

RETAIL/INCIDENTAL FOOD FOR SUB-LEASE



2823 MAIN STREET, SANTA MONICA, CA 90405

SIZE:	APPROXIMATELY 1,272 SF
RATE:	\$5.95 PER SQUARE FOOT PER MONTH, + NNN(NNN ESTIMATED TO BE \$0.40/SF/MO)
TERM:	THROUGH FEBRUARY 28TH, 2028 (11+ YEARS) (SHORTER TERM POSSIBLE)
PARKING:	TWO (2) PARKING SPACES ON-SITE. ADDITIONAL PARKING IN CITY LOTS
AVAILABLE:	IMMEDIATELY

- GREAT RETAIL/INCIDENTAL FOOD OPPORTUNITY ON MAIN STREET
- NEIGHBORS INCLUDE COFFEE BEAN & TEA LEAF, MUJI, BARE BURGER, THREE TWINS ICE CREAM AND MANY MORE
- MINUTES FROM THIRD STREET PROMENADE / ABBOTT KINNEY
- EXCELLENT FRONTAGE ON MAIN STREET, HIGH CEILINGS
- HEAVY FOOT AND AUTO TRAFFIC ON TRENDY SHOPPING STREET
- HIGH INCOME AREA WITH STRONG DEMOGRAPHICS
- LOCATED ON TRENDY MAIN STREET IN SANTA MONICA WITH NUMEROUS AMENITIES NEARBY INCLUDING RESTAURANTS, BARS AND AN ECLECTIC ARRAY OF RETAILERS



ARTHUR PETER
310.395.2663 X101

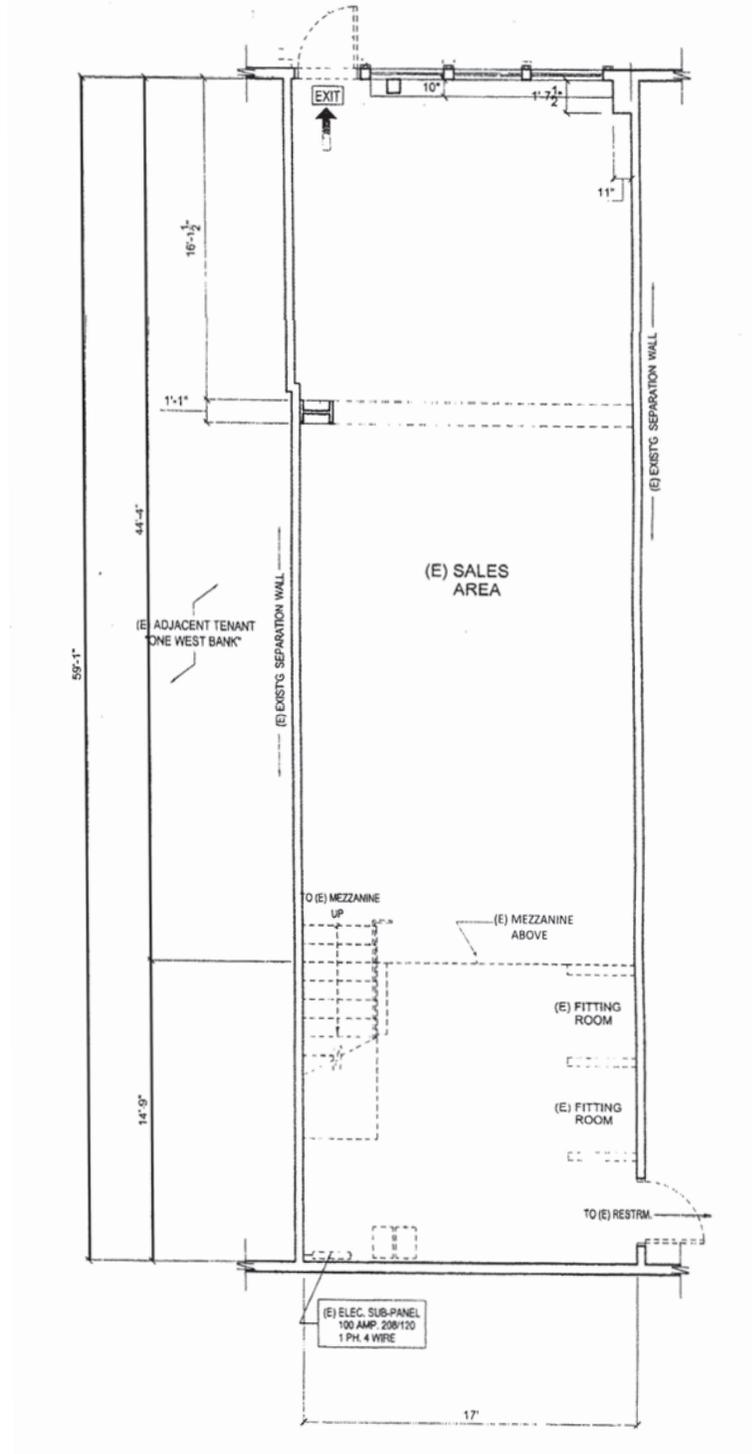
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LIC# 01068613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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MAIN STREET



