

FOR LEASE

1605 OCEAN FRONT WALK

Santa Monica, CA 90401



FREE STANDING BUILDING FOR THOSE WHO WANT TO MAKE A PRESENCE



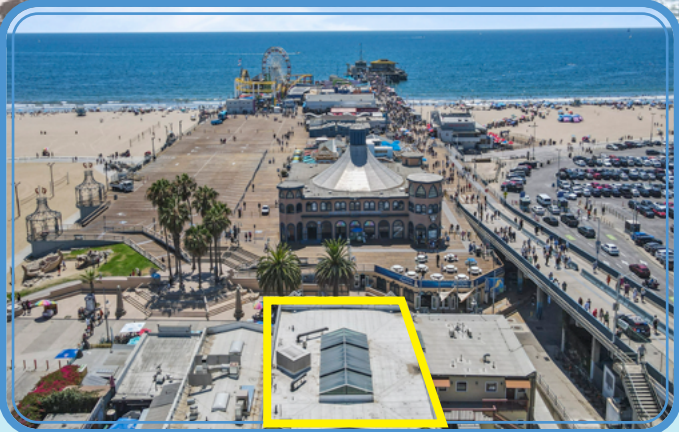
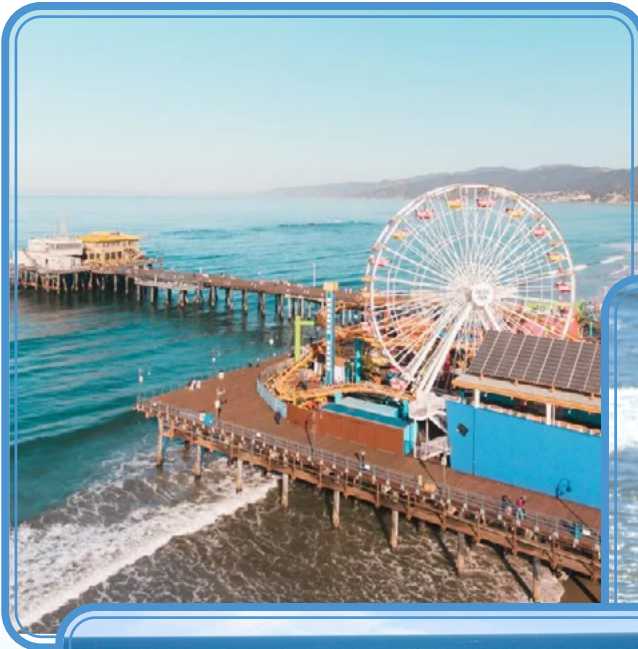
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If your customers are into **biking, walking, running, surfing** or outdoor activities **then this is your site!**



SIZE: Approximately 8,000 square feet, on 2 floors

RATE: \$35,000 per month, Modified Gross
(Tenant pays utilities and janitorial)

PARKING: Adjacent to large public parking lot

AVAILABLE: Immediately

TERM: 5 - 10 years

- Tremendous identity
- High profile location
- Heavy foot traffic
- Great demographics
- Across from Santa Monica Aquarium
- Adjacent to Big Dean's Ocean Front Cafe
- Large front and rear patios
- New construction
- Adjacent to Santa Monica Pier which attracts 8 million visitors per year
- Open air design
- Access from Ocean Front Walk and Appian Way



