

*Downtown Santa Monica*

# Restaurant Space for Sublease



1401 2nd Street, Santa Monica, CA 90401



## Sublease Available

Size:	±1,426 SF
Rent:	\$700 PSF/Mo., NNN (± \$0.97 PSF/Mo.)
Expires	February 28, 2028 or longer through landlord

## Features

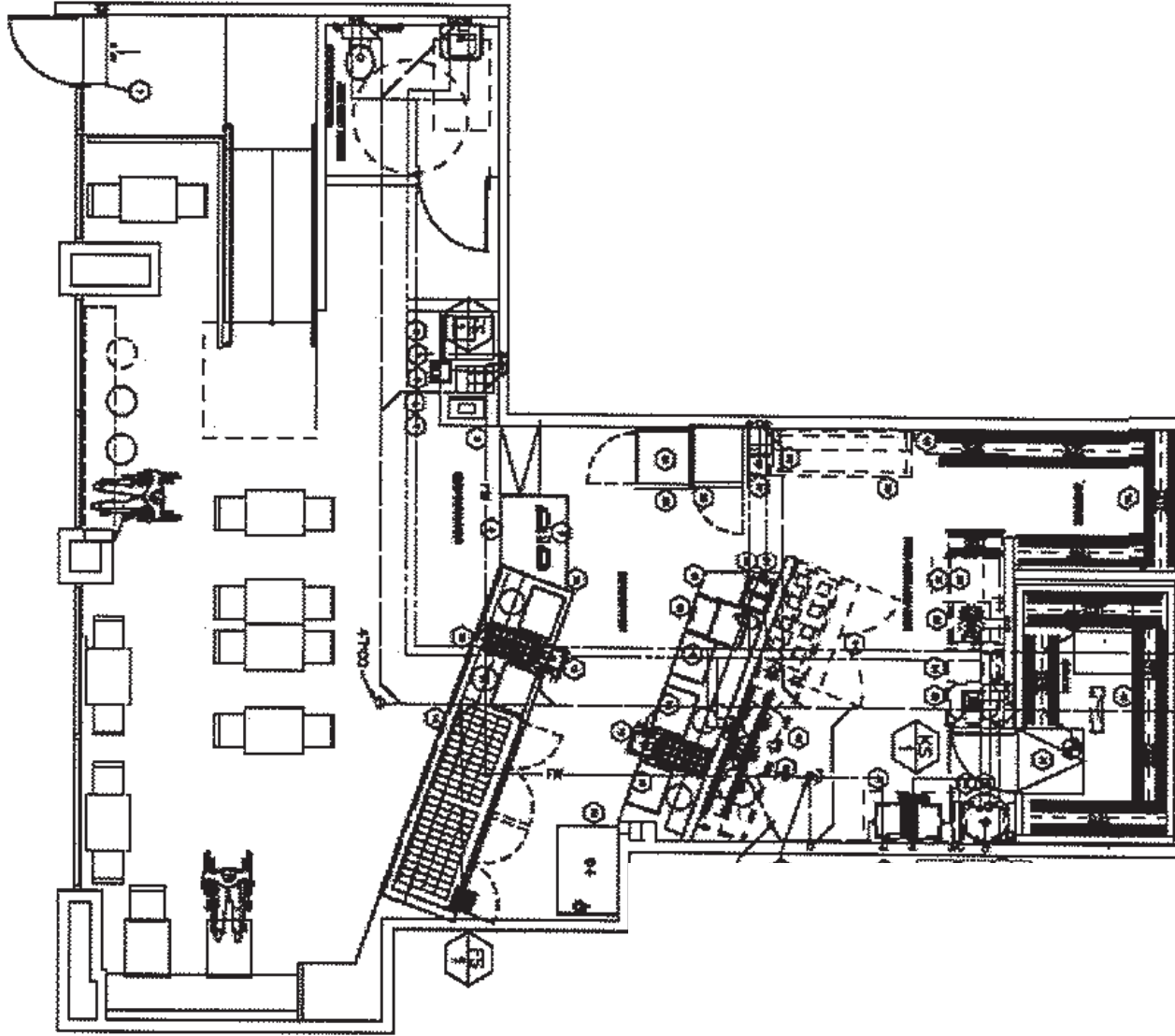
- ▶ Move-in ready non-hooded quick service restaurant
- ▶ Steps away from public parking structure 6 with ±757 spaces and first 90 minutes free
- ▶ ±5,278 public parking spaces total in Downtown Santa Monica
- ▶ Two blocks from the iconic Santa Monica Pier and the Pacific Ocean
- ▶ Incredible retail, services and dining nearby including: Apple, Lululemon, Anthropologie, Fogo de Chao, Miniso, North Italia, Hillstone, Elephante, Equinox, Google and Arte Museum (coming soon)
- ▶ One block west of the Third Street Promenade with over 19 million total pedestrian impressions in 2020-25
- ▶ Multiple mixed-use projects in Downtown Santa Monica: ±729 units under construction, ±2,622 units pending city approval, and ±4,370 units approved
- ▶ Walking distance to iconic hospitality at the Fairmont Miramar, Proper Hotel, The Viceroy, Shutters on the Beach, The Beacon and more
- ▶ Positioned beneath the T3 Professional Hair Dryer office, home to 40+ employees onsite daily—providing consistent foot traffic and built-in daytime density

