

119-121 BROADWAY
Santa Monica, CA 90401

**SECOND GENERATION
BAR/RESTAURANT**

FOR LEASE



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SIZE: Approximately 2,016 square feet. Patio seating is available from city.

BASE RENT: \$15,000.00 per month,
NNN estimated to be approximately
\$2,420.00 per month

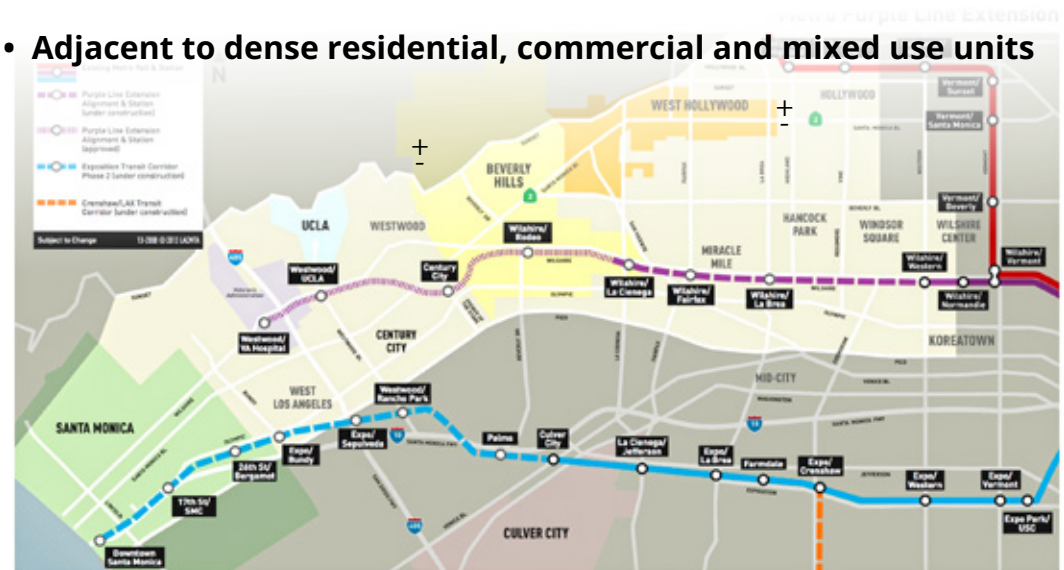
TERM: 5-10 years

AVAILABLE: October 2023

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

119-121 BROADWAY 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 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, prior operator served alcohol 7 days a week, 11am to 1am
- Active Type 47 (Possibly available for purchase)
- Active entertainment license (Tenant to verify)
- Approved for 60 seats/120 occupancy
- Three (3) separate hoods of 8 feet, 6 feet and 4 feet with grease interceptor
- Heavy automobile traffic
- Prime location, steps from the beach
- Adjacent to dense residential, commercial and mixed use units



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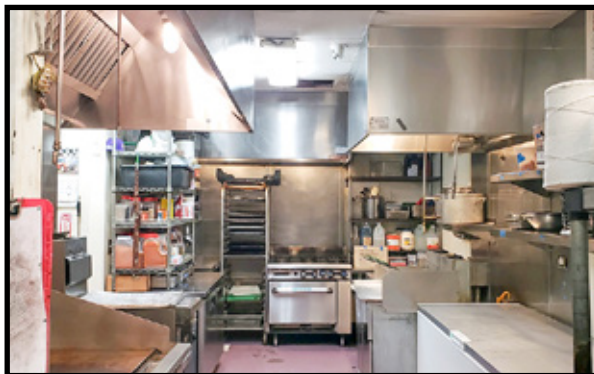
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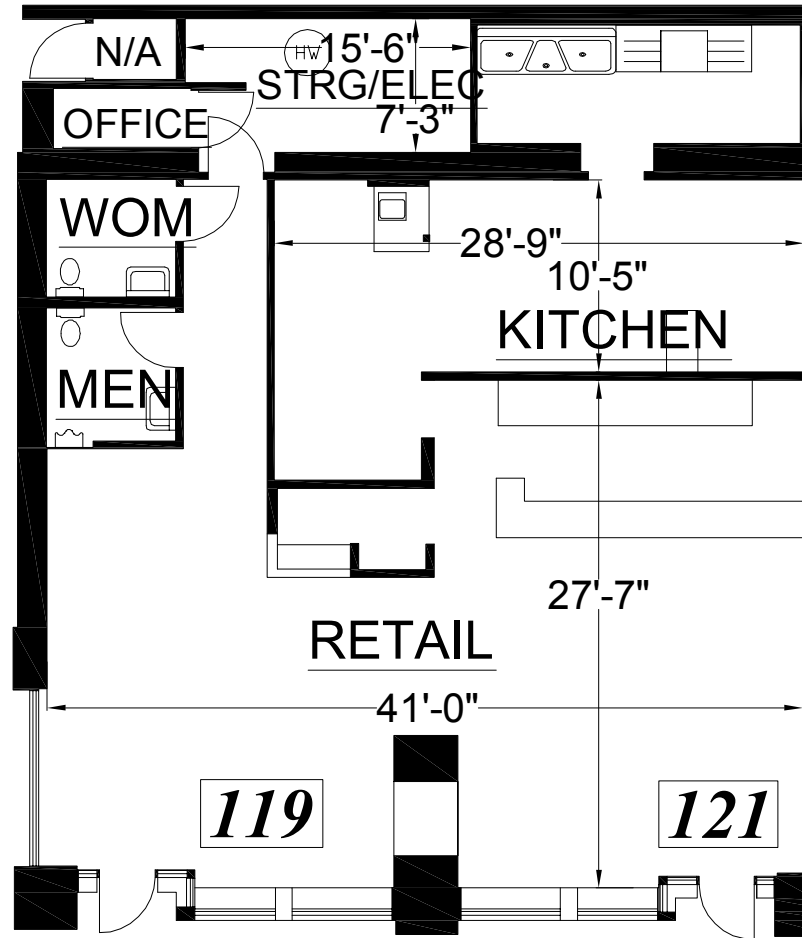
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FLOOR PLAN



