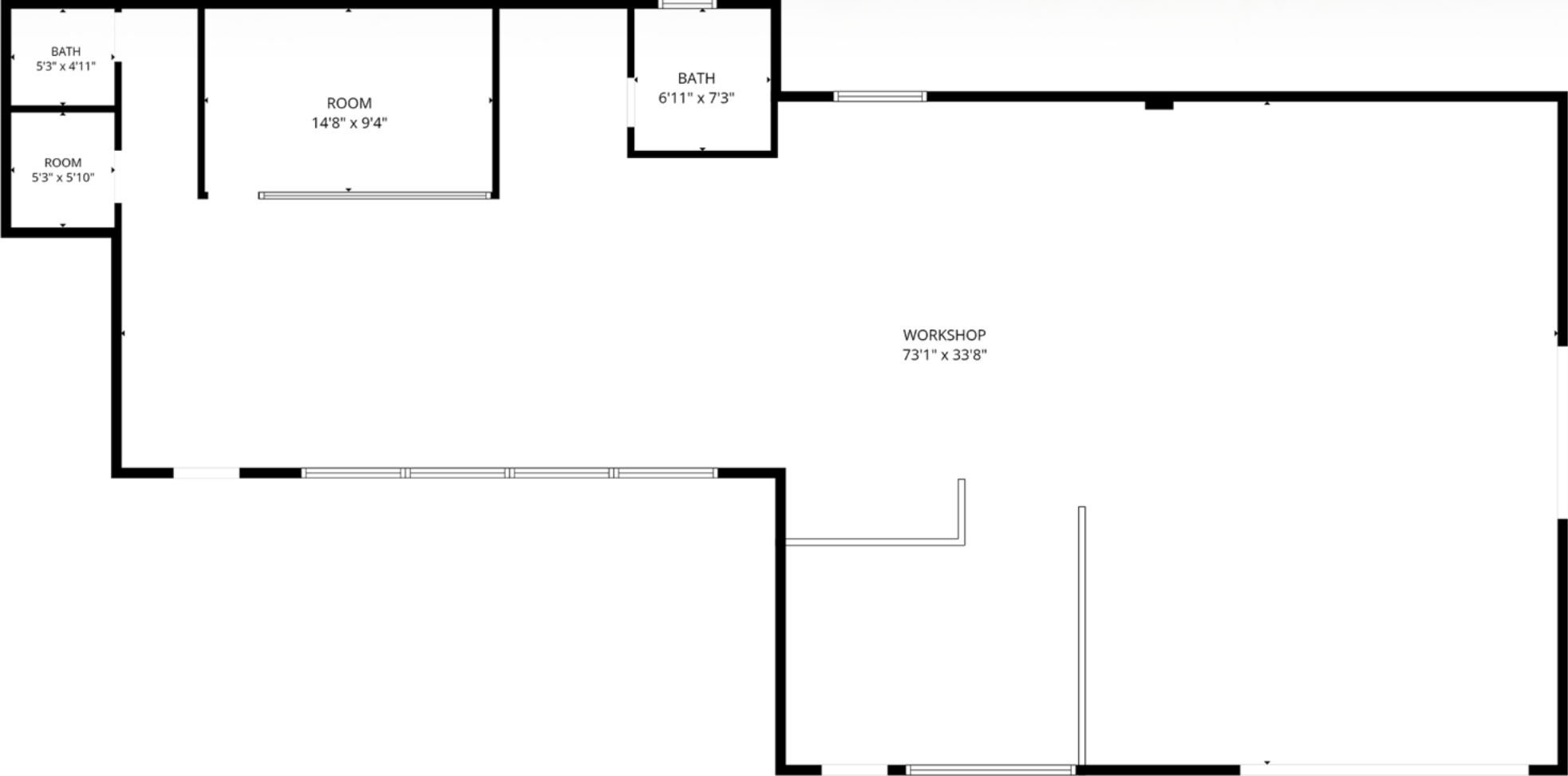
Flexible Open-Concept Layout – Features an adaptable open floor plan with a roll-up door, allowing for a variety of creative, office, showroom, studio, retail, or light industrial uses.

