

123-125 BROADWAY
Santa Monica, CA 90401

**SANTA MONICA SECOND
GENERATION RESTAURANT**

FOR LEASE



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SIZE: Interior dining area is approximately 2,298 square feet plus patio available from city.

BASE RENT: \$15,000.00 per month, NNN estimated to be approximately \$2,758.00 per month

TERM: 5-10 years

PARKING: Santa Monica city public parking structures with 90 minutes free. Monthly parking is currently \$220 per month.

123-125 BROADWAY is located two blocks from Third Street Promenade, right in the middle of all the action happening in Downtown Santa Monica, within walking distance of the Metro E Line at Colorado and 4th Street. This brings 60% of visitors that are tourists plus commuters, and shoppers from all over Los Angeles to the outdoor relaxing vibes of Downtown Santa Monica and its surrounding streets. Downtown Santa Monica brings about 20.6 million visitors each year whose spending has reached roughly \$954 million.

- Turnkey restaurant space
- Active Type 47 full liquor was approved but expired
- Space will require new C.U.P for Type 47 full liquor
- 15 foot hood
- Interior seats 62 patrons
- Heavy automobile traffic
- Prime location, steps from the beach
- Adjacent to dense residential, commercial and mixed use units



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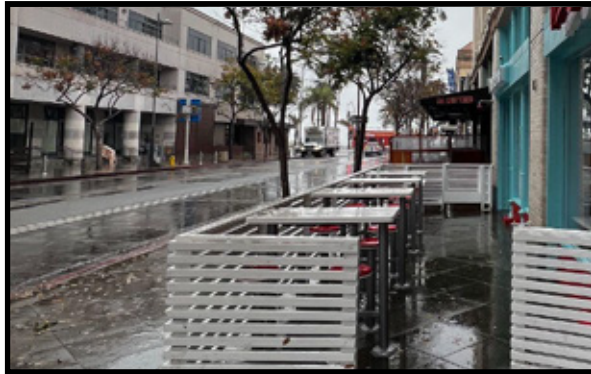
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INTERIOR PHOTOS



PAR
COMMERCIAL BROKERAGE

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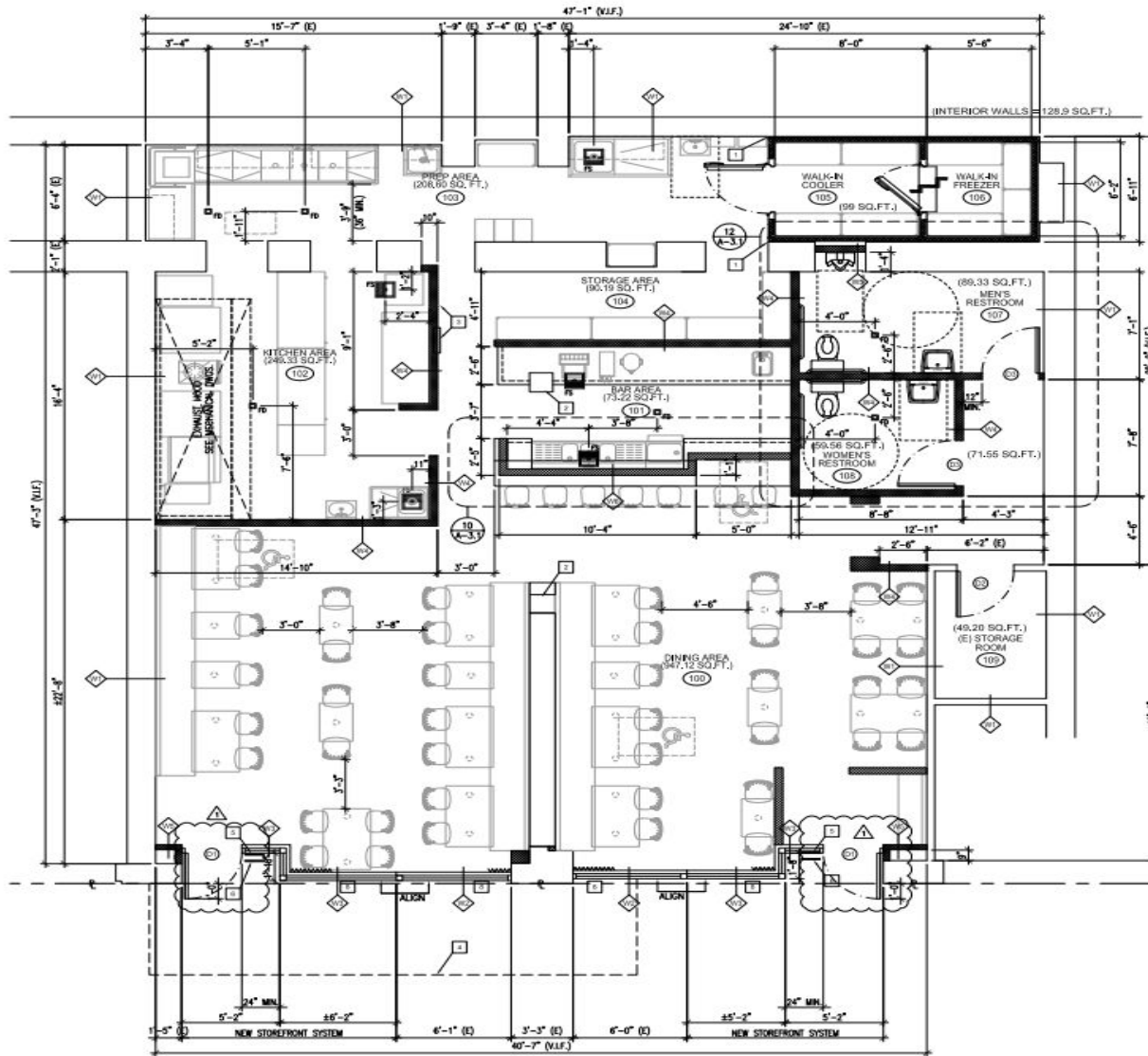
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FLOOR PLAN



