

2301 Main St.

SANTA MONICA, CA 90405

RESTAURANT FOR LEASE



OFFERING MEMORANDUM



CITYSTREET
COMMERCIAL

Deal Overview



CityStreet Commercial is excited to present a truly exceptional opportunity in the heart of Main Street at 2301 Main St, Santa Monica, CA 90405. This 1,895 -square-foot space is now available for lease.

Rare opportunity to acquire a fully built-out restaurant in one of Santa Monica's most desirable coastal corridors. Located just one block from the beach, this prime corner space offers excellent visibility, large windows, natural light, and exposure from two sides along Main Street. The restaurant features a turnkey food-service buildout with existing kitchen infrastructure, including two hood systems, walk-in refrigeration, walk-in freezer, double-door refrigeration, prep area, and back office support.

The space is well suited for an experienced restaurant operator, fast-casual concept, café, specialty food use, or neighborhood dining concept seeking a high-barrier Westside location. Positioned in a strong Main Street trade area with consistent local, visitor, and beach-adjacent demand, the offering provides a compelling entry point into Santa Monica with existing restaurant infrastructure already in place. The current rent is among the most competitive for a food-use space on Main Street, creating a strong opportunity for an operator looking to reduce buildout time and capitalize on a highly visible coastal location.

Please do not disturb employees.

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Area Highlights

This iconic location attracts visitors from all over the world and it is estimated that approximately 28,000 to 30,000 people visit the Venice Beach Boardwalk and adjacent Recreation and Parks property on a daily basis. The Boardwalk, also known as Ocean Front Walk, is the second most-visited destination in Southern California, with an average of over ten (10) million visitors per year. It is known as one of the region's most popular tourist attractions.

Deal Points

- **Size:** Approx. 1,895 SF
- **Type 45 Liquor License:** Sale of beer and wine
- **Lease:** \$10,396 per month NNN
- **Key Fee - \$325,000**
- **Equipment** -Two hoods with one wood-burning stove and a walk-in fridge, among other equipment.



Neighboring Tenants



**2301 MAIN STREET
OPPORTUNITY**

Cobi's
2104

PICO BLVD

STRAND ST

HOLLISTER AVE

shoop's
DELICATESSEN
2400

 **THE GALLEY**
2442

MANCHEGO
2518

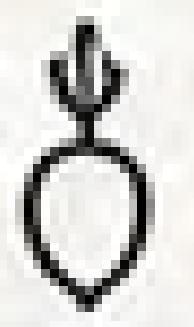
LA VECCHIA CUCINA
2654

JAMESON'S PUB
2702

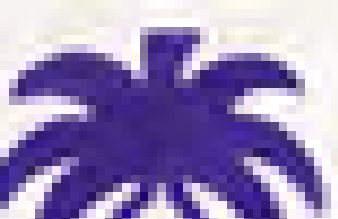
LILA

Urth Caffé
2327  2327

EDGEMAR
2435

RÁBANO 
2507

MUDWTR: GATHER
2515

 **UBATUBA**
ACAI

MAIN STREET

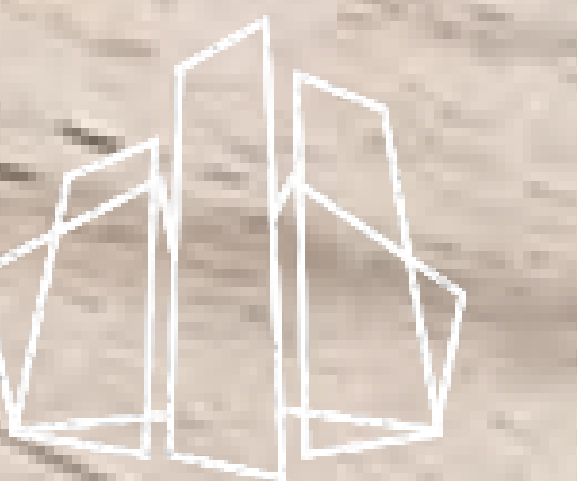

**BEACH
1 BLOCK
WEST**

The Exterior



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Corner Location



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The Interior



The Kitchen



The Kitchen





The Location



Main Street Santa Monica is one of the Westside's premier coastal dining and retail corridors, offering a walkable neighborhood setting just one block from the beach. The area attracts a strong mix of local residents, beach visitors, tourists, office workers, and destination diners, supported by nearby residential density, hotels, fitness studios, boutiques, cafés, and established restaurants.

