

RESTAURANT FOR LEASE

1329 SANTA MONICA BLVD
Santa Monica, CA 90404



ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

SIZE: Approximately 3,251 rentable square feet

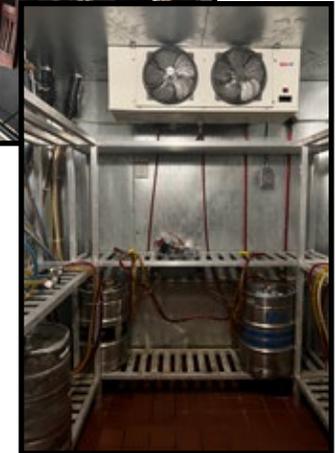
RENT: \$3.60 per square feet
(NNN estimated to be \$1.00 per square feet)

TERM: 5 - 10 years +

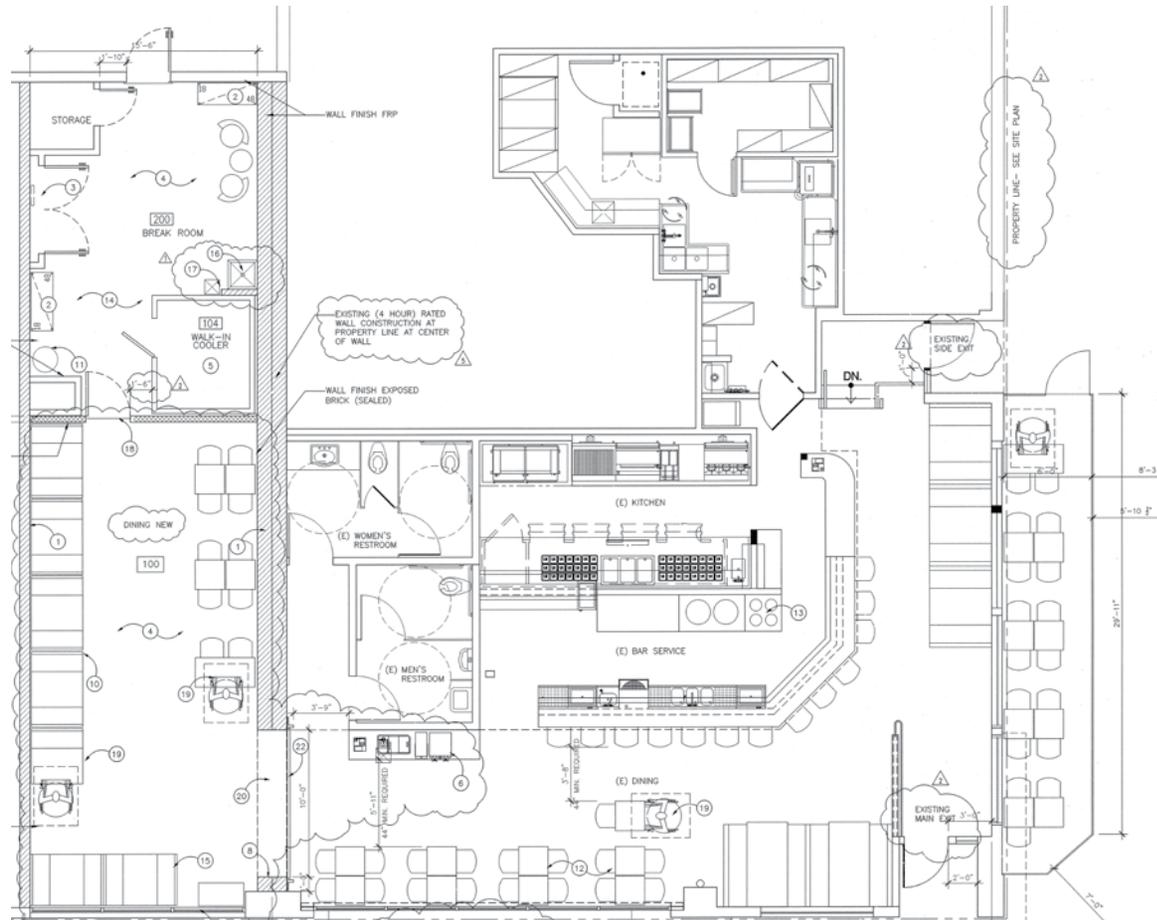
AVAILABLE: Immediately

PARKING: Ten reserved parking spaces

- Recent buildout
- Type 47 license available for purchase
- Separate cooler for beer kegs
- Exposed ceiling and HVAC ducting
- Outdoor seating possible - check with city
- Approximately 48 feet of street frontage and excellent signage on Santa Monica Boulevard
- Walking distance from Santa Monica / UCLA Hospital housing 1,100 physicians, 2,500+ employees, plus over 300 volunteers and 500 care extenders.



