

**318 SANTA MONICA BOULEVARD
Santa Monica, CA 90401**

**Bar/Restaurant
Space**

FOR LEASE



**BOTH SPACES CAN BE COMBINED
FOR A TOTAL OF 4,000 SQUARE FEET**

GREG ECKHARDT
310.395.2663 X103
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LIC# 01255469

SIZE: Approximately 1,476 rentable square feet ground floor and 849 square feet, dining mezzanine for a total of 2,325 square feet

RATE: \$7.95 per square foot per month + NNN (NNN estimated to be \$1.30 per square foot per month) plus percentage rent

TERM: 5-10 years

PARKING: Santa Monica city public parking structures with 90 minutes free parking

AVAILABLE: Immediately

318 SANTA MONICA BOULEVARD

is located one block from Third Street Promenade, right in the middle of all the action happening in Downtown Santa Monica, within walking distance of the Expo 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 24 million visitors each year whose spending has reached roughly \$1.9 billion.

- Located on Santa Monica Boulevard between 3rd Street and 4th Street with heavy foot and auto traffic
- First time this space is available in over 30 years
- Occupancy: 49
- Entertainment, karaoke and live music
- Currently operating as a restaurant and bar serving full liquor
- Type 47 and Type 58 liquor licenses
- Space has a patio in the front, a patio in the back and parklet dining as well (tenant shall verify all outdoor dining areas)
- Within 1 mile of Santa Monica Pier and adjacent to Third Street Promenade
- Space has above ground grease interceptor which gets picked up weekly
- CUP: hours of operation 10am-2am Monday to Sunday
- Fully equipped kitchen with walk-in fridge and hood that is approximately 11'6" long
- Neighboring restaurant/bars include Harvell's, Mercado, Massilia, Benihana, Sweetgreen, Mon Roll House Sushi, Trejos Tacos and many more