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STOREFRONT



GROUND FLOOR



INTERNAL STAIRCASE



SECOND FLOOR



ENTRANCE FROM APPIAN WAY



BOARDWALK VIEW



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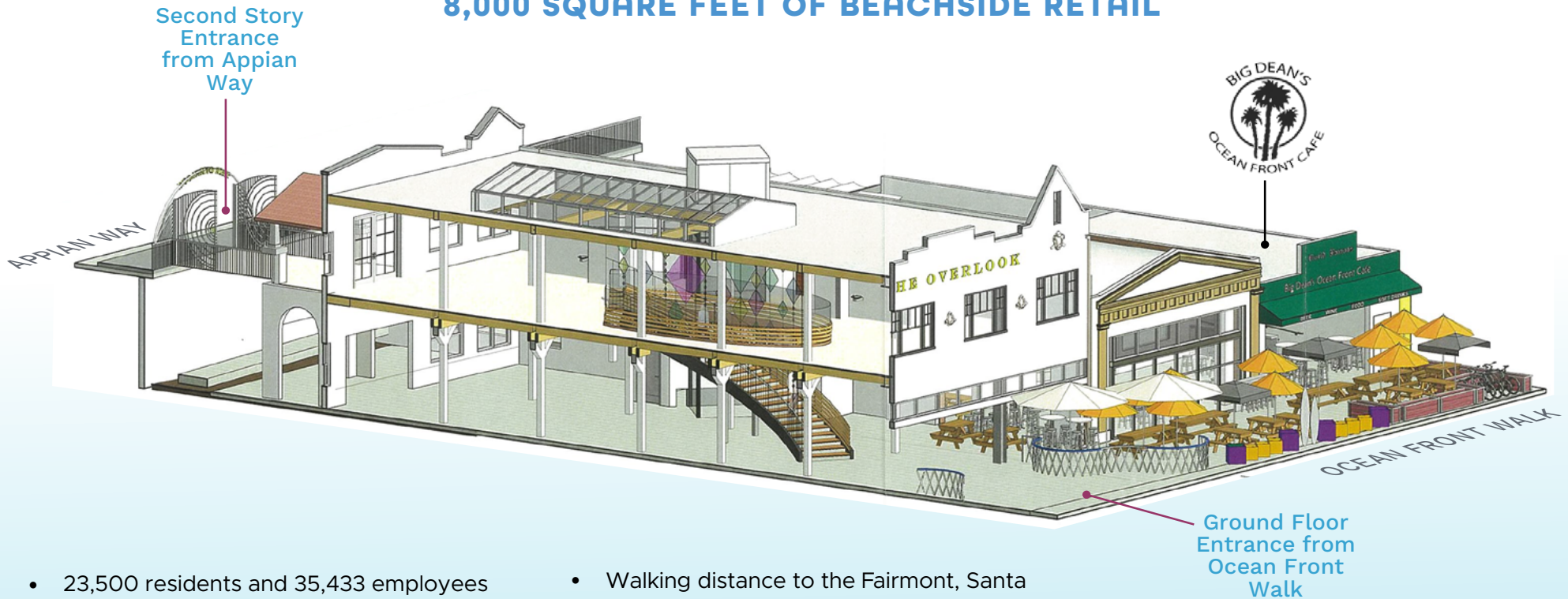
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1605 OCEAN FRONT WALK

SANTA MONICA, CA 90401

8,000 SQUARE FEET OF BEACHSIDE RETAIL



- 23,500 residents and 35,433 employees within one mile of The Overlook
- 696 new residential units under construction in Downtown Santa Monica with 2,074 new units in the pipeline
- 4.02 million square feet of office space
- More than 2,200 city employees nearby
- Walking distance to the Fairmont, Santa Monica Proper Hotel, The Viceroy, Shutters, Loews Hotel, Wyndham, Shore Motel and Hotel Shangri La
- 8 million visitors annually at The Santa Monica Pier
- Three blocks from the Metro E Line with an average of 4 million riders in Q1 2020