Prospective tenants are hereby advised that all uses are subject to City approval



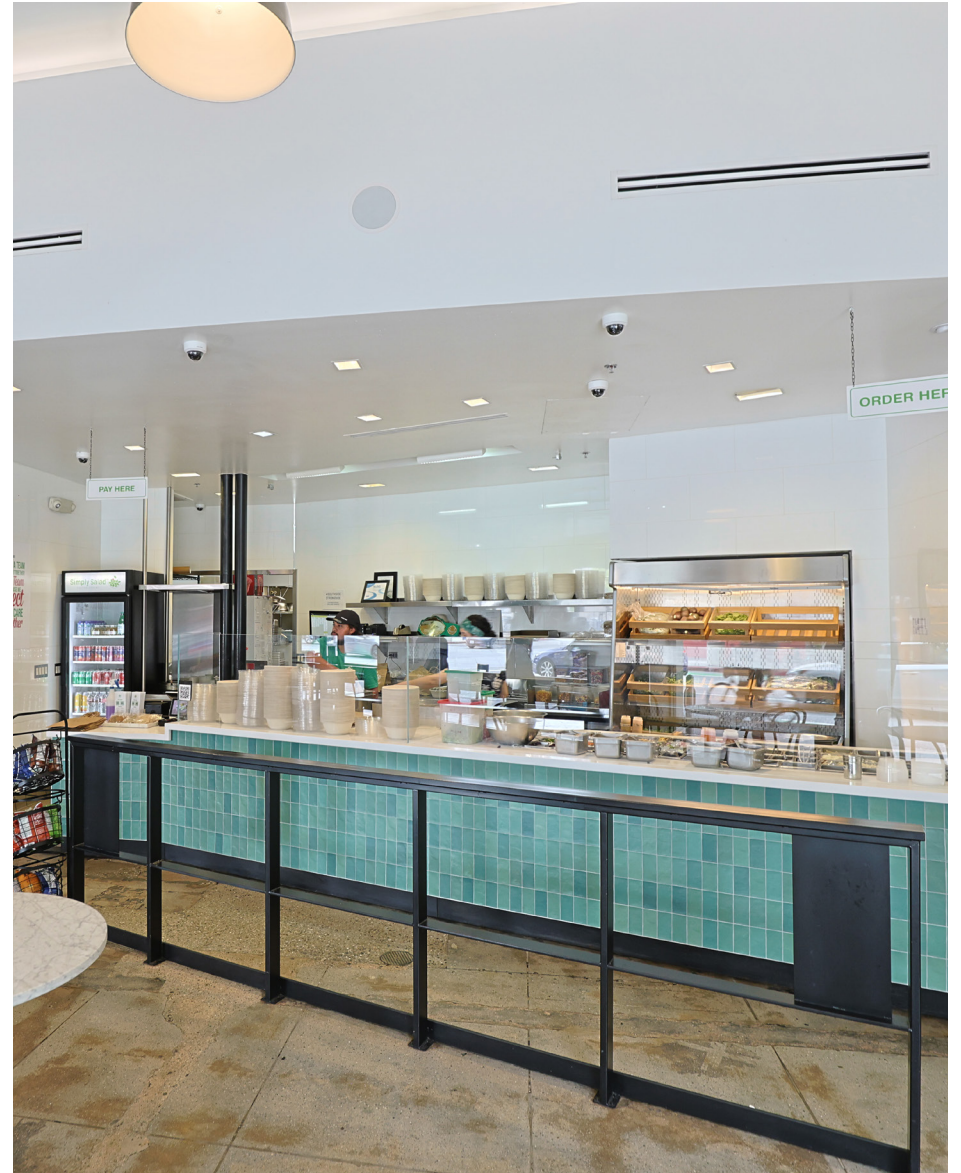
