

INDU  
STRY

RETAIL SPACE  
±2,514 RSF

407 SANTA  
MONICA BLVD  
SANTA MONICA

FOR LEASE

INDUSTRYPARTNERS.COM  
310 395 5151  
CA BRE No. 01900833

SCOTT RIGSBY  
sr@industrypartners.com  
CA BRE No. 01252835

ELLIOT SCHWARTZ  
es@industrypartners.com  
CA BRE No. 02020686

**AVAILABLE SF**

±2,514 RSF (Ground Floor)

**RATE**

\$5.50/SF per Mo. NNN

**OCCUPANCY**

Immediate

**TERM**

Negotiable

**PARKING**

Abundant city and private garage available, per separate agreement\*

Valet Available

**Street-Facing Retail on Busy Santa Monica Blvd****FEATURES**

Located in the heart of Downtown Santa Monica, adjacent to the Third Street Promenade

Historic architectural building, with exposed brick detail and high ceilings

Building tenants include Blue Bottle, Wake & Late (opening Summer '25) and MIXT

Surrounded by high-quality dining and retail options

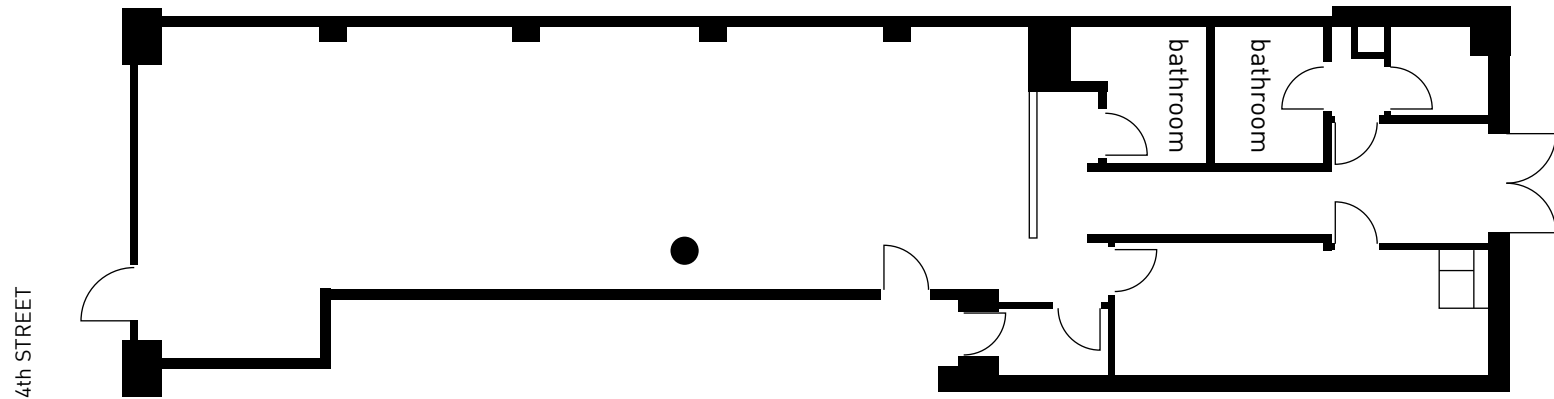
Easy access to the 10 freeway, Pacific Coast Highway and the nearby Downtown Santa Monica Expo Line Station at 4th St and Colorado