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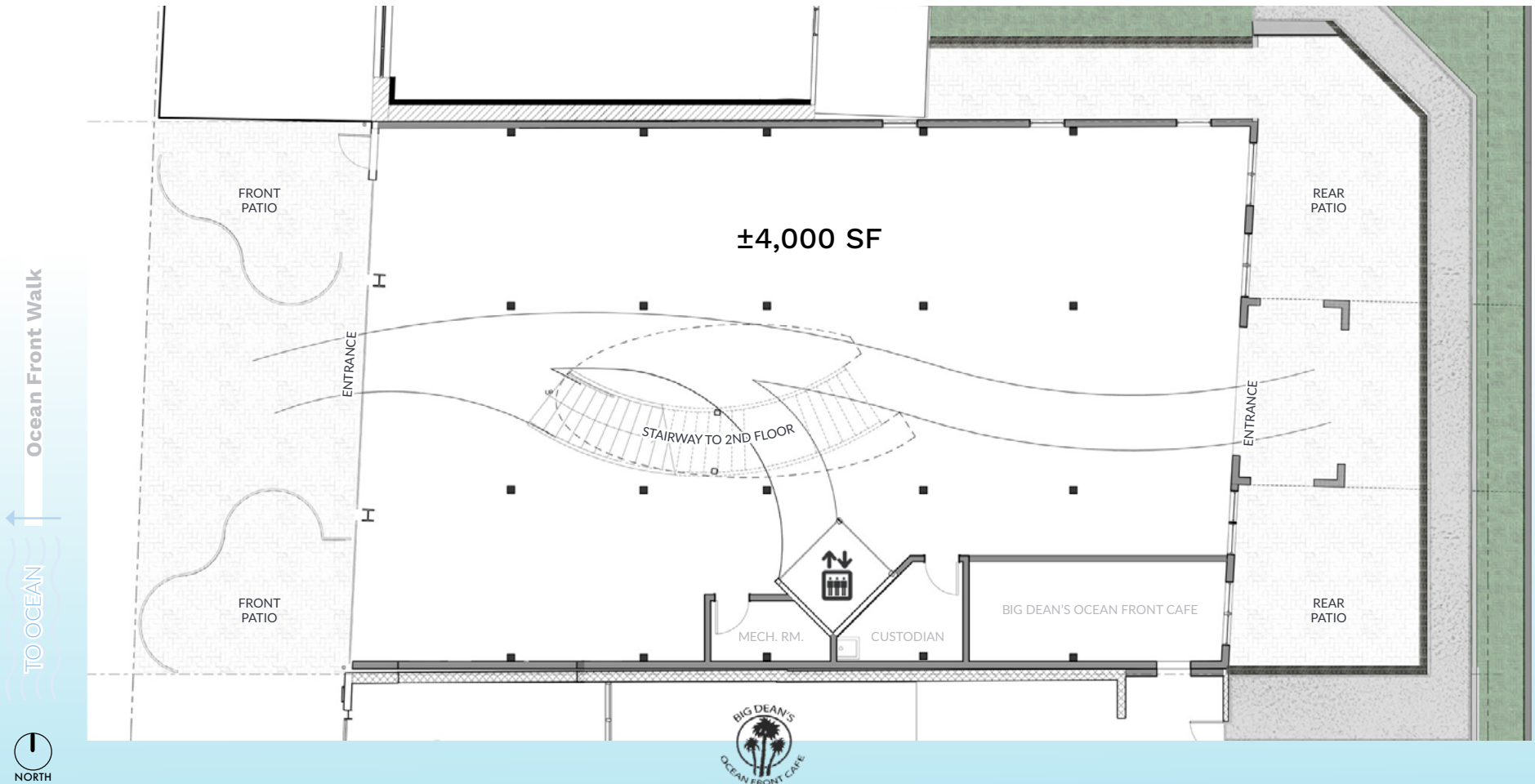
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FIRST FLOOR RETAIL