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1-MILE RADIUS



Housing Units
21,111



Educational Attainment
63%
with college or higher degree



Median Home Value
\$1,030,239



Estimated Population
31,392



Average Household Income
\$126,160



Apparel, Food/Entertainment & Services
\$289,804
2022 yearly consumer spending

Developments are in the works along the Expo Line that will add hundreds of new housing units just blocks away.

POPULATION

2028 Projected Population
2023 Estimated Population
2010 Census Population
Growth 2023-2028
Growth 2010-2023

1-MILE RADIUS

31,195
31,394
29,110
-0.63%
7.84%

3-MILE RADIUS

152,869
155,876
155,182
-1.93%
0.45%

5-MILE RADIUS

376,155
381,971
372,196
-1.52%
2.63%

2020 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +

\$50,000-\$74,999
\$75,000-\$99,000
\$100,000 +

1,588
1,612
9,420
12,620
\$126,160

7,819
7,672
42,666
58,157
\$142,522

19,931
18,778
97,007
135,716
\$137,809

TOTAL

2023 Estimated Average HH Income

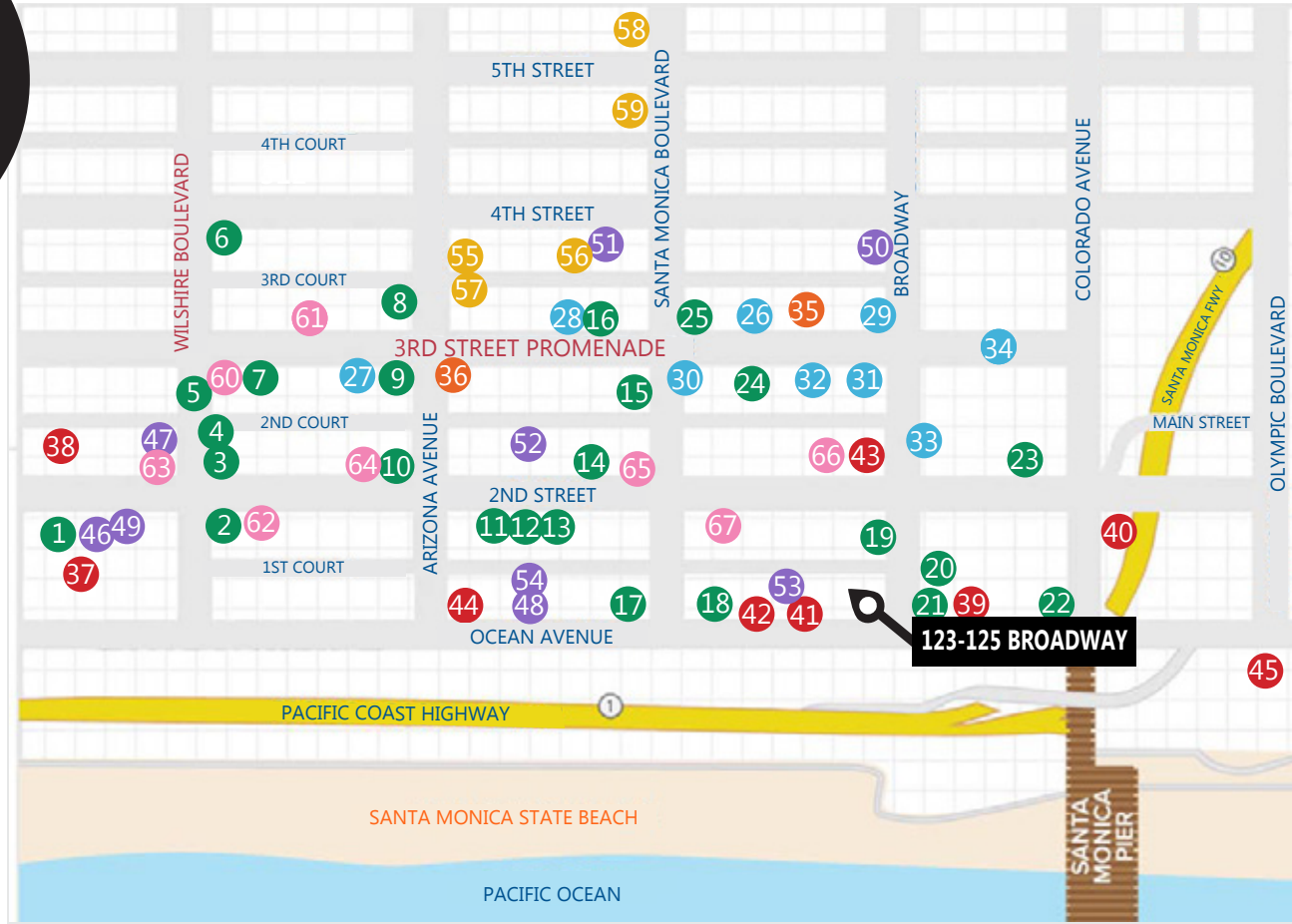


AREA NEIGHBORS

BY YOUR SIDE

CAFES/RESTAURANTS

- 1 Fig
- 2 Pacific Catch
- 3 Hillstone
- 4 Wally's Wine
- 5 California Pizza Kitchen
- 6 Lotus Dim Sum
- 7 1212 Santa Monica
- 8 Lemonade
- 9 Gyu-Kaku
- 10 Tender Greens
- 11 Uovo
- 12 HiHo Burger