±1,426 SF

SECOND ST.



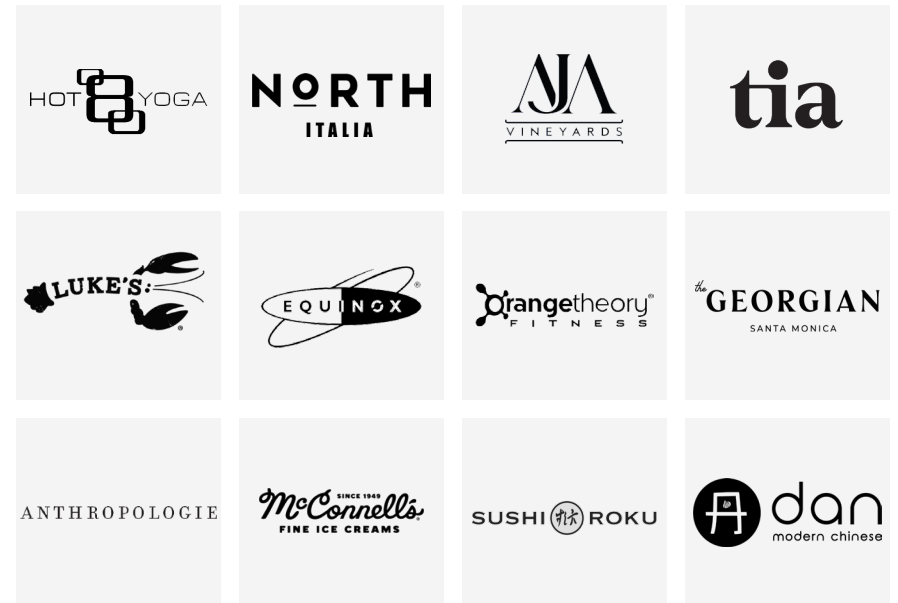
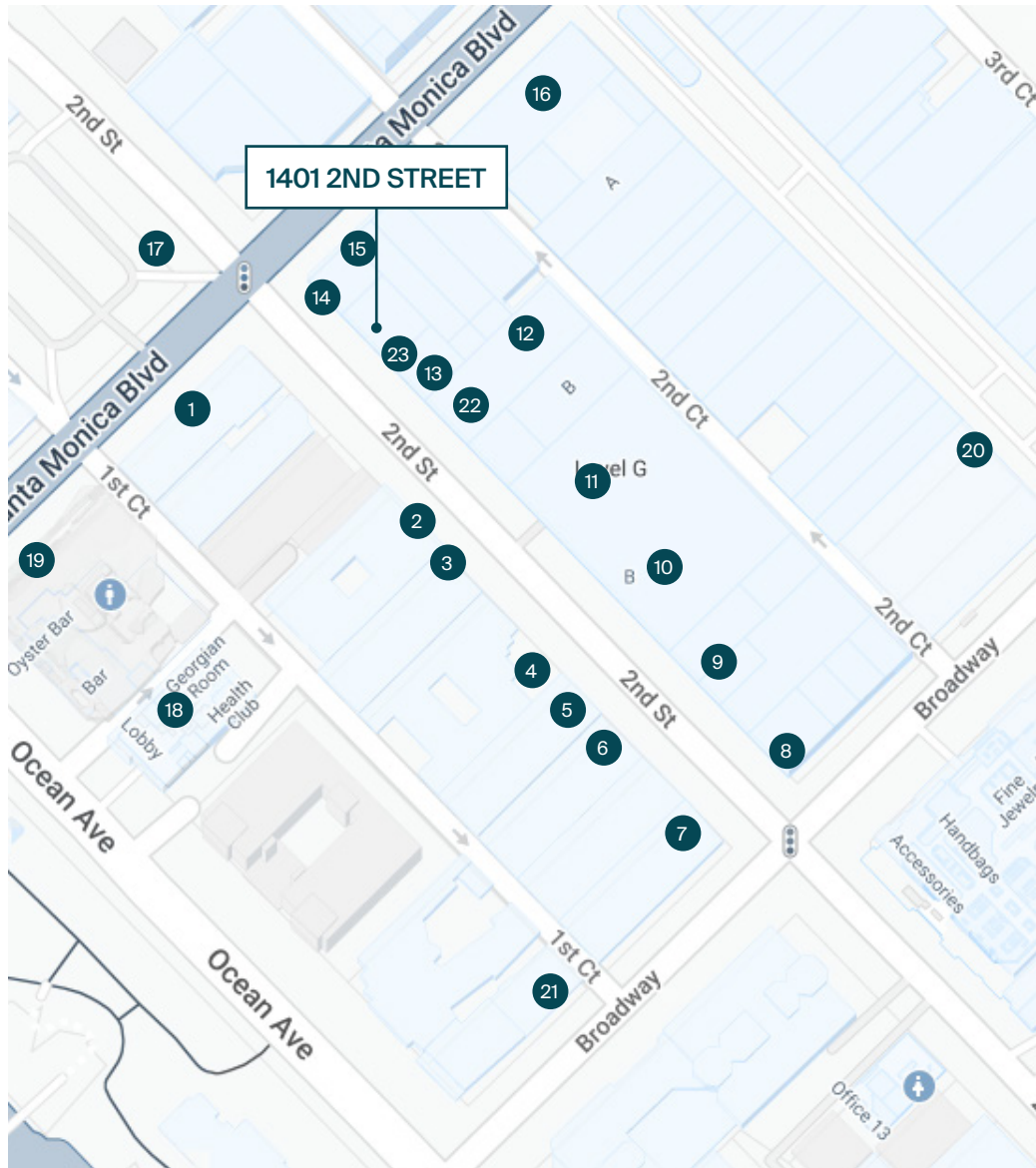
NORTH