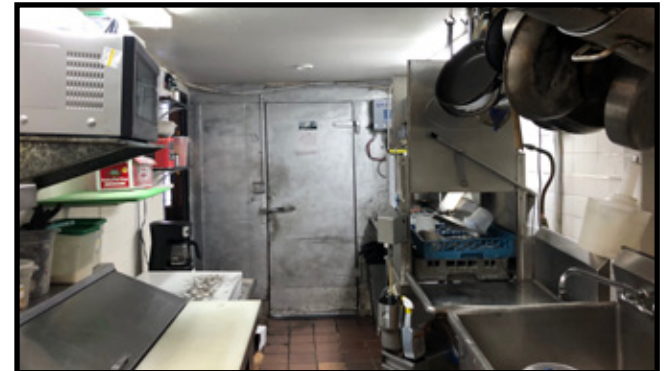


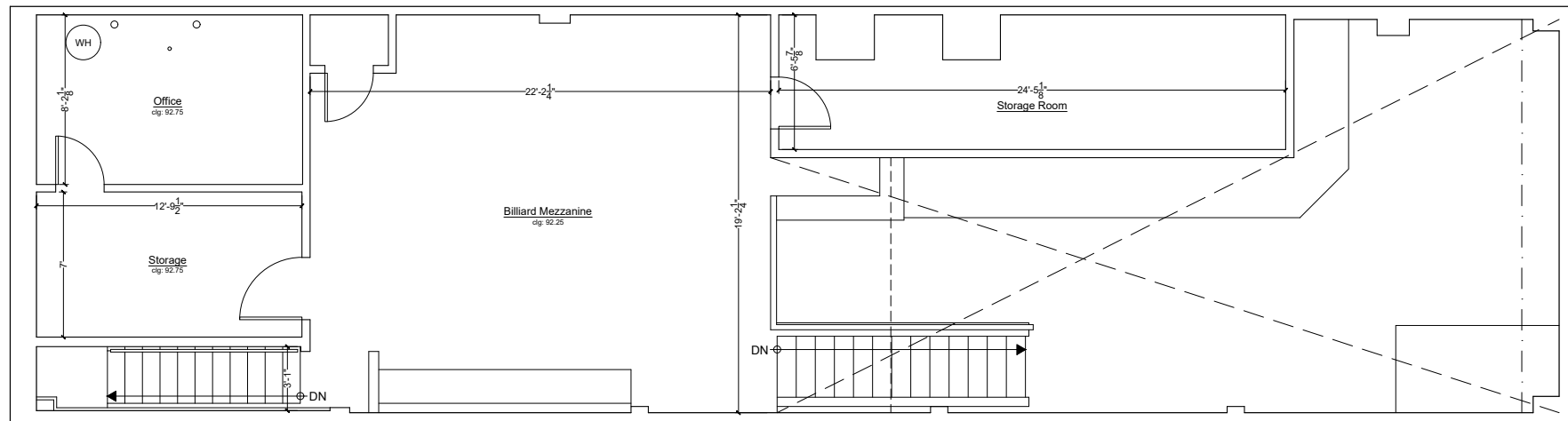
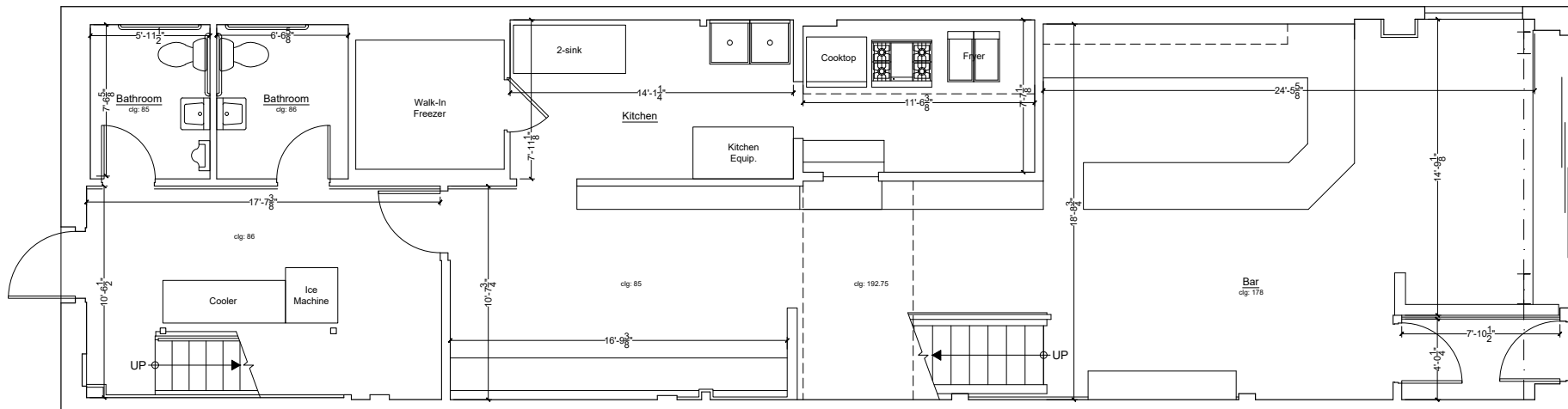
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1-MILE RADIUS



Housing Units
20,995
15.61% owner occupied



Educational Attainment
64%
with college or higher degree



Median Home Value
\$1,042,193



Estimated Population
31,899



Average Household Income
\$128,685



Apparel, Food/Entertainment & Services
\$303,540
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

