



CORNER RETAIL/RESTAURANT SPACE FOR SUBLEASE

PAR
COMMERCIAL BROKERAGE



ADDRESS: 131 BROADWAY, SANTA MONICA, CA 90401

131 BROADWAY: 1,807 RENTABLE SQUARE FEET

RATE: \$11,357.00 PER MONTH + NNN
(NNN ESTIMATED TO BE \$900/MO)

TERM: THROUGH NOVEMBER 30, 2012
(LONGER TERM AVAILABLE)

PARKING: AMPLE PARKING AVAILABLE IN CITY STRUCTURE

KEY FEE: \$50,000

AVAILABLE: IMMEDIATELY

- NEWLY RENOVATED CORNER RETAIL SPACE ADJACENT TO NORDSTROMS AND SANTA MONICA PLACE
- HIGH CEILINGS WITH GREAT WINDOW LINE
- NUMEROUS RESTAURANTS, SHOPS AND BANKS WITHIN WALKING DISTANCE
- HISTORIC BUILDING
- APPROXIMATELY 80' OF WINDOWLINE
- CONVENIENT AND QUICK ACCESS TO THIRD STREET PROMENADE/BEACH
- HEAVY FOOT TRAFFIC

1250 6TH STREET #303,
SANTA MONICA, CA 90401

T: 310.395.2663

F: 310:395.2683

WWW.PARCOMMERCIAL.COM

OFFICE LICENSE #01327137

FOR MORE INFORMATION PLEASE CONTACT:

ARTHUR PETER

310.395.2663 x 101

ARTHUR@PARCOMMERCIAL.COM

LICENSE #01068613

GREG ECKHARDT

310.395.2663 x 103

GECKO@PARCOMMERCIAL.COM

LICENSE #01255469



CORNER RETAIL/RESTAURANT SPACE FOR SUBLEASE

PAR
COMMERCIAL BROKERAGE

131 BROADWAY
SANTA MONICA, CA

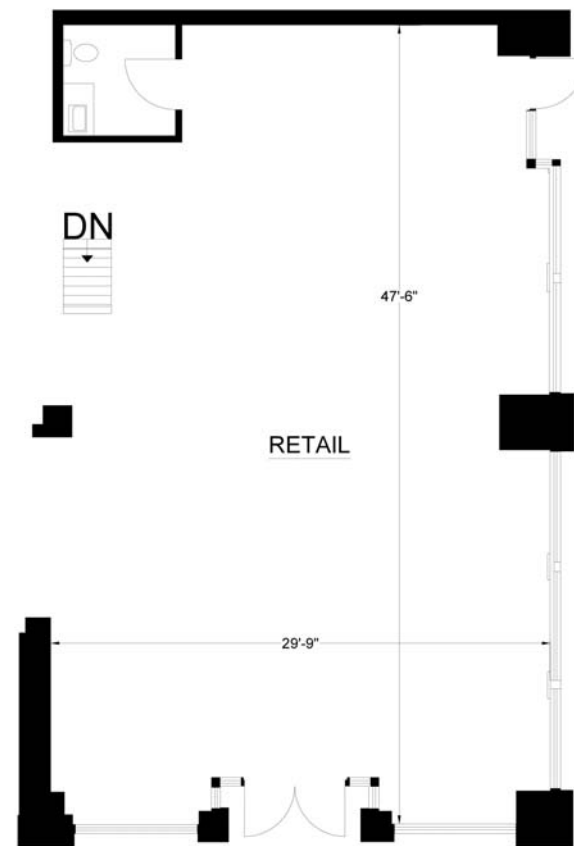
FIRST FLOOR
(As Measured: May, 2007
J10)

SUITE 131

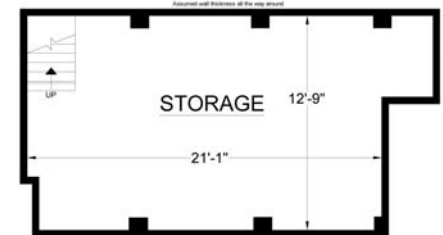
Total Usable: 1,807 s.f.
Total Rentable: 1,807 s.f.



Usable: 1,526 s.f.
Rentable: 1,526 s.f.



Usable: 281 s.f.
Rentable: 281 s.f.



SCALE: 1/8" = 1'



First Floor Inset

1250 6TH STREET #303,
SANTA MONICA, CA 90401
T: 310.395.2663
F: 310:395.2683
WWW.PARCOMMERCIAL.COM
OFFICE LICENSE #01327137

FOR MORE INFORMATION PLEASE CONTACT:

ARTHUR PETER
310.395.2663 x 101

ARTHUR@PARCOMMERCIAL.COM
LICENSE #01068613

GREG ECKHARDT
310.395.2663 x 103

GECKO@PARCOMMERCIAL.COM
LICENSE #01255469



CORNER RETAIL/RESTAURANT SPACE FOR SUBLEASE

PAR COMMERCIAL BROKERAGE



1250 6TH STREET #303,
SANTA MONICA, CA 90401
T: 310.395.2663
F: 310:395.2683
WWW.PARCOMMERCIAL.COM
OFFICE LICENSE #01327137

FOR MORE INFORMATION PLEASE CONTACT:

ARTHUR PETER

310.395.2663 x 101

ARTHUR@PARCOMMERCIAL.COM

LICENSE #01068613

GREG ECKHARDT

310.395.2663 x 103

GECKO@PARCOMMERCIAL.COM

LICENSE #01255469