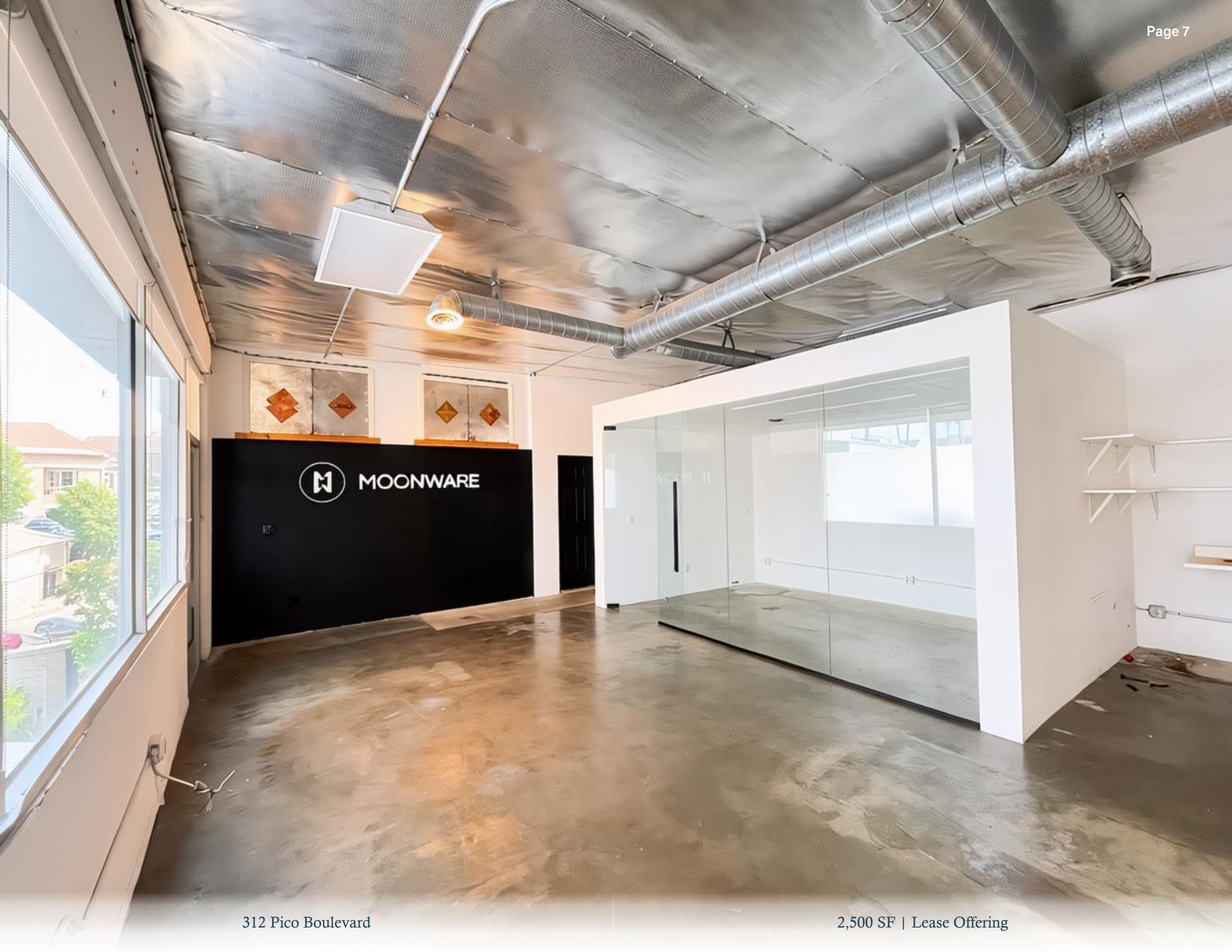
Private Outdoor Patio Area – Includes a private patio providing valuable outdoor workspace, employee amenity space, or client-facing gathering area.





Building Floor Plan









Santa Monica

The property offers an exceptional location in one of the most desirable coastal markets in the world. Just minutes from Santa Monica Beach, the 3rd Street Promenade, and the Expo Line Metro station, the Property provides unparalleled access to the vibrant lifestyle, amenities, and workforce that define this premier Westside submarket. Santa Monica is home to a thriving blend of Fortune 500 companies, leading tech and media firms, creative agencies, and boutique retailers. Often referred to as “Silicon Beach,” the area has rapidly become a hub for innovation, attracting tenants such as Google, Hulu, and Snap, as well as countless startups. The Property benefits from this expanding business ecosystem, offering owner-users and investors alike a prestigious address that resonates with clients, employees, and tenants.