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Housing Units
21,111



1-MILE RADIUS

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

7,819
7,672
42,666

19,931
18,778
97,007

TOTAL

12,620

58,157

135,716

2023 Estimated Average HH Income

\$126,160

\$142,522

\$137,809



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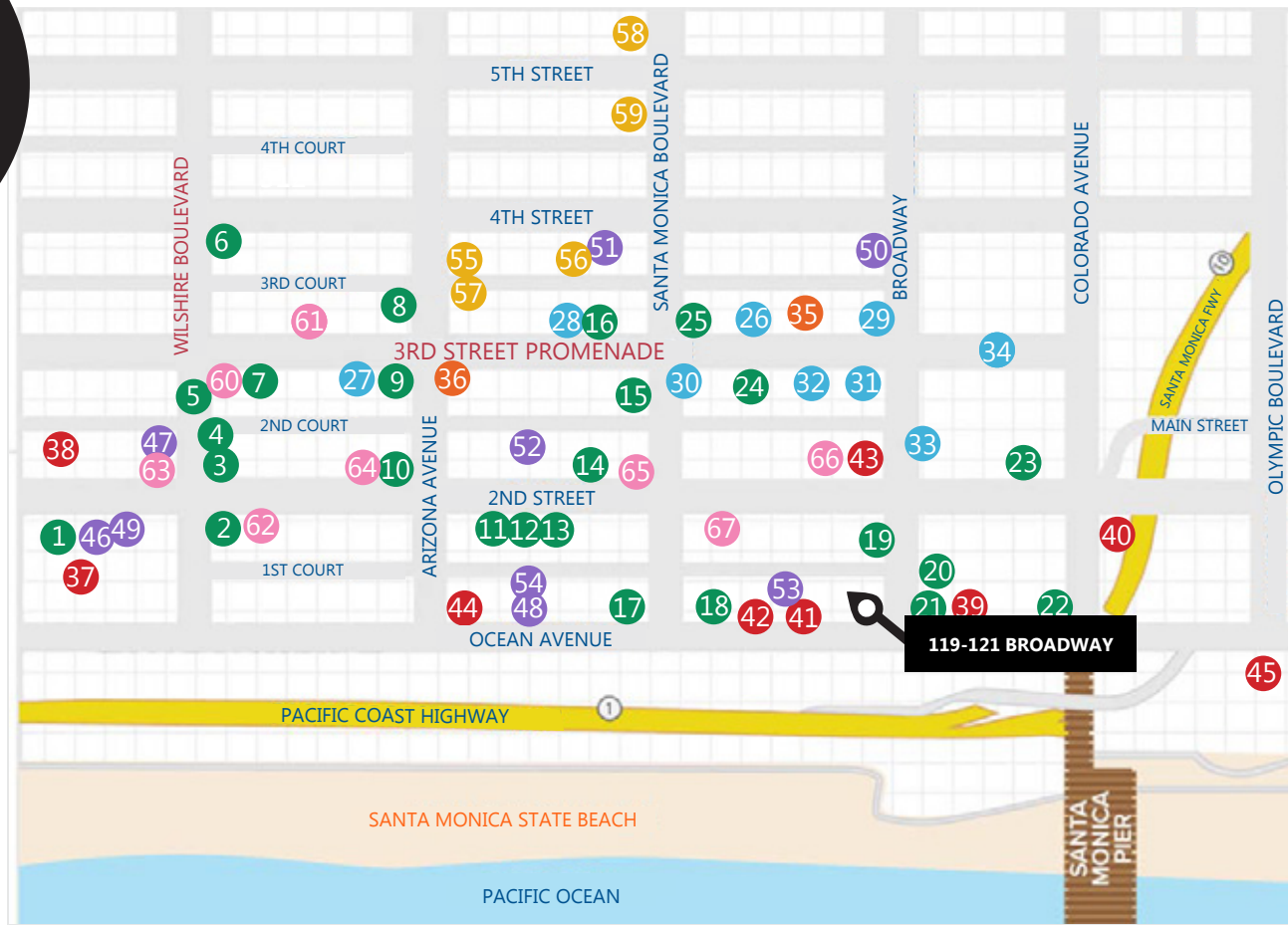
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BY YOUR SIDE

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



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 | |

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



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SANTA MONICA

is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 24 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.



[www.parccommercial.com](http://www.parcommercial.com)

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