

# 2nd Gen Restaurant Available

1441-1445 4TH ST.  
SANTA MONICA, CA 90401

FOR LEASE



OFFERING MEMORANDUM



CITYSTREET  
COMMERCIAL

# Area Highlights

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CURRENTLY IN ESCROW FOR THE SALE OF THE PROPERTY.

1445 4th St. is nestled in Downtown Santa Monica's Bayside District. This beautifully designed and partially-equipped restaurant, bar, and event space is conveniently situated directly across from a 9-story city parking lot servicing the world famous Santa Monica Promenade. This district is known for its premier retailers, nightlife, high-density residential, tech offices, and global tourism.

## Deal Points

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- + CURRENTLY IN ESCROW FOR THE SALE OF THE PROPERTY
- + Restaurant Space Still Available for Lease
- + Asking Rent: TBD
- + CUP Allows for the use of Full Liquor — ABC Type-47 Liquor License
- + Restaurant Space: Appx 7,500

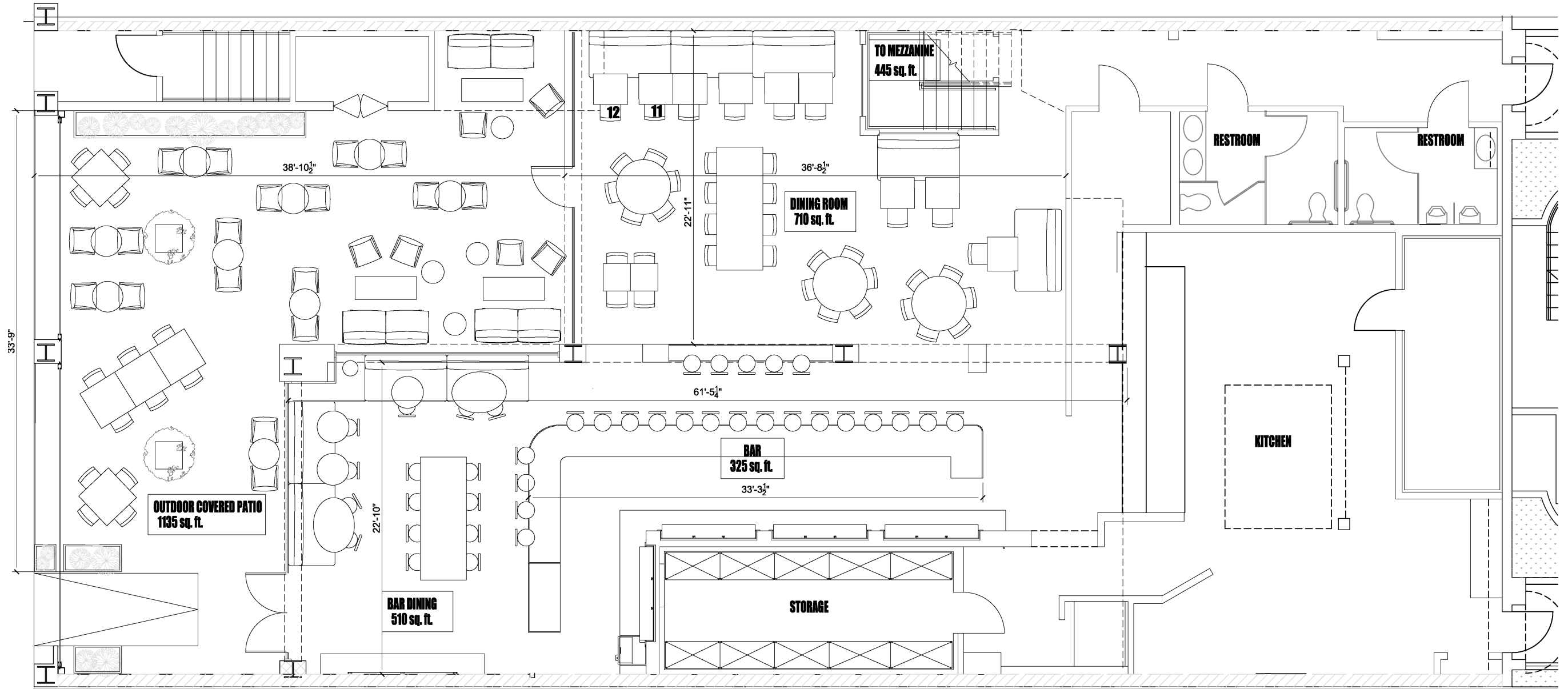




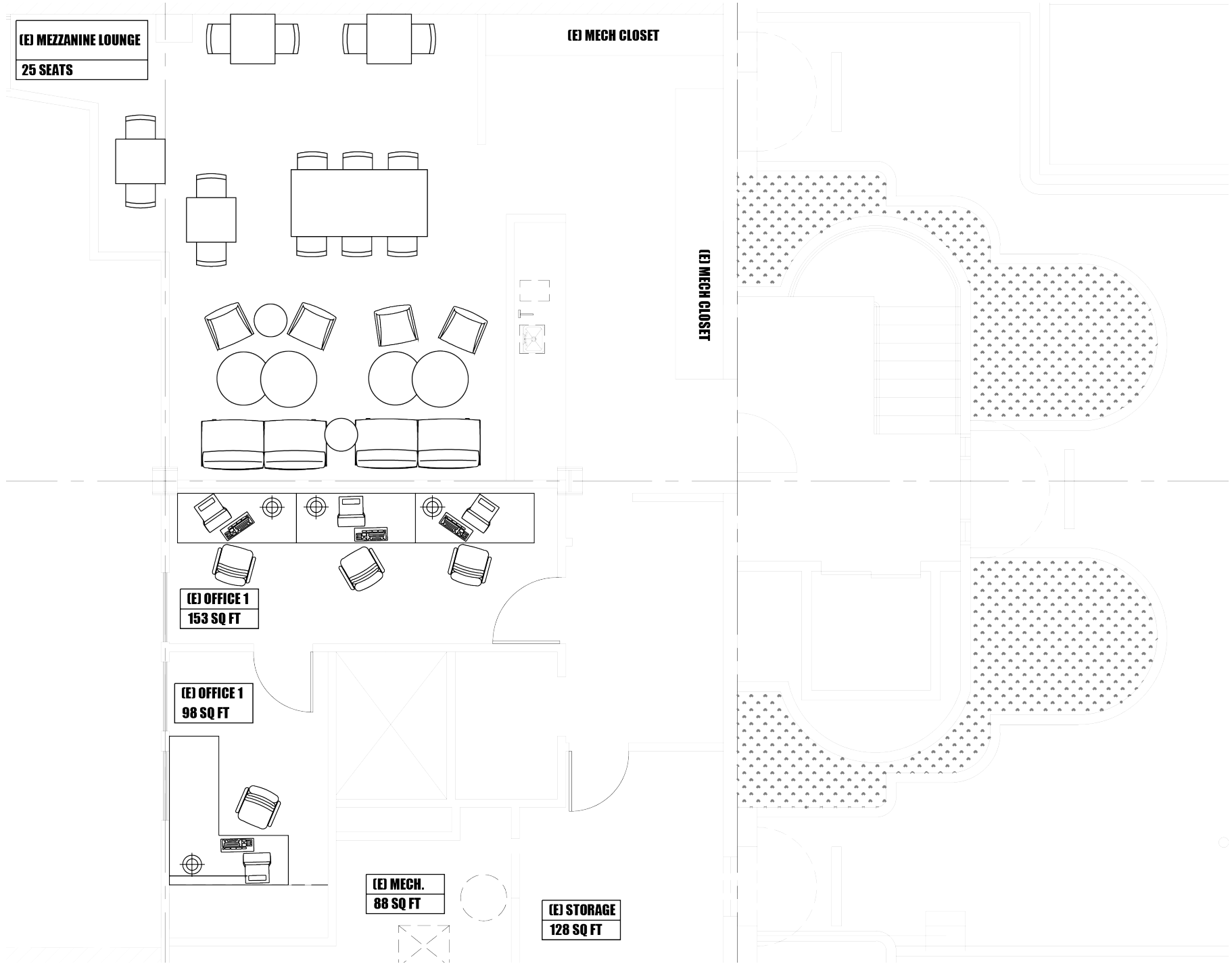
# 1st Floor Restaurant Photos



# Restaurant Floor Plan







# Restaurant Floor Plan - Mezzanine



PUBLIC PARKING

SUBJECT PROPERTY

# Santa Monica Demographics

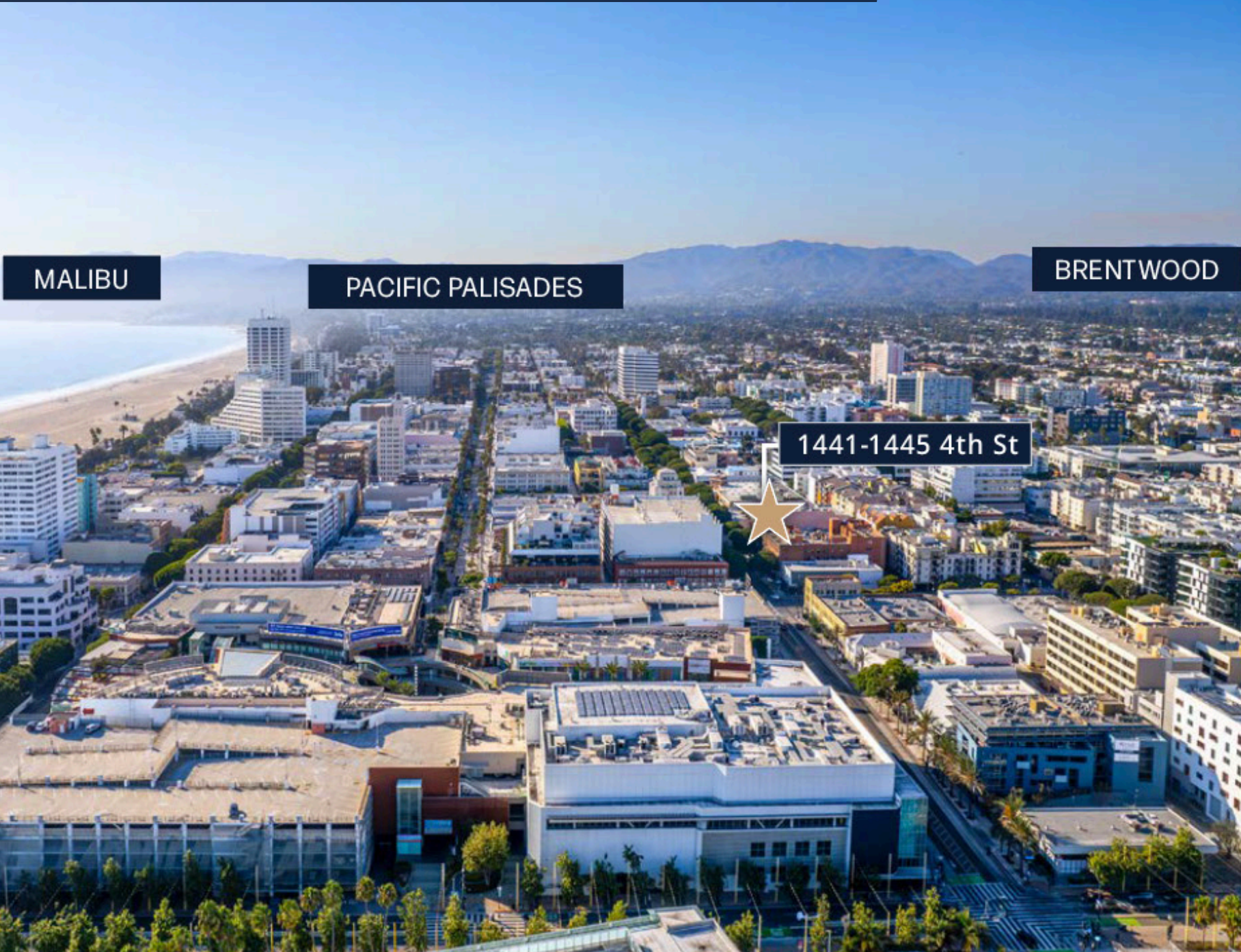
	1 Mile	2 Miles	3 Miles
 Total Population	36,015	91,388	167,013
 Median Age	44	44.3	43.8
 Total Spending on Restaurants	\$196.1 M	\$470 M	\$529 M
 Average Household Income	\$129,221	\$136,302	\$142,366



# Neighboring Hot Spots



# Surrounding Neighborhoods



# Neighboring Destinations

Palisades Park



Over 20 Hotels within a Square Mile!



Georgian Hotel

A Luxury Shopping Center Offering Premier Shops, Restaurants & Experiences



Santa Monica Place Mall

Appx 25,621 Pedestrians per day on the Promenade



Third Street Promenade

Open Wednesdays & Saturdays Appx 10,000 Visitors Per Week



Santa Monica Farmers Market

Santa Monica Pier



Over 9 Million Visitors Annually

# 1441-1445 4th St.

SANTA MONICA, CA 90401

## POSSIBLE OWNER-USER OPPORTUNITY

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