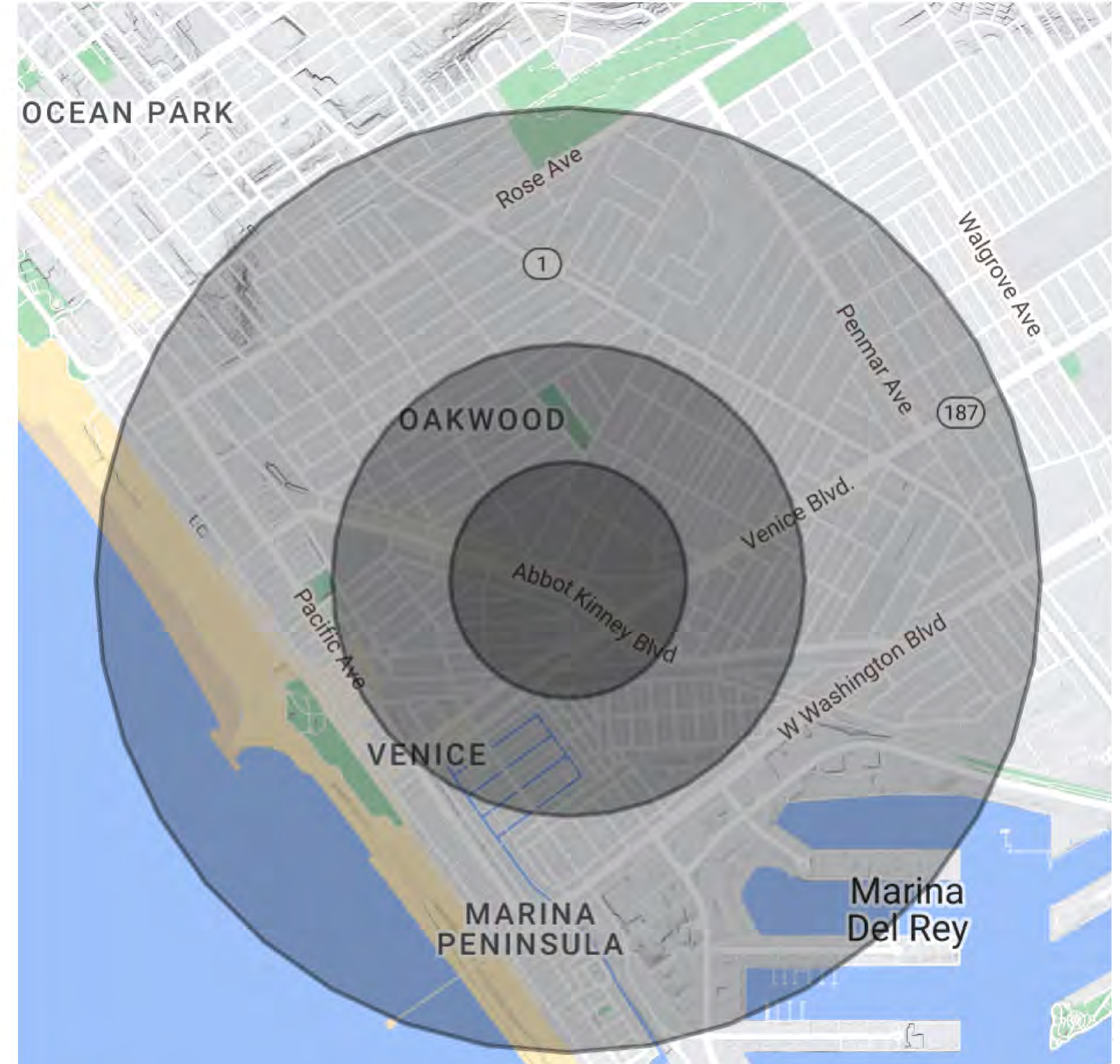
Known for its relaxed coastal lifestyle and strong neighborhood identity, Main Street provides an ideal environment for food and beverage operators seeking visibility, foot traffic, and access to an affluent Santa Monica customer base

Local Demographics

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,536	7,304	28,504
Average Age	40.3	38.6	39.8
Average Age (Male)	39.4	40.1	40.3
Average Age (Female)	40.7	37.8	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,455	4,255	17,546
# of Persons per HH	1.7	1.7	1.6
Average HH Income	\$134,459	\$138,872	\$145,003
Average House Value	\$2,037,921	\$2,150,461	\$1,644,635

* Demographic data derived from 2020 ACS - US Census



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