

FOR LEASE



METROPOLITAN PACIFIC
REAL ESTATE GROUP



**1437 Fourth Street
Santa Monica, CA
Prime Ground Floor Retail Space
WITH ~50' GLASSFRONTAGE**

- Prime retail space in the heart of Downtown Santa Monica
- State-of-the-art building with a restored historic facade
- City Parking structure directly across the street with signalized mid-block crosswalk
- 1 1/2 Blocks from Third Street Promenade
- Modern building systems
- Large loading dock with private freight elevator
- Ready for occupancy with new HVAC, lighting, ADA compliant bathroom, sealed concrete floors
- 2 blocks from the Expo Light Rail Station
- ~5,000 rentable square feet
- Rental Rate: \$3.75 NNN

CONTACT

310 395 7300

METROPOLITAN PACIFIC

DRE #01395401

Gary Steinhardt

DRE #02151907

gsteinhardt@metpac.com

John Warfel

DRE# 01184386

jwarfel@metpac.com

REPRESENTED BY METROPOLITAN COMMERCIAL REAL ESTATE SERVICES

Please do not disturb existing tenant. Shown by appointment only.

1437 4th St.
Ground Floor

~50' Glass line

Double door
Entrance

Elevator
Served
Loading Dock



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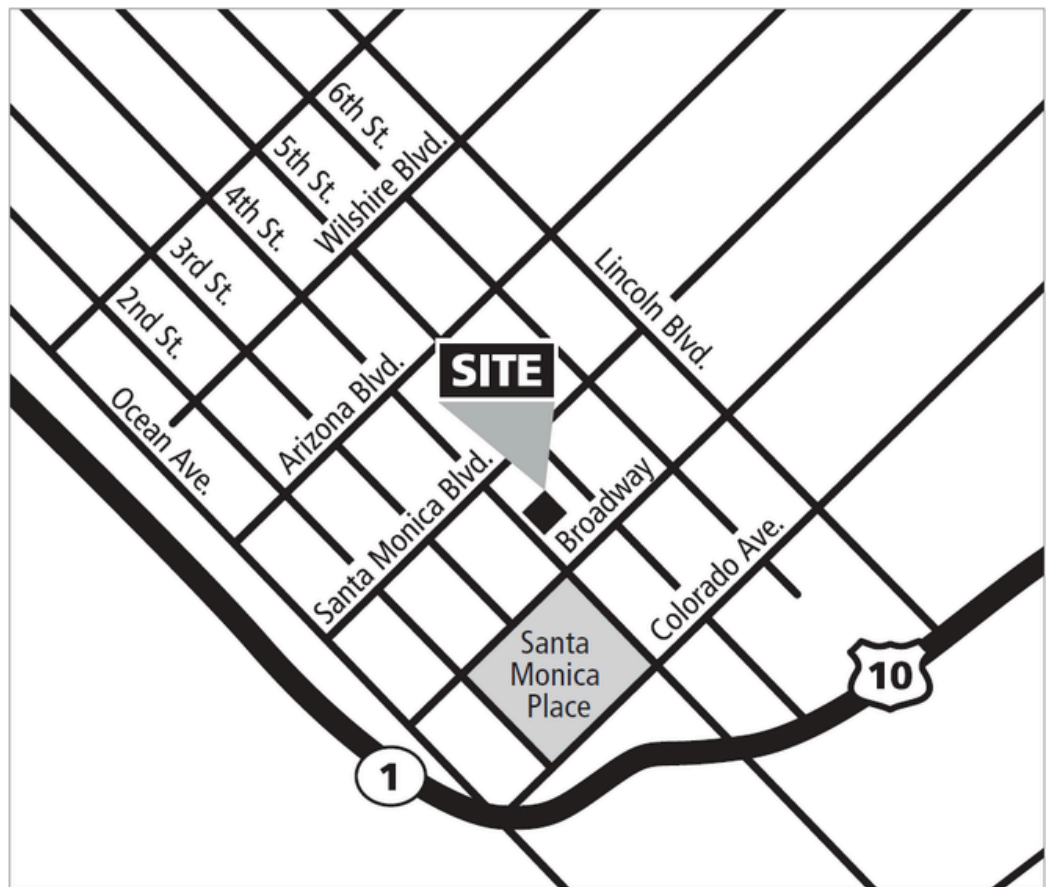
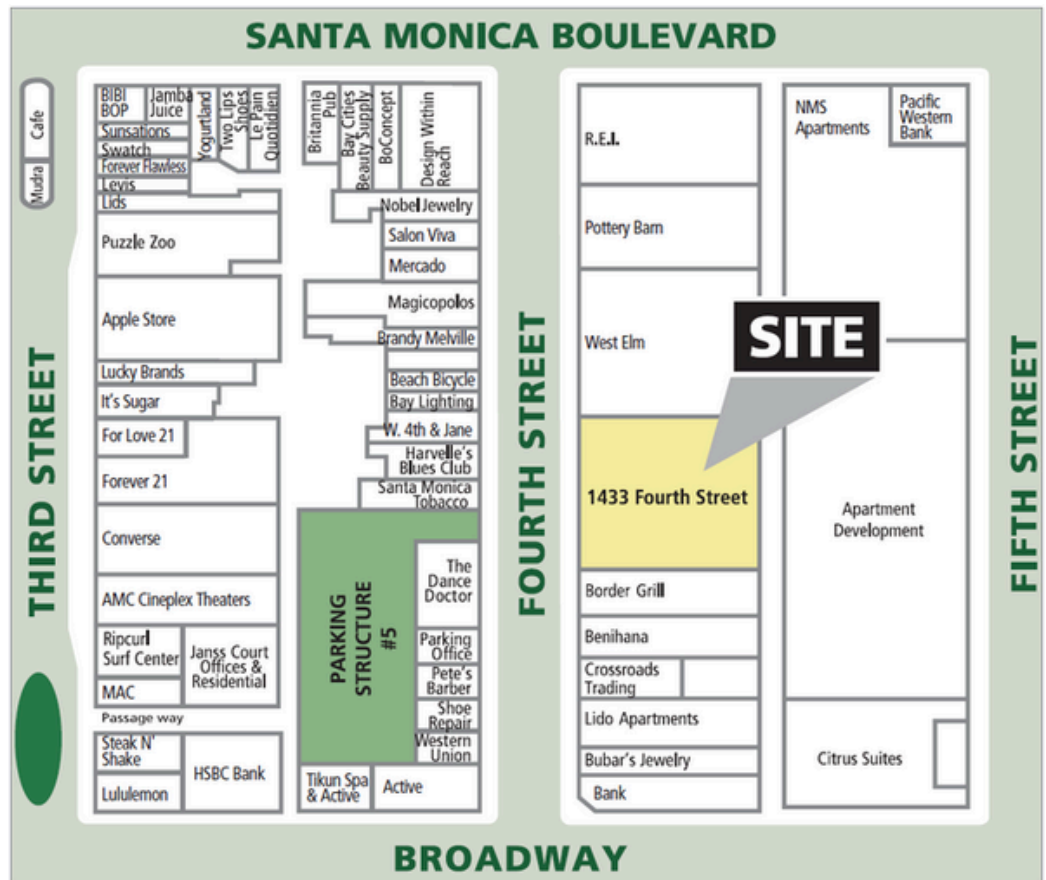
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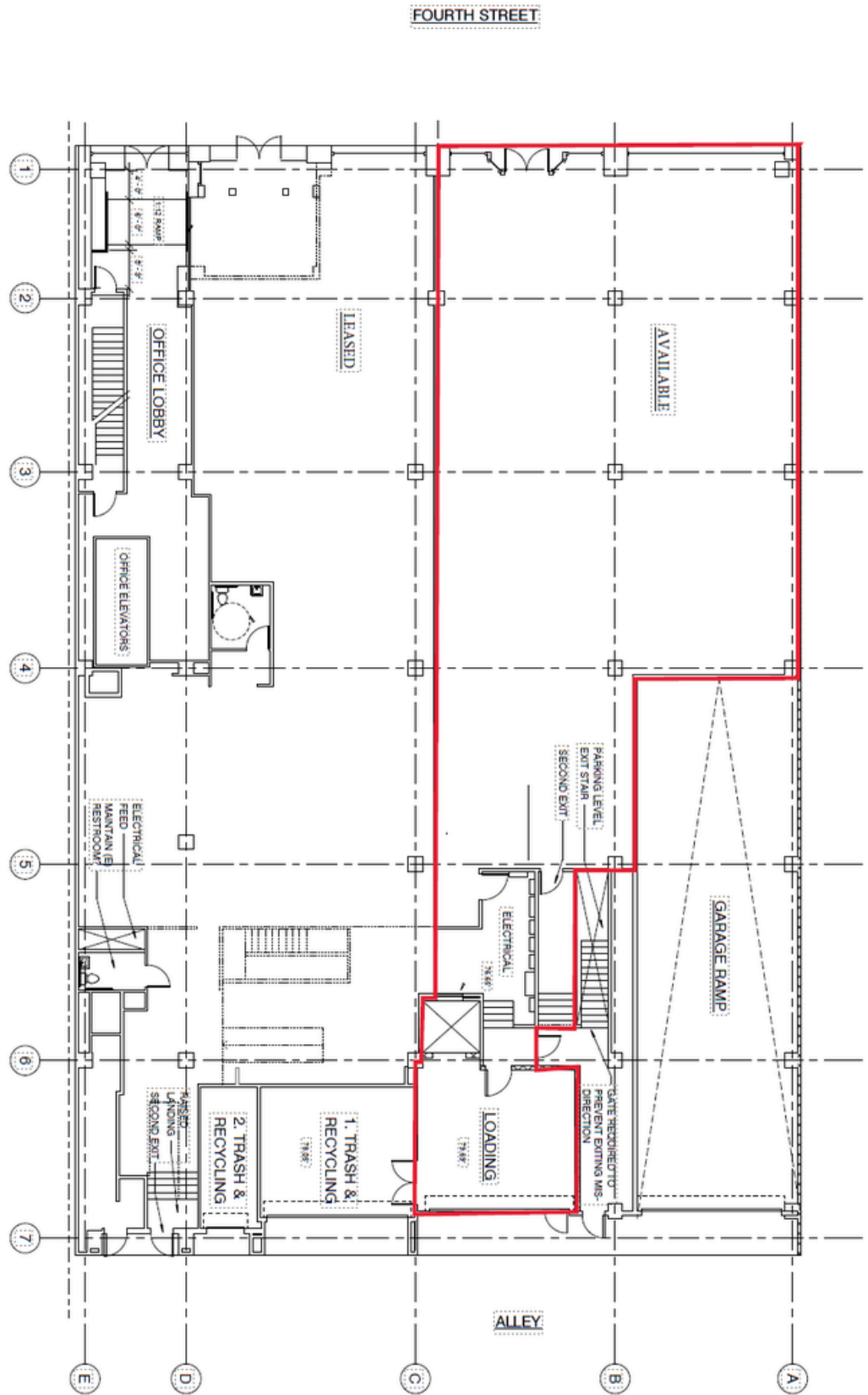
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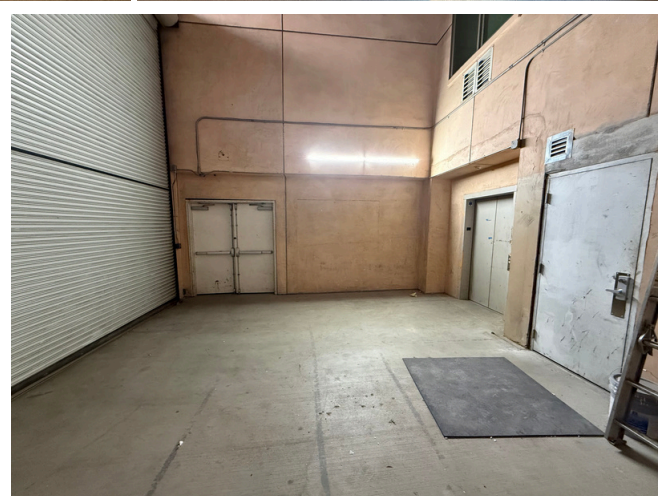
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MOVE-IN READY



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