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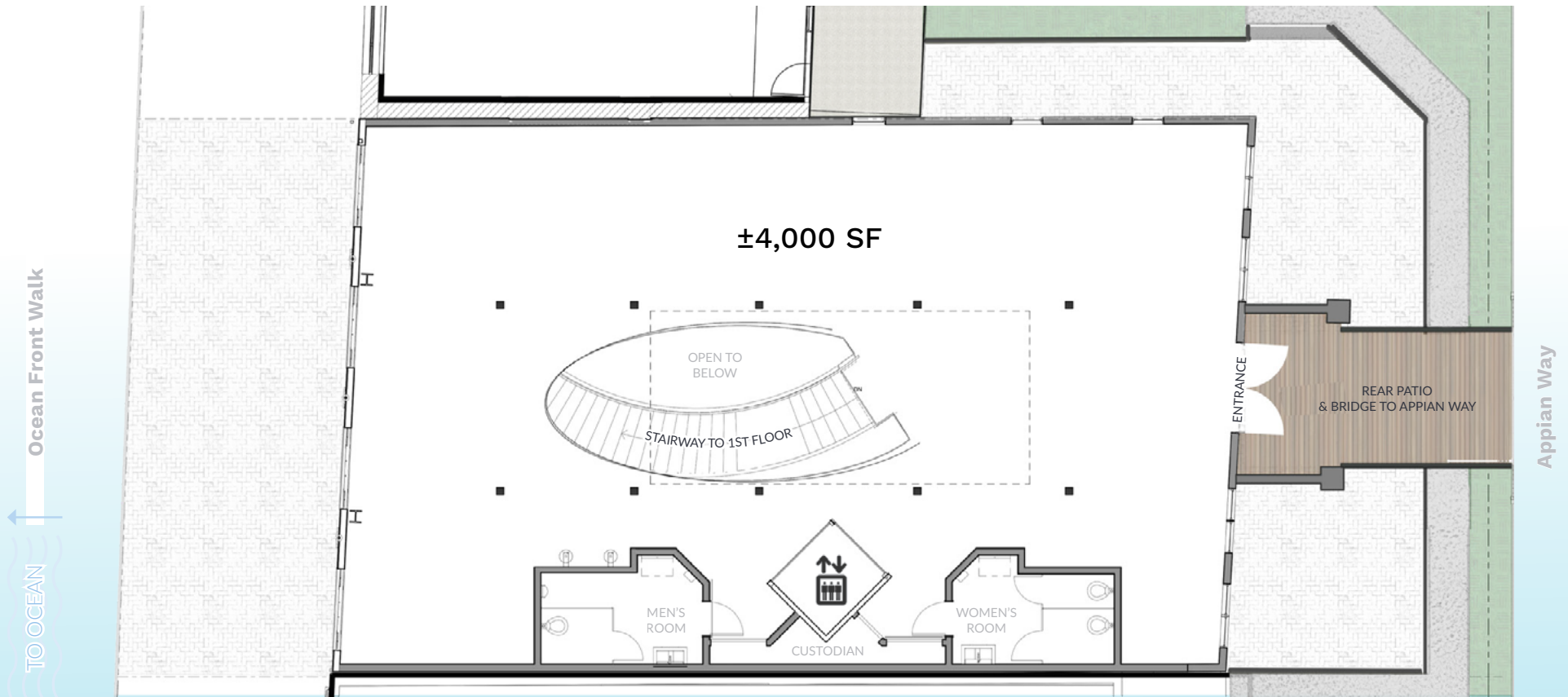
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SECOND FLOOR RETAIL



Ocean Front Walk

TO OCEAN

Appian Way



NORTH



PAR
COMMERCIAL BROKERAGE

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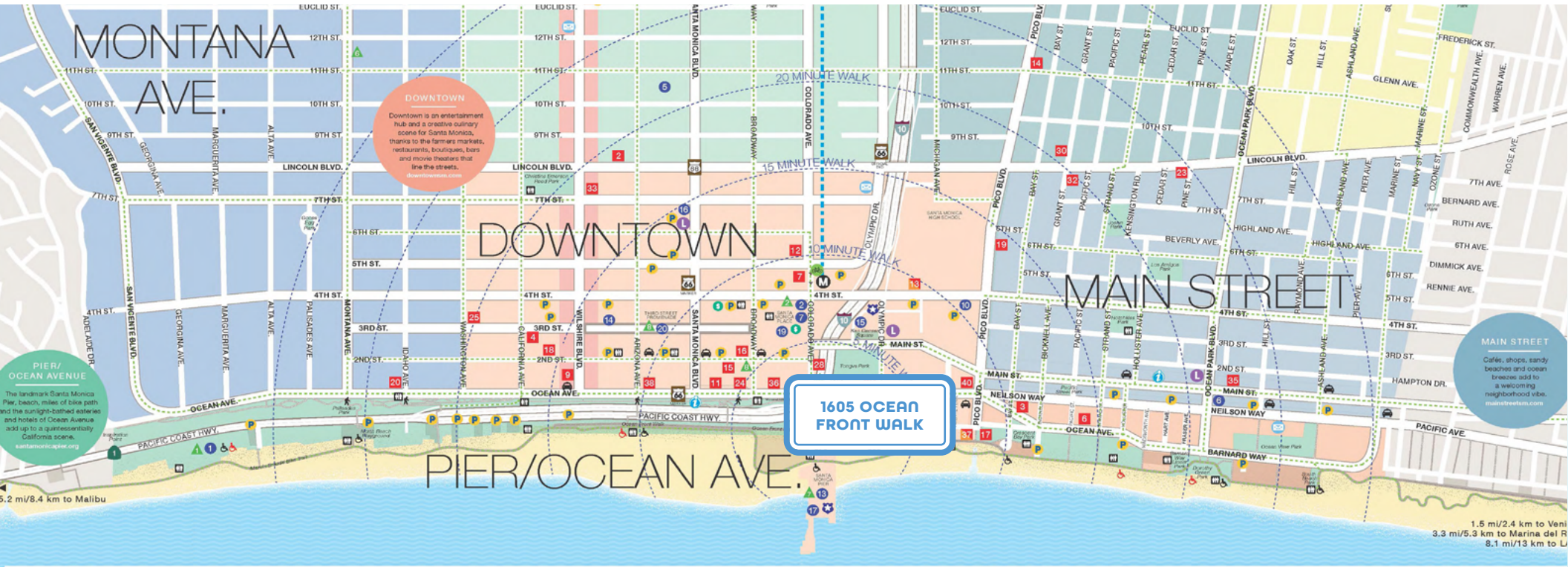
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AREA MAP