92,828

POPULATION

\$1.48M

MEDIAN
HOME PRICE

\$106,123

AVG HH
INCOME

312 Pico Boulevard



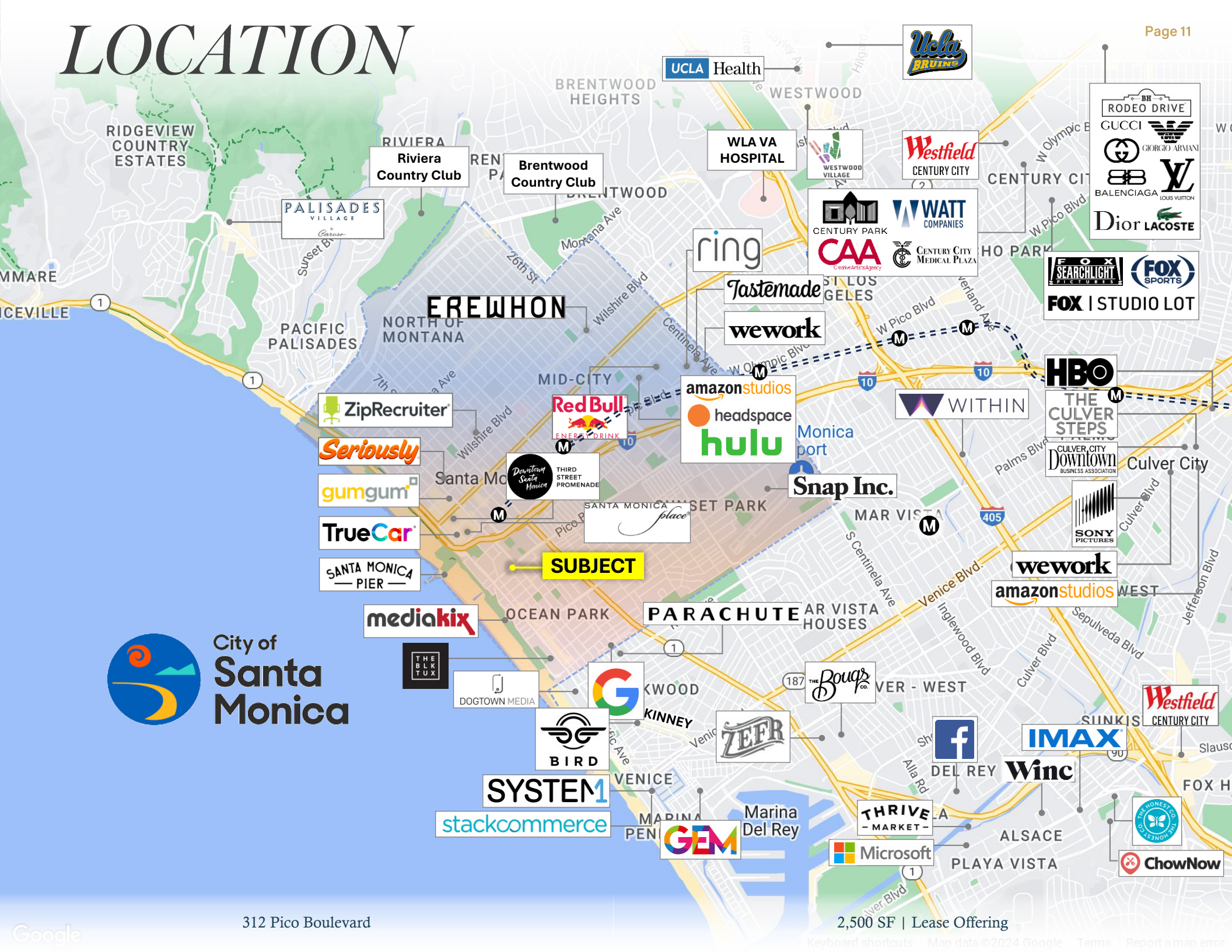
Convenient freeway access to the I-10 and Pacific Coast Highway ensures direct connectivity to neighboring West Los Angeles, Downtown LA, and the greater Southern California region. Additionally, the Property’s pedestrian-friendly setting allows easy access to local cafes, restaurants, and retail shops, enhancing both tenant desirability and long-term value.

The asset is strategically positioned to capture the ongoing growth of Santa Monica’s commercial core while providing the unique advantage of a fully renovated, modern office environment within a timeless coastal setting.



2,500 SF | Lease Offering

LOCATION



City of
**Santa
Monica**

SUBJECT

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Fortune 500

SANTA MONICA, CA



Silicon Beach Synergy

Job Creation: Silicon Beach has become a major source of job creation in the Los Angeles area. Tech companies, startups, and digital media firms in the region employ thousands of people across various roles, including software development, marketing, design, and business operations.