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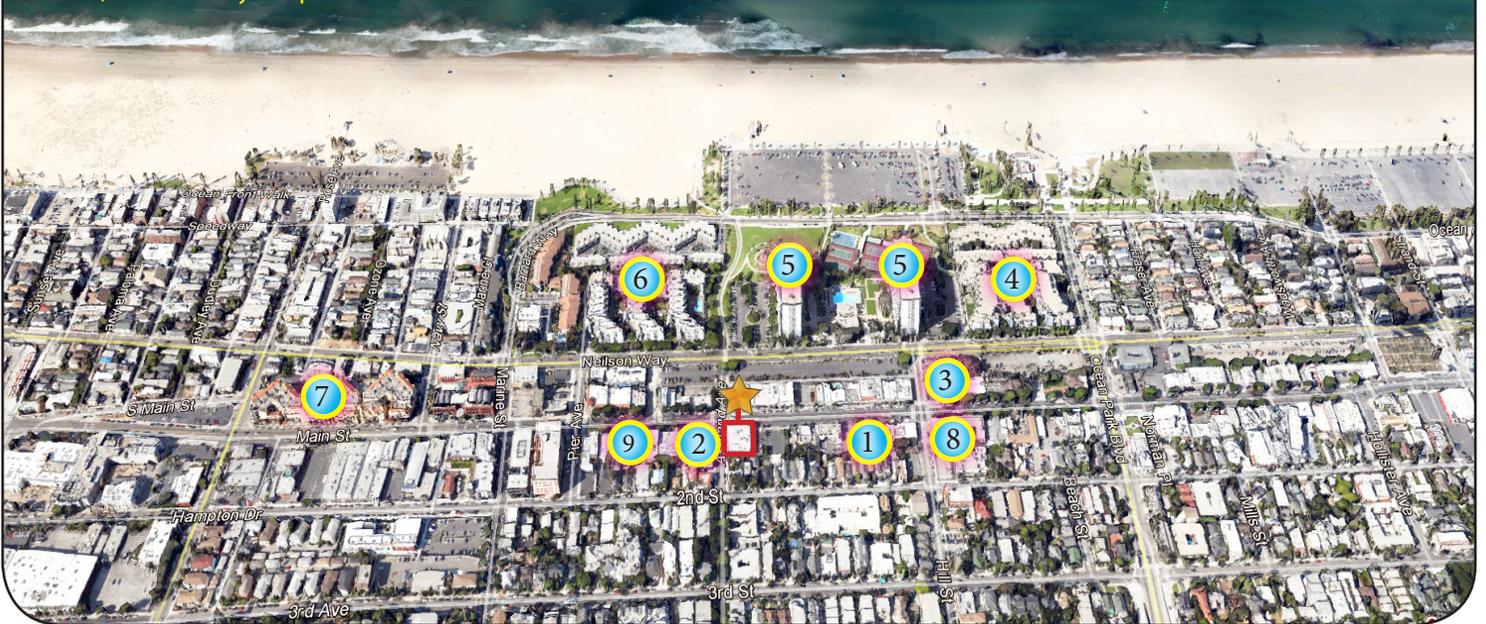
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- 1.) Chinois
- 2.) Coffee Bean & Tea Leaf
- 3.) American Apparel
- 4.) Sea Colony Apartments
- 5.) The Shores Apartments
- 6.) Sea Colony II Apartments
- 7.) CVS/Venice Renaissance Apartments
- 8.) Starbucks
- 9.) Library Alehouse

★ **2823 Main Street - FOR SUB-LEASE**



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