Floor Plan

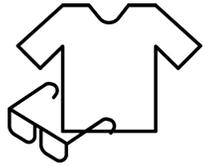


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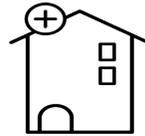
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Demographics

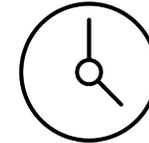
WITHIN 1 MILE



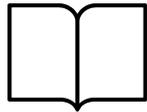
Apparel, Food/Entertainment & Services
\$372,474
 2022 yearly consumer spending



Median Home Value
\$1,039,957



Estimated Population
42,479



Educational Attainment
68.75%
 with college or higher degree



Average Household Income
\$128,809

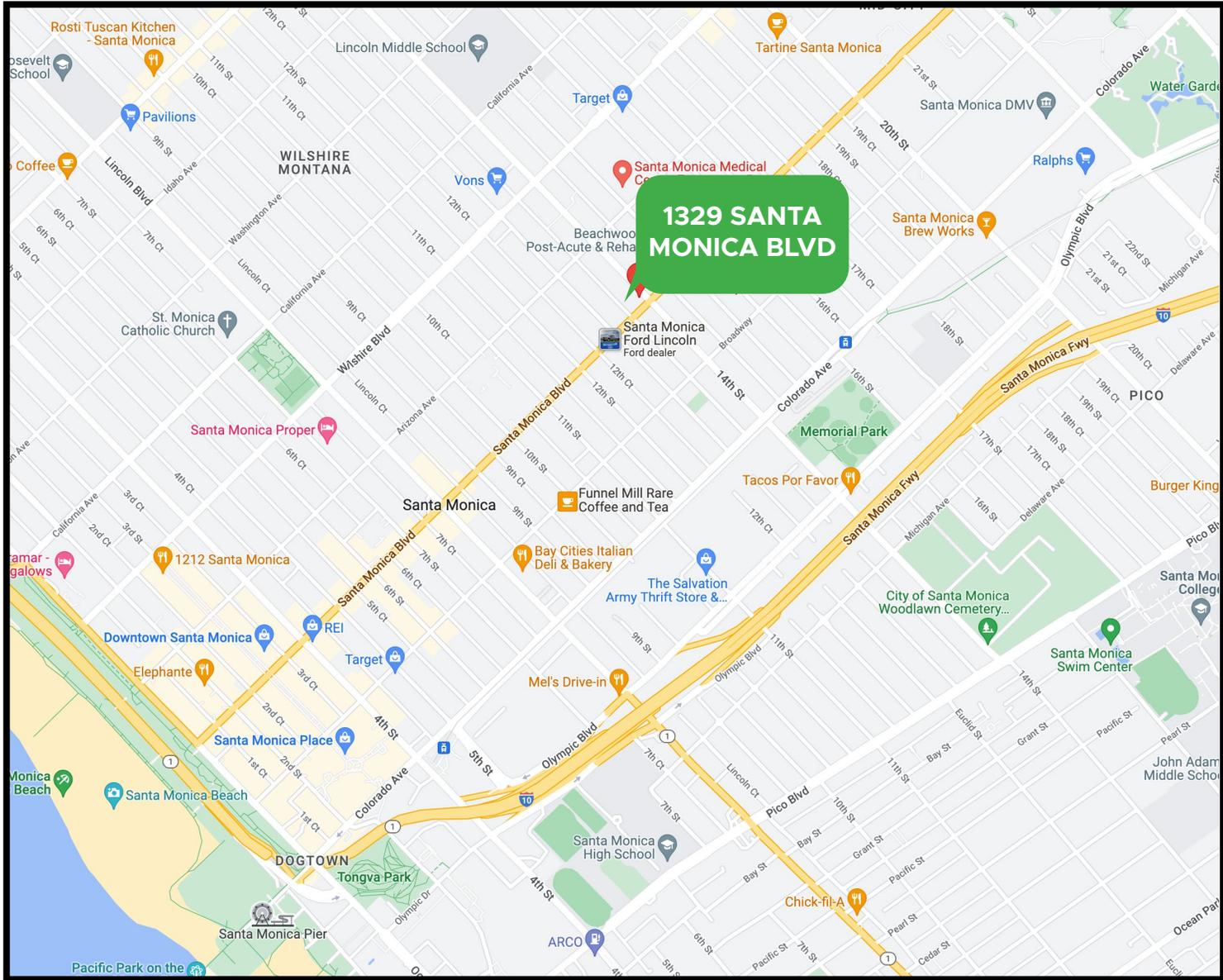


Housing Units
25,668

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2027 Projected Population	41,912	200,547	441,812
2022 Estimated Population	42,479	202,522	444,733
2010 Census Population	42,030	196,556	424,444
Growth 2022-2027	-1.33%	-0.98%	-0.66%
Growth 2010-2022	1.07%	3.04%	4.78%
2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$50,000-\$74,999	10.60%	10.78%	11.70%
\$75,000-\$99,000	10.86%	10.80%	11.00%
\$100,000 +	50.85%	53.48%	51.31%
TOTAL	72.31%	75.06%	74.01%
2022 Estimated Average HH Income	\$128,809	\$139,141	\$134,696
2022 Estimated Households	22,863	100,366	206,629





SANTA MONICA

is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world. Placing your business at the center of this dynamic community gives you access to nearly half a million residents within a 5-mile radius and nearly seven million visitors each year. Santa Monica is California luxury and California cool in one stunning, vibrant location.



PAR
COMMERCIAL BROKERAGE

www.parcommercial.com

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