Innovation and Entrepreneurship: The ecosystem fosters innovation and entrepreneurship, leading to the development of new technologies, products, and services. Entrepreneurs and innovators in Silicon Beach work on cutting-edge projects, contributing to the overall technological advancement.

Real Estate Development: The growth of Silicon Beach has driven significant real estate development, including the construction of modern office spaces, co-working facilities, and residential complexes. This development helps to draw high profile companies and top talent to the area.

3,122

Area Business

29,241

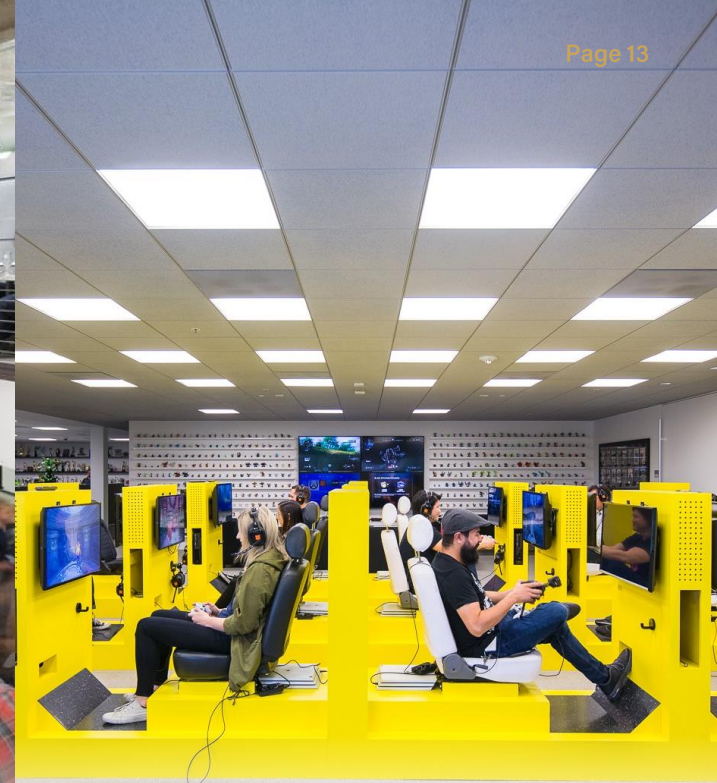
People Employed

\$6.3B

Annual Payroll

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SANTA MONICA BASED-SILICON BEACH

Snap Inc.

Snap Inc., the company responsible for Snapchat, is straddling multiple California locations at the moment. The social media company once boasted a spread of offices throughout Venice but has since made moves to a space near the Santa Monica airport.

312 Pico Boulevard

hulu

Hulu's streaming platform features a wide array of popular television shows just hours after they air live. The company occupies a 90,000-square-foot, fully customized space in the mid-city neighborhood of Santa Monica.

ACTIVISION BLIZZARD

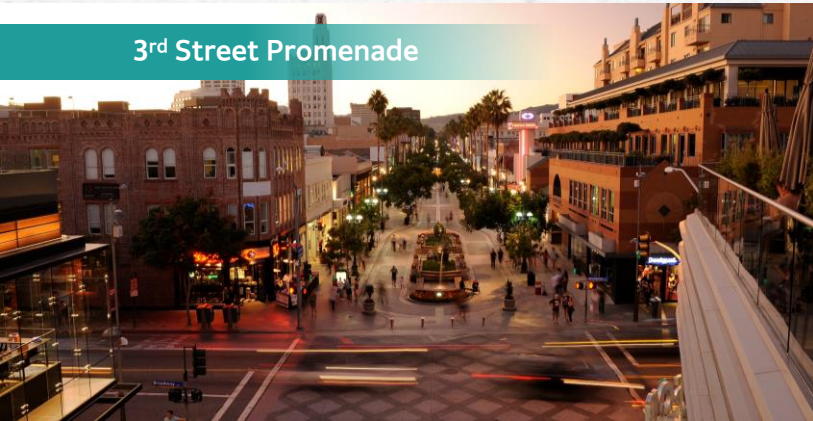
Activision Blizzard is a major video game publisher and developer known for popular franchises such as Call of Duty, World of Warcraft, Overwatch, and more. The company has multiple offices and development studios, and its Santa Monica location was one of its key offices.

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ICONIC LANDMARKS



3rd Street Promenade



Santa Monica State Beach



Santa Monica Pier



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Hotel Casa Del Mar



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Parking



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