*Interiors*



## Surrounding Tenants on Second Street

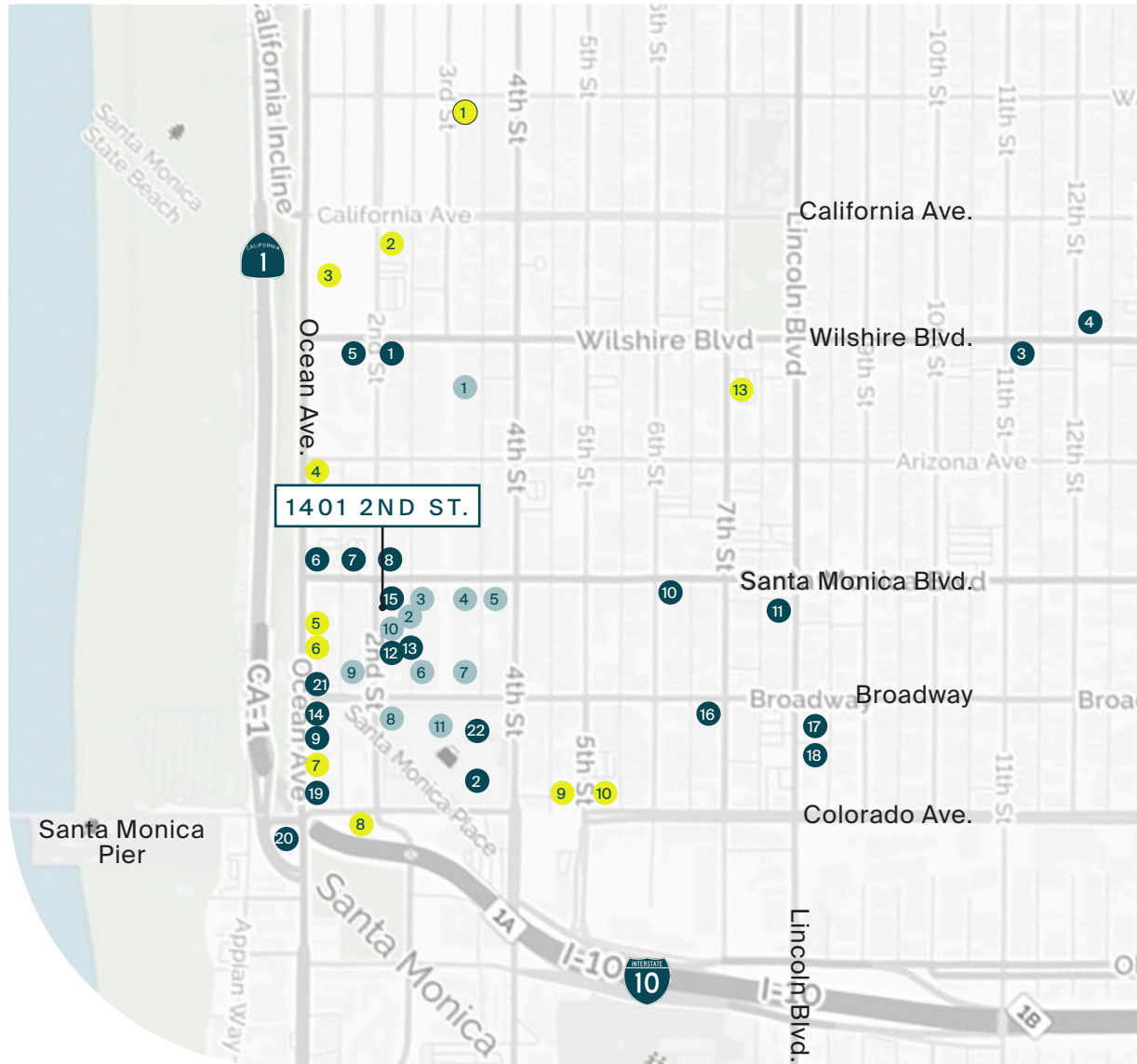
Notable tenants closest to 1401 2nd Street



- |                               |                        |
|-------------------------------|------------------------|
| 1. Ye Olde King's Head Tavern | 13. Dan Modern Chinese |
| 2. Hot 8 Yoga                 | 14. Luke's Lobster     |
| 3. Second Street Place        | 15. Little Japan       |
| 4. Rapp's Saloon              | 16. Anthropologie      |
| 5. North Italia               | 17. Equinox            |
| 6. Paul Mitchell              | 18. The Georgian       |
| 7. Sand 'N Surf               | 19. Sushi Roku         |
| 8. The Independence           | 20. McConnell's        |
| 9. Bar Chloe                  | 21. Joe's Pizza        |
| 10. Espresso Cielo            | 22. AJA Vinyards       |
| 11. Orangetheory Fitness      | 23. BodyRok Pilates    |
| 12. Tia Women's Health        |                        |

## Local Santa Monica Amenities

One of LA's most coveted submarkets, blending residential stability with vibrant commercial energy



### ● Destination Restaurants

- |                         |                            |
|-------------------------|----------------------------|
| 1 Wally's               | 12 North Italia            |
| 2 Cheesecake Factory    | 13 McConnell's             |
| 3 Melisse               | 14 Meat on Ocean           |
| 4 Rustic Canyon         | 15 Dan Modern Chinese      |
| 5 Pacific Catch         | 16 Crimson                 |
| 6 Blue Plate Oysterette | 17 Bodega Wine Bar         |
| 7 Elephante             | 18 Bay Cities Italian Deli |
| 8 Sugarfish             | 19 Ivy at the Shore        |
| 9 Blue Plate Taco       | 20 The Lobster             |
| 10 Tar & Roses          | 21 Santa Monica Whaler     |
| 11 Solidarity           | 22 Din Tai Fung            |