2027 Projected Population
2022 Estimated Population
2010 Census Population
Growth 2022-2027
Growth 2010-2022

1-MILE RADIUS

34,760
31,899
30,042
-0.44%
6.18%

3-MILE RADIUS

156,401
158,205
154,909
-1.14%
2.13%

5-MILE RADIUS

375,931
378,731
362,850
-0.74%
4.38%

2022 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +

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

1,624
1,830
9,863
13,317
\$128,685

8,199
8,237
42,674
59,110
\$141,167

20,800
19,498
93,958
134,256
\$135,745

TOTAL

2022 Estimated Average HH Income



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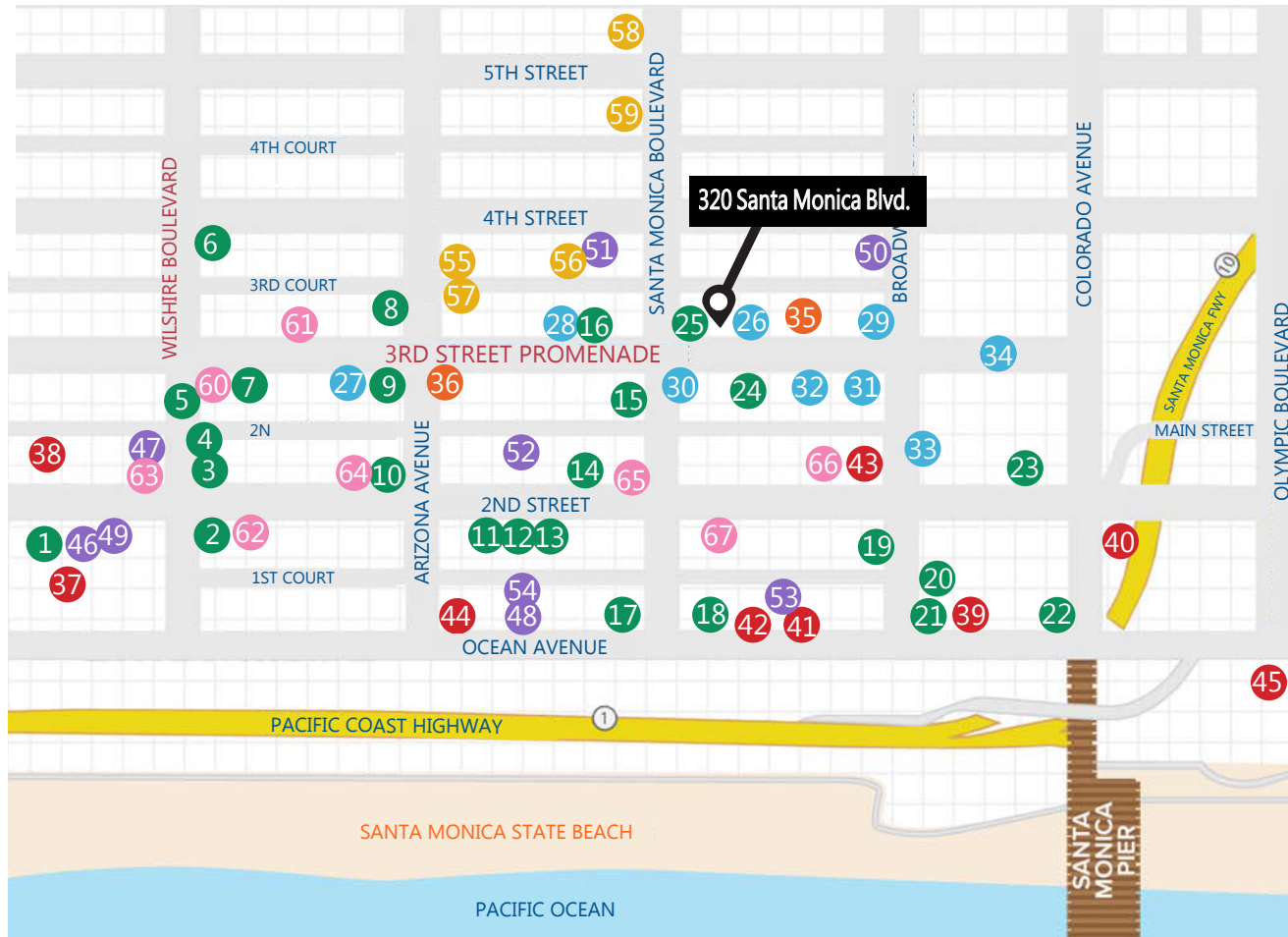
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CAFES/RESTAURANTS

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

ARTS & ENTERTAINMENT

- 35 AMC Broadway 4
- 36 AMC Santa Monica 7

HOTELS

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



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