HOTELS

- | | | | |
|--|---|---|--|
| 1 The Ambrose Hotel GB | 11 The Georgian Hotel O9 | 21 Ocean Lodge Hotel Santa Monica Beach O11 | 31 Sandbourne Santa Monica P12 |
| 2 American Motel LB | 12 Hampton Inn & Suites Santa Monica M11 | 22 Ocean Park Hotel C17 | 32 Santa Monica Hotel L14 |
| 3 Bayside Hotel P13 | 13 Hilton Santa Monica Hotel & Suites N12 | 23 Ocean Park Inn L15 | 33 Santa Monica Proper Hotel LB |
| 4 Cal Mar Hotel Suites O7 | 14 Holiday Motel K13 | 24 Ocean View Hotel O10 | 34 Sea Blue Hotel O11 |
| 5 Comfort Inn Santa Monica-West Los Angeles D9 | 15 Hostelling International LA/Santa Monica O10 | 25 Palhouse Santa Monica N6 | 35 Sea Shore Motel O16 |
| 6 The Cottage Santa Monica P14 | 16 Hotel Carmel O10 | 26 Palm Motel J14 | 36 Shore Hotel O10 |
| 7 Courtyard by Marriott Santa Monica N11 | 17 Hotel Casa del Mar P13 | 27 Pavilions Motel F17 | 37 Shutters on the Beach P13 |
| 8 Days Inn by Wyndham Santa Monica C9 | 18 The Huntley Hotel Santa Monica Beach O7 | 28 The Pierside Santa Monica O11 | 38 Sonder The Beacon O9 |
| 9 Fairmont Miramar Hotel & Bungalows O8 | 19 Le Méridien Delina Santa Monica M13 | 29 Regent Santa Monica Beach O12 | 39 SureStay by Best Western Santa Monica C15 |
| 10 Gateway Hotel Santa Monica G10 | 20 Oceana Santa Monica O6 | 30 Rest Haven Motel L14 | 40 Viceroy Santa Monica O13 |

ATTRACTIONS

- | | |
|--------------------------------------|-----------------------------------|
| 1 Annenberg Community Beach House P3 | 13 Pacific Park P11 |
| 2 Arte Museum Opening 2025 N11 | 14 Santa Monica Art Museum N8 |
| 3 Barker Hangar D20 | 15 Santa Monica City Hall N11 |
| 4 Bergamot Station Arts Center D12 | 16 Santa Monica History Museum M9 |
| 5 BroadStage K9 | 17 Santa Monica Pier O11 |
| 6 California Heritage Museum O16 | 18 Santa Monica Pier Carousel P11 |
| 7 Cayton Children's Museum N11 | 19 Santa Monica Place N10 |
| 8 18th Street Arts Center H11 | 20 Third Street Promenade N9 |
| 9 Heal the Bay Aquarium P11 | |
| 10 Historic Belmar Park N13 | |
| 11 Museum of Flying C20 | |
| 12 Original Muscle Beach P11 | |



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