

INDU  
STRY

1344  
4TH ST  
SANTA MONICA

**FOR LEASE**

RETAIL

±11,500 RSF

**INDUSTRYPARTNERS.COM**

310 395 5151

CA BRE No. 01900833

**DANIEL PICKART**

dp@industrypartners.com

CA BRE No. 01914551

**AVAILABLE RSF**  
±11,500 RSF

**RATE**  
\$4.95/SF per Mo. NNN

**TERM**  
5-10 Years

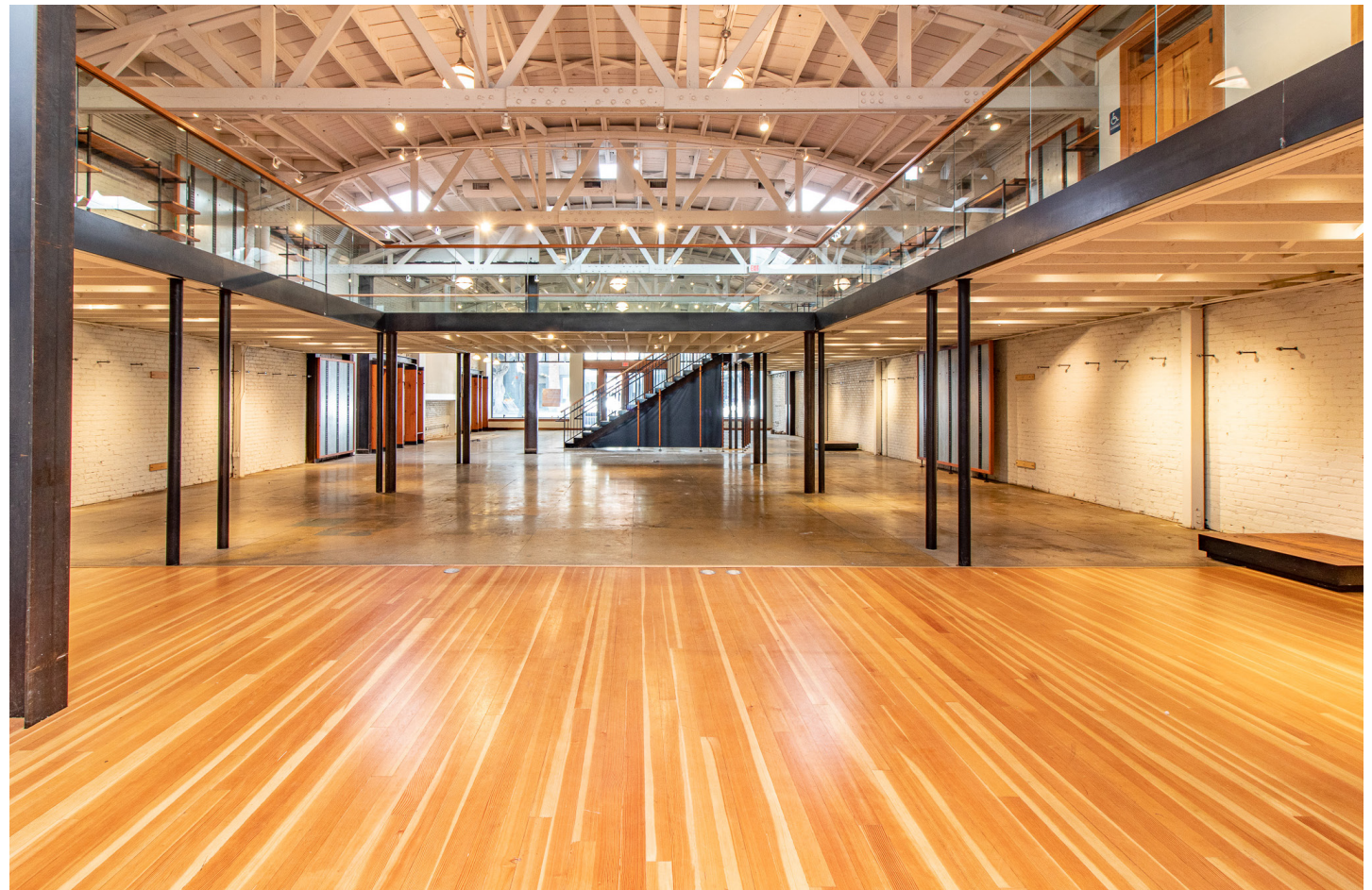
**COMMENCEMENT**  
Immediate

**PARKING**  
Parking Garage Nearby

**Unbeatable Downtown Santa Monica Location**

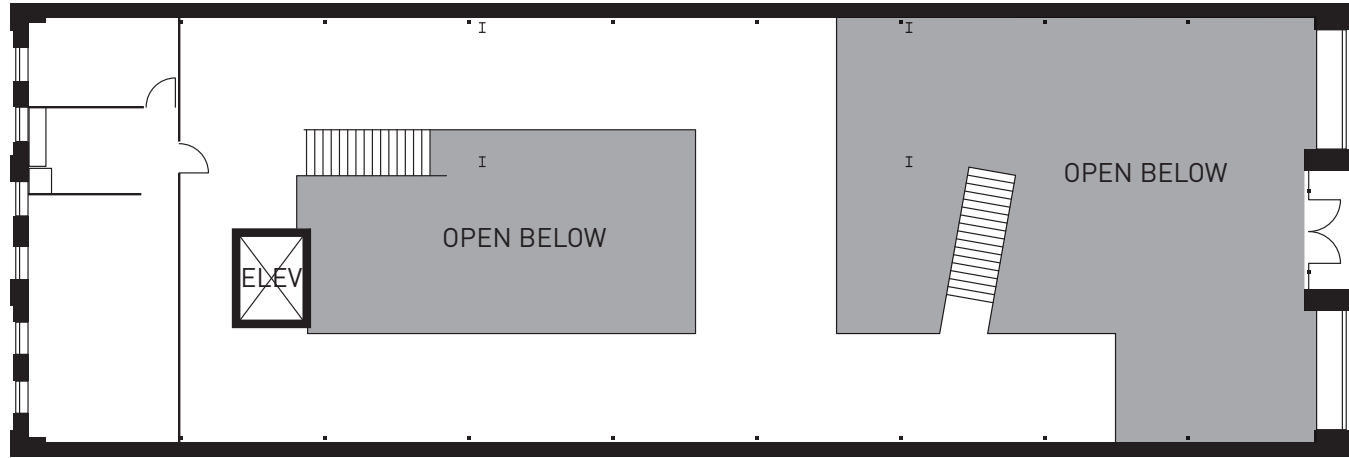
**FEATURES**

- Former home to 4th highest grossing Patagonia in US