High pedestrian traffic

Visible facade on corner property



1ST FLOOR  
±2,514 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

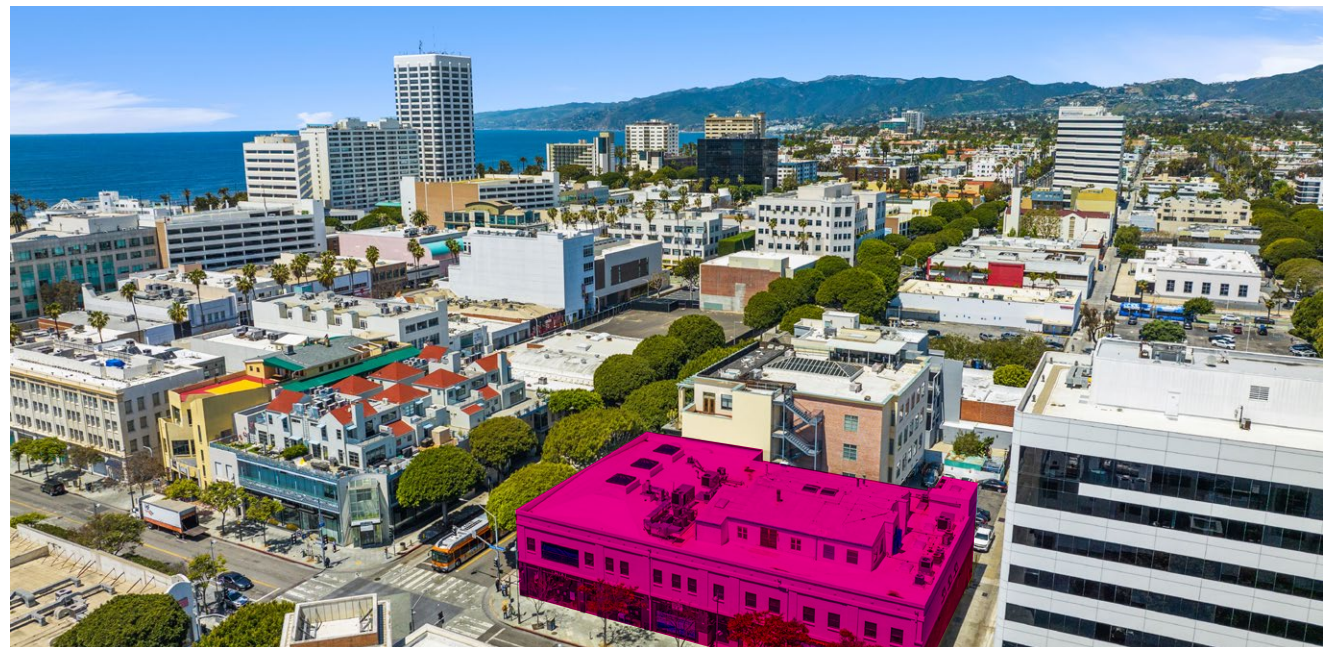
