

FOR LEASE

331 SANTA MONICA BLVD | SANTA MONICA, CA

THE PASSMAN GROUP

REAL ESTATE BROKERAGE



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The Passman Group, Inc. or its personnel makes no warranties, representations or guarantees about the information provided herein. These materials are based on information and content provided by others, which we believe are accurate, however, it has not been verified and all interested parties must independently confirm its accuracy. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and estimates provided are for purposes of example and may not represent the current or future performance of this property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations.

PROPERTY HIGHLIGHTS



Approximately 3,094 square feet available for Lease with tremendous frontage on Santa Monica Blvd (space divisible to $\pm 1,723$ square feet and $\pm 1,370$ square feet)



Mixed use property with residential and co-tenancy including Burke Williams and Bacio di Latte



Neighboring retail tenants include Design With Reach, West Elm, PotteryBarn and many more...



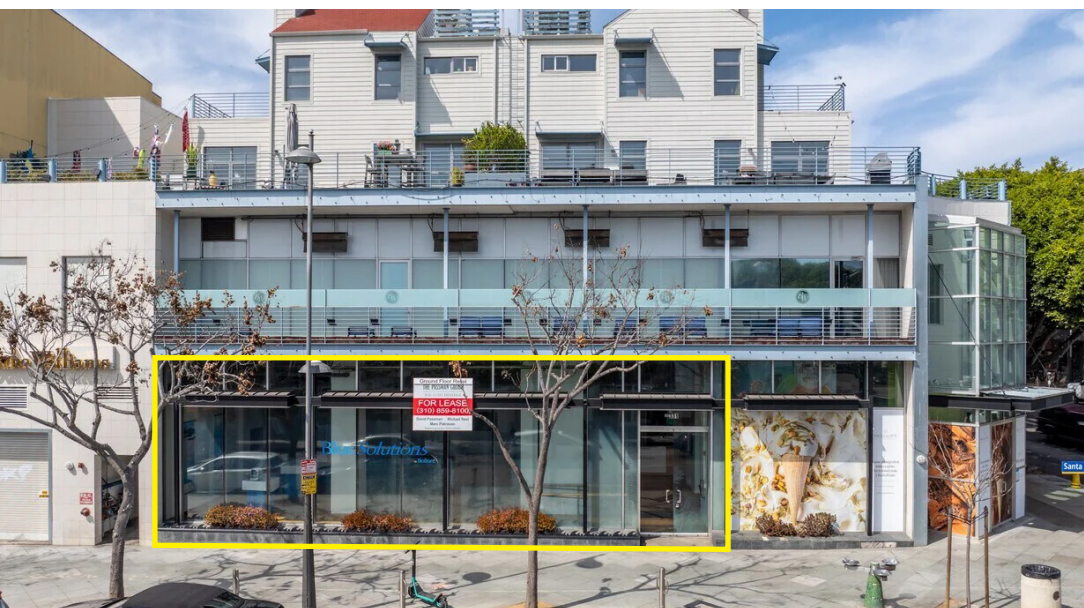
One block from The 3rd Street Promenade, four blocks from the Pacific Ocean, one of the most visited retail destinations in all of Southern California Public parking adjacent to the premises



High foot traffic with superb demographics



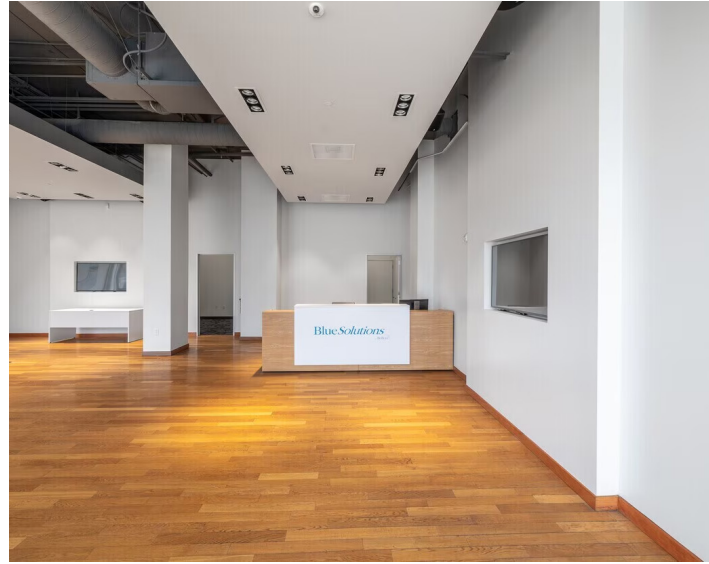
Asking Price: Upon Request



PHOTOS

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NEIGHBORING RETAIL

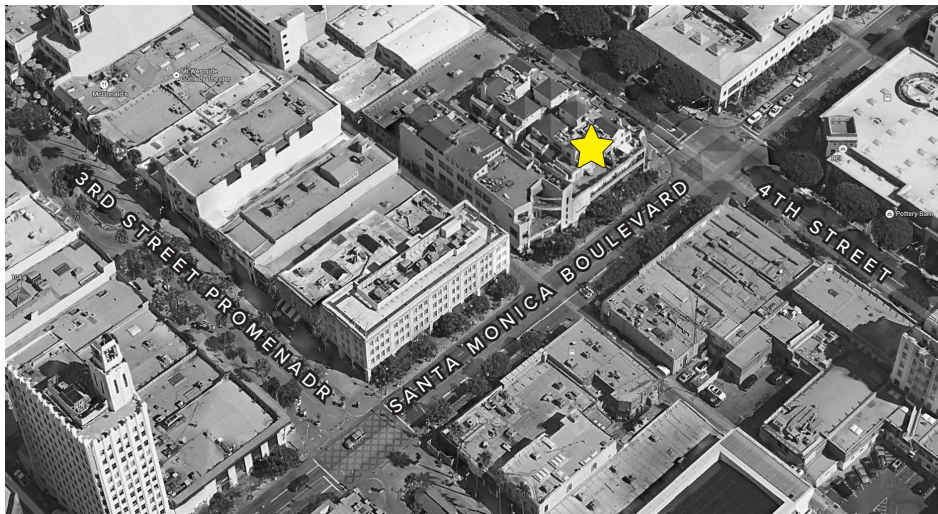


LOCATION HIGHLIGHTS

Situated in the heart of LA's dynamic Silicon Beach, Santa Monica is a magnet for millennial and Gen Z talent and consumers, bringing together innovation, high disposable income, and a forward-thinking lifestyle.

Drawing over 5.3 million visitors annually, Santa Monica remains one of Southern California's premier destinations for shopping, dining, and leisure, fueling consistent foot traffic and global visibility.

With an average household income exceeding \$174K, a robust local economy, and a competitive housing market, Santa Monica stands out as a hotspot for high-spending residents and luxury lifestyles.



RECENT NEARBY LEASES



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