- 13 Cava
- 14 Sugarfish
- 15 The Misfit
- 16 Barney's Beanery
- 17 BOA Steakhouse
- 18 Water Grill
- 19 The Craftsman
- 20 KazuNori
- 21 Meat on Ocean
- 22 Del Frisco's
- 23 True Food
- 24 Bruxie
- 25 BIBIBOP



SPAS/BEAUTY

- 46 Exhale LA
- 47 Massage Co
- 48 Ocean Oasis
- 49 Burke Williams
- 50 Tikkun Holistic
- 51 Lloyd's Barbershop
- 52 Salon Republic
- 53 Saulino Smith
- 54 Brambila Salon

BANKS

- 55 Bank of America
- 56 Chase Bank
- 57 Wells Fargo
- 58 Citibank
- 59 Union Bank

FITNESS

- 60 Gold's Gym
- 61 Burn Fitness
- 62 SoulCycle
- 63 Pure Barre
- 64 Pilates Platinum
- 65 Equinox
- 66 Orangetheory
- 67 Hot 8 Yoga

SHOPPING

- 26 Apple
- 27 Sephora
- 28 Patagonia
- 29 Lululemon
- 30 Anthropologie
- 31 H&M
- 32 Urban Outfitters
- 33 Nordstrom
- 34 Santa Monica Place

ARTS & ENTERTAINMENT

- 35 AMC Broadway 4
- 36 AMC Santa Monica 7

HOTELS

- 37 Fairmont Miramar
- 38 The Huntly
- 39 Shore Hotel
- 40 The Pierside
- 41 Ocean View Hotel
- 42 Georgian Hotel
- 43 Hotel Carmel
- 44 Shangri-La
- 45 Loews



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SANTA M O N I C A

is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 20.6 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.



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