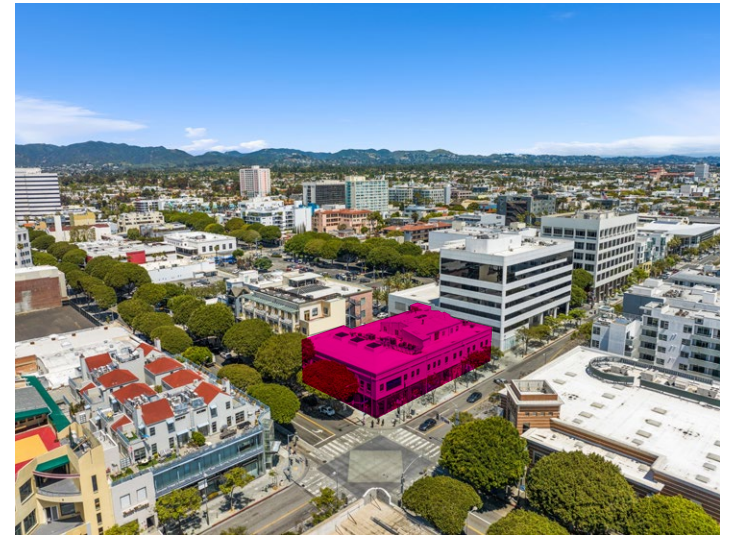
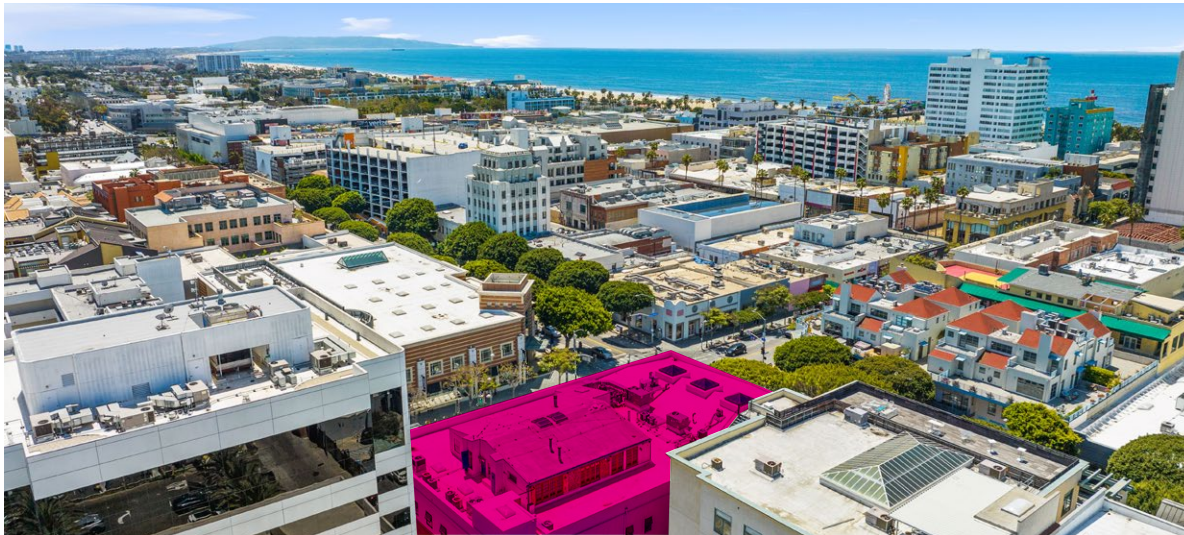
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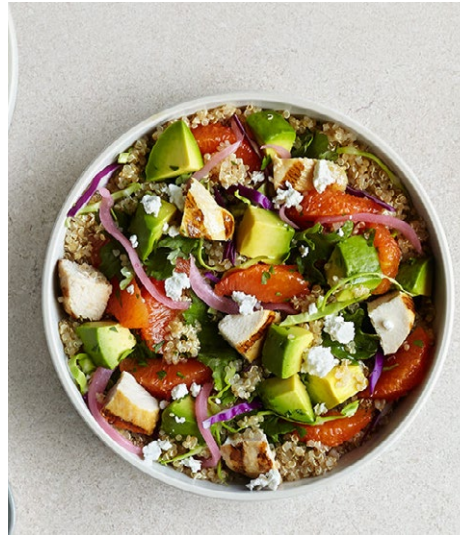
AERIAL PHOTOS