- Beautiful, exposed bow truss ceilings
- Wide open layout with few columns
- Bright interiors with skylights
- Storage space and bathrooms with a shower
- Mezzanine connected through 2 stairs + elevator
- Across the street from a 500+ parking structure
- Highly visible property with heavy foot traffic and over 20,000 cars passing daily
- Crosswalk a few feet away



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.  
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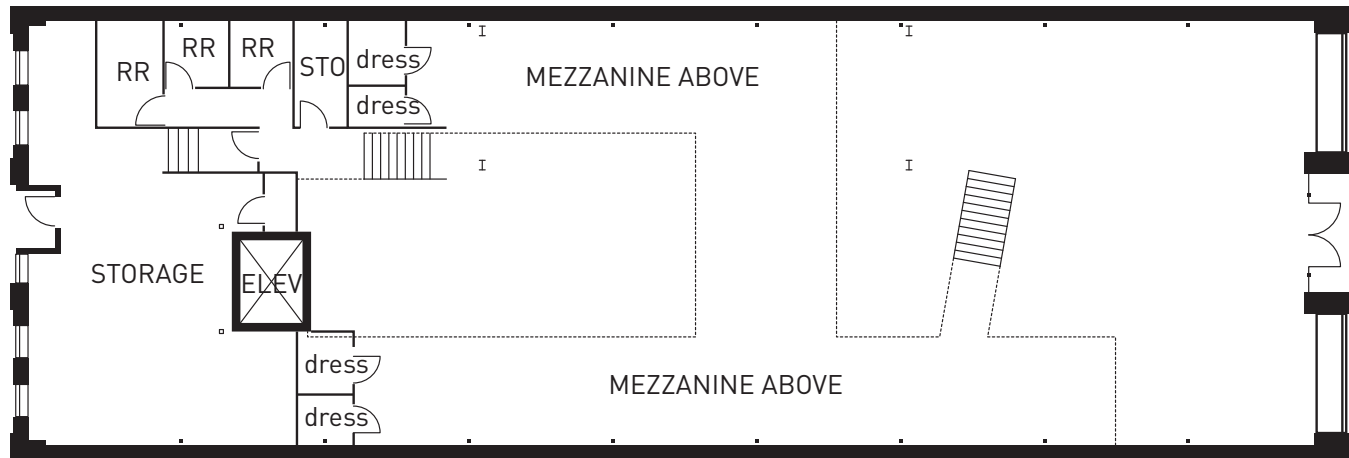
GROUND FLOOR & MEZZANINE  
±11,500 RSF