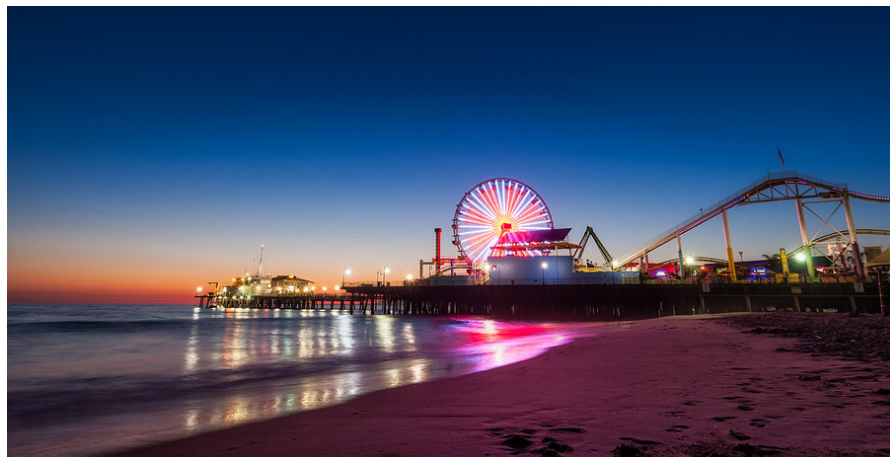
### ● Notable Retail

- |                       |                        |
|-----------------------|------------------------|
| 1 Tesla               | 7 Lululemon            |
| 2 Miniso              | 8 Nordstrom            |
| 3 Anthropologie       | 9 Paul Mitchell School |
| 4 Apple               | 10 Tia Women's Health  |
| 5 Design Within Reach | 11 Nike                |
| 6 Google              |                        |

### ● Hotels

- |                          |                              |
|--------------------------|------------------------------|
| 1 Palihouse              | 8 Wyndham Santa Monica       |
| 2 The Huntley            | 9 Courtyard by Marriott      |
| 3 Fairmont Miramar Hotel | 10 Hampton Inn & Suites      |
| 4 The Beacon             | 11 Regent                    |
| 5 The Georgian           | 12 Shutters on the Beach     |
| 6 Ocean View Hotel       | 13 Santa Monica Proper Hotel |
| 7 Shore Hotel            |                              |

## Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2024 Estimated Population	9,068	34,857	93,063
2029 Projected Population	9,061	33,755	89,414
2020 Census Population	7,659	31,818	88,124
2010 Census Population	6,497	29,577	84,582
Projected Annual Growth 2024 to 2029	-	-0.6%	-0.8%
Historical Annual Growth 2010 to 2024	2.8%	1.3%	0.7%
2024 Median Age	41.3	41.6	42.5
<b>HOUSEHOLDS</b>			
2024 Estimated Households	5,341	19,262	46,866
2029 Projected Households	5,519	19,171	46,047
2020 Census Households	4,856	18,421	45,689
2010 Census Households	4,215	17,677	44,841
Projected Annual Growth 2024 to 2029	0.7%	-	-0.3%
Historical Annual Growth 2010 to 2024	1.9%	0.6%	0.3%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	60.9%	64.8%	64.6%
2024 Estimated Black or African American	8.4%	6.1%	5.5%
2024 Estimated Asian or Pacific Islander	12.2%	11.4%	11.1%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.6%
2024 Estimated Other Races	18.0%	17.3%	18.1%
2024 Estimated Hispanic	21.7%	21.3%	22.2%
<b>INCOME</b>			
2024 Estimated Average Household Income	\$165,439	\$172,203	\$198,358
2024 Estimated Median Household Income	\$101,738	\$106,045	\$121,715
2024 Estimated Per Capita Income	\$98,351	\$95,675	\$100,260
<b>EDUCATION</b>			
2024 Estimated High School Graduate	9.6%	9.7%	9.1%
2024 Estimated Some College	11.1%	12.0%	12.2%
2024 Estimated Associates Degree Only	5.8%	5.3%	5.6%
2024 Estimated Bachelors Degree Only	40.0%	37.0%	36.8%
2024 Estimated Graduate Degree	27.5%	30.2%	30.3%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	2,594	4,233	9,869
2024 Estimated Total Employees	23,882	36,240	79,324
2024 Estimated Employee Population per Business	9.2	8.6	8.0
2024 Estimated Residential Population per Business	3.5	8.2	9.4

# Your trusted *partners*

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