### Blue Bottle Coffee

Blue Bottle Coffee is a world-class coffee roaster and retailer headquartered in Oakland, California, United States. With Blue Bottle Coffee, you can get fresh premium coffee that is made from freshly roasted beans. You can get premium drip coffee that is made from single-origin coffee beans for as low as \$5. This means you can get excellent quality coffee at an affordable price point.



### MIXT

MIXT is the OG salad joint offering only the freshest, locally-sourced ingredients in its innovative salads, sandwiches and grain bowls.

MIXT serves the best available products, only sourcing from trusted farms and purveyors. That means pesticides, chemicals, and GMO's stay out of their recipes, so the focus can be on the good stuff.



### Sweetgreen

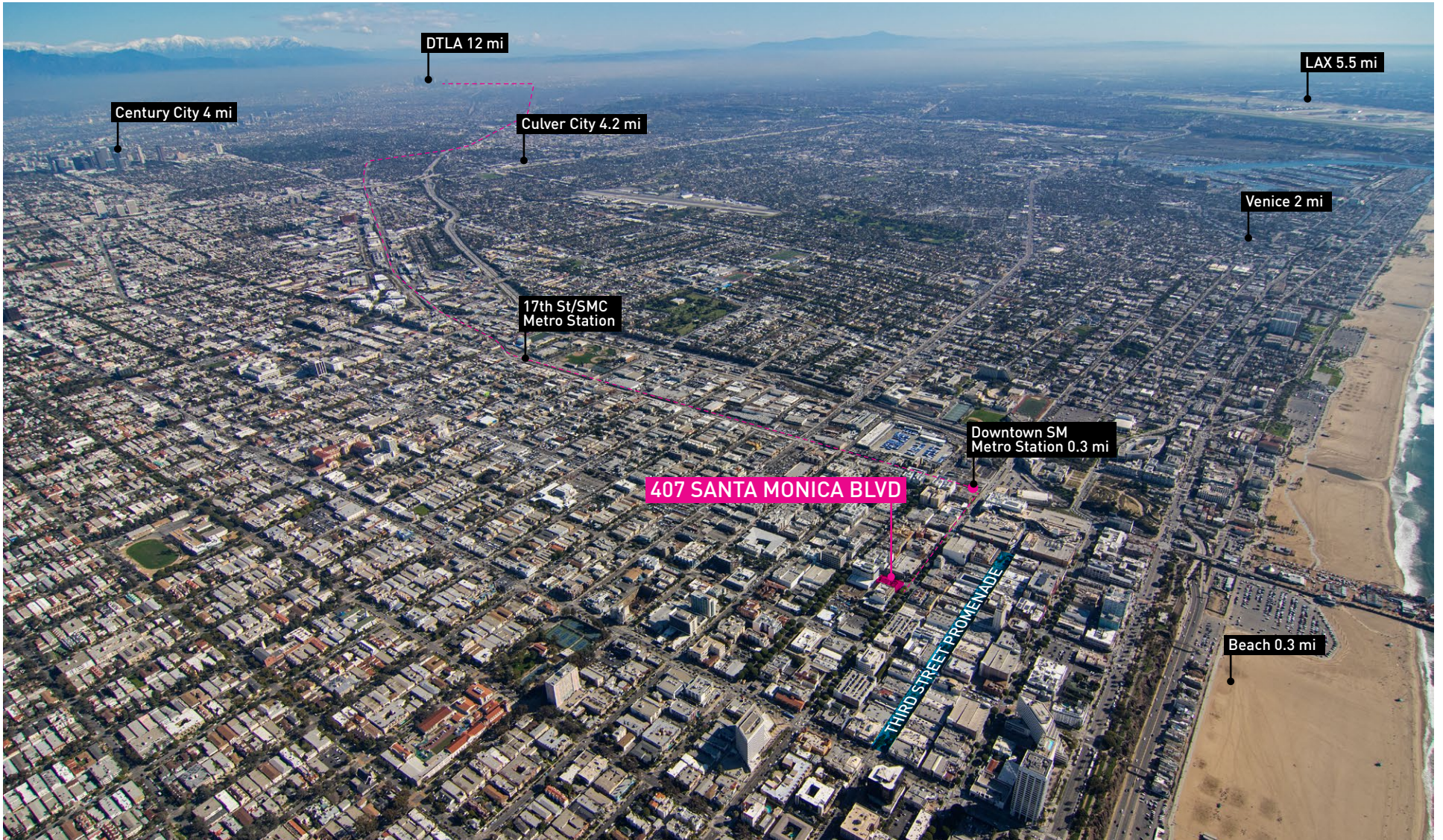
Sweetgreen is on a mission to make healthy eating simple, delicious, and accessible.

Their menu is built around fresh, thoughtfully sourced ingredients, offering a variety of vibrant salads, warm bowls, and protein-packed plates. With a commitment to sustainability, Sweetgreen partners with responsible farmers to bring organic produce, high-quality proteins, and house-made dressings to every meal. Their food is always made from scratch, with seasonal flavors that celebrate real ingredients. No artificial additives, no shortcuts—just nourishing meals designed to fuel your day.



### Wake & Late

Wake & Late is a chef-inspired, fine-casual breakfast restaurant featuring build-your-own breakfast burritos made from scratch. They use a "co-created", assembly line format in their kitchen that lets guests customize one of their signature breakfast burritos or create their own, choosing from a wide selection of fresh, artisanal add-ons--most included for no extra charge!



About the neighborhood

A vibrant community of tech and creative companies situated in a unique beach-urban setting.

In Downtown Santa Monica, you're spoiled for choice. Grab coffee at Philz or Refinery on the way in. Power through some errands. Walk to the Pier and "brown bag" it with an ocean view. Spin, gym, yoga, Pilates, Barre, boot camp, repeat. Treat the clients to a two-star Michelin dinner. It's all here.

In close proximity to the Santa Monica 10 Freeway.

7-MIN WALK TO EXPO LINE TERMINUS  
95/100 WALKSCORE