MEZZANINE

ALLEY

4TH STREET



GROUND FLOOR

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

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1344 4TH STREET SANTA MONICA CA 90405

INTERIOR PHOTOS

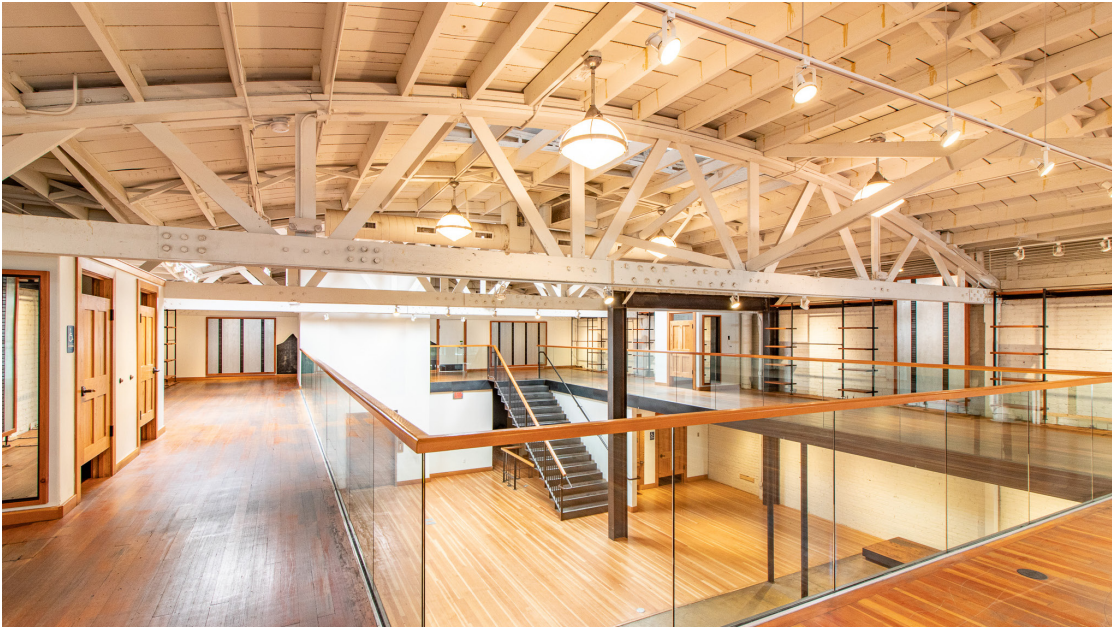


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INTERIOR PHOTOS



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EXTERIOR PHOTOS

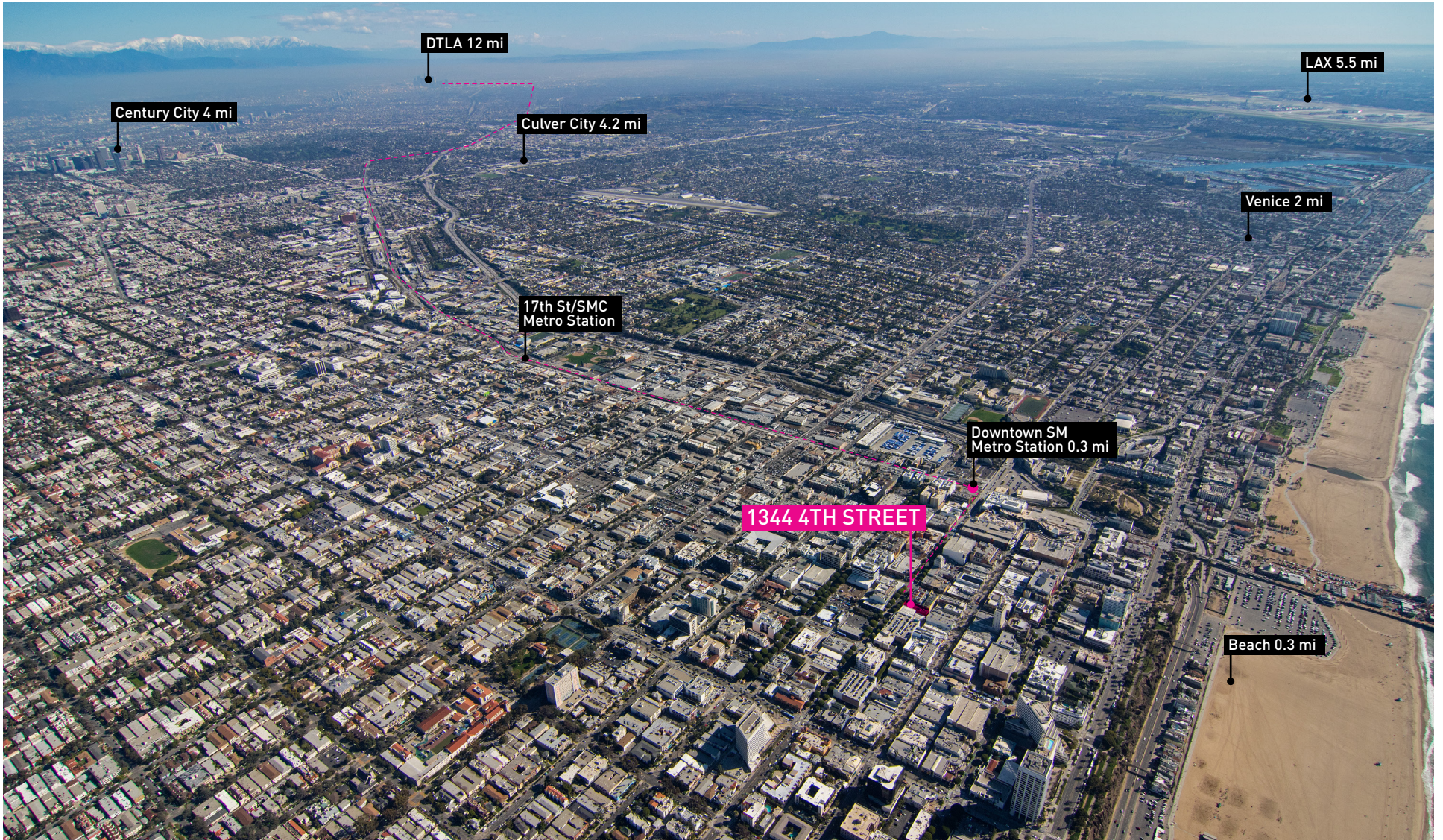


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LOCATION

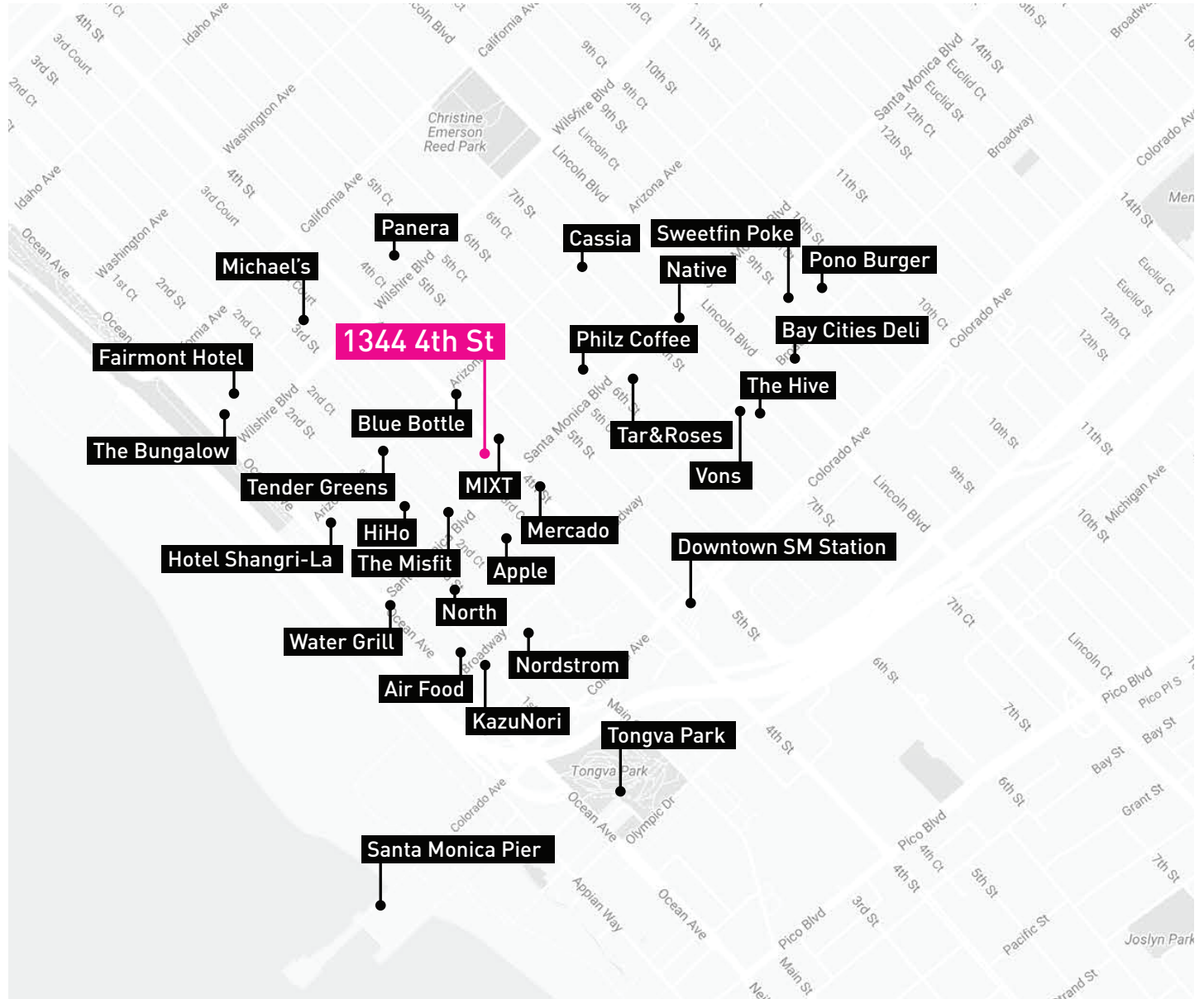









About the neighborhood

Downtown Santa Monica is a vibrant and bustling retail hub located in the heart of Santa Monica, California. The area is home to a diverse range of retailers, from small independent boutiques to larger national chains, offering a wide variety of products and services. Visitors can shop for clothing, accessories, electronics, books, and more, while also enjoying a range of dining options and entertainment venues. The pedestrian-friendly streets are lined with palm trees, outdoor seating, and public art installations, creating a lively and engaging atmosphere for locals and tourists alike.

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

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	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	
 POPULATION	34,272	163,167	392,331	
 HOUSEHOLDS	20,249	81,275	187,275	
 AVG HOUSEHOLD SIZE	2	2	2	
 MEDIAN AGE	44	44	42	
	OWNER OCCUPIED HHS	2,965	26,122	65,607
	RENTER OCCUPIED HHS	17,172	54,038	119,976
 AVERAGE HH INCOME	\$126,384	\$141,068	\$135,408	
 CONSUMER SPENDING	\$669MM	\$3.04BN	\$6.9BN	

\*Includes: Apparel, Entertainment, F&B, Household, Transportation, Health Care, & Education