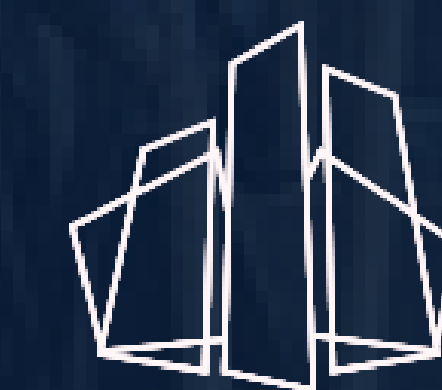


3009 Main St.

SANTA MONICA, CA 90405
RESTAURANT FOR LEASE



OFFERING MEMORANDUM



CITYSTREET
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Deal Overview



CityStreet Commercial is excited to present a truly exceptional opportunity in the heart of Main Street at 3009 Main St, Santa Monica, CA 90405. This 2,417-square-foot space, plus a 500 sq/ft patio, is now available for lease.

A rare chance to take over one of Santa Monica's most celebrated dining addresses. For over two decades, this space was home to a beloved Italian trattoria — a white-tablecloth destination that earned thousands of five-star reviews, a loyal celebrity following, and a reputation as one of the most romantic dining rooms on the Westside.

Situated on the south end of Main Street at Pier Ave. and Marine St., the location offers a distinctive, character-rich setting in a classic Santa Monica building that simply cannot be replicated. The intimate dining room, private room, and al fresco patio created an atmosphere that kept guests coming back for decades — exactly the kind of ambiance that drives repeat visits and word-of-mouth in LA's hyper-competitive dining scene.

This is not a second-generation space that failed — it's a thriving institution making way for something new. The bones, the kitchen, the patio, and the location are all here. All that's missing is your concept.

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. 2,417 SF plus 500 patio
- **Type 47 Liquor License:** Sale of beer, wine and liquor
- **New Lease:** \$14,000 per month NNN + 1,500 for Patio
- **CUP** in place
- **NNN** - Some of the lowest on Main St.





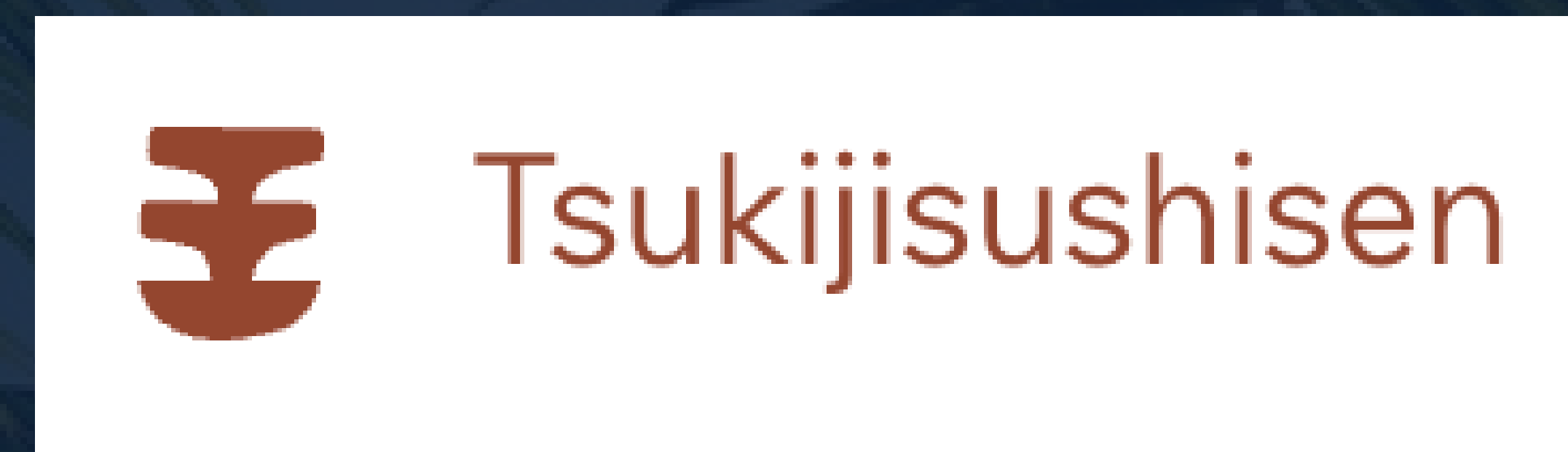
Neighboring Tenants

Gnarwhal

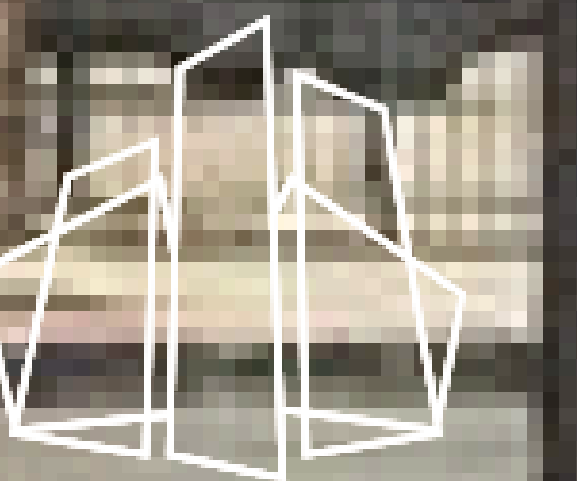
— THE LIBRARY —
ALEHOUSE



Reformation

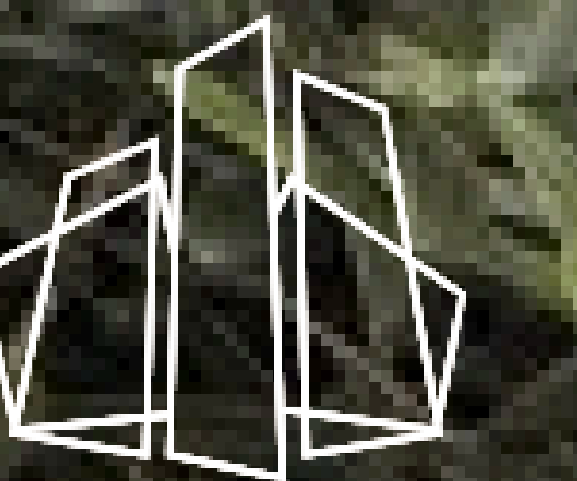


The Exterior



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The Patio



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The Interior





The Location



Immerse yourself in the vibrant heartbeat of Venice Beach, where eclectic charm meets endless possibility. 3009 Main St. offers an exceptional opportunity to establish your business in one of Los Angeles' most iconic and sought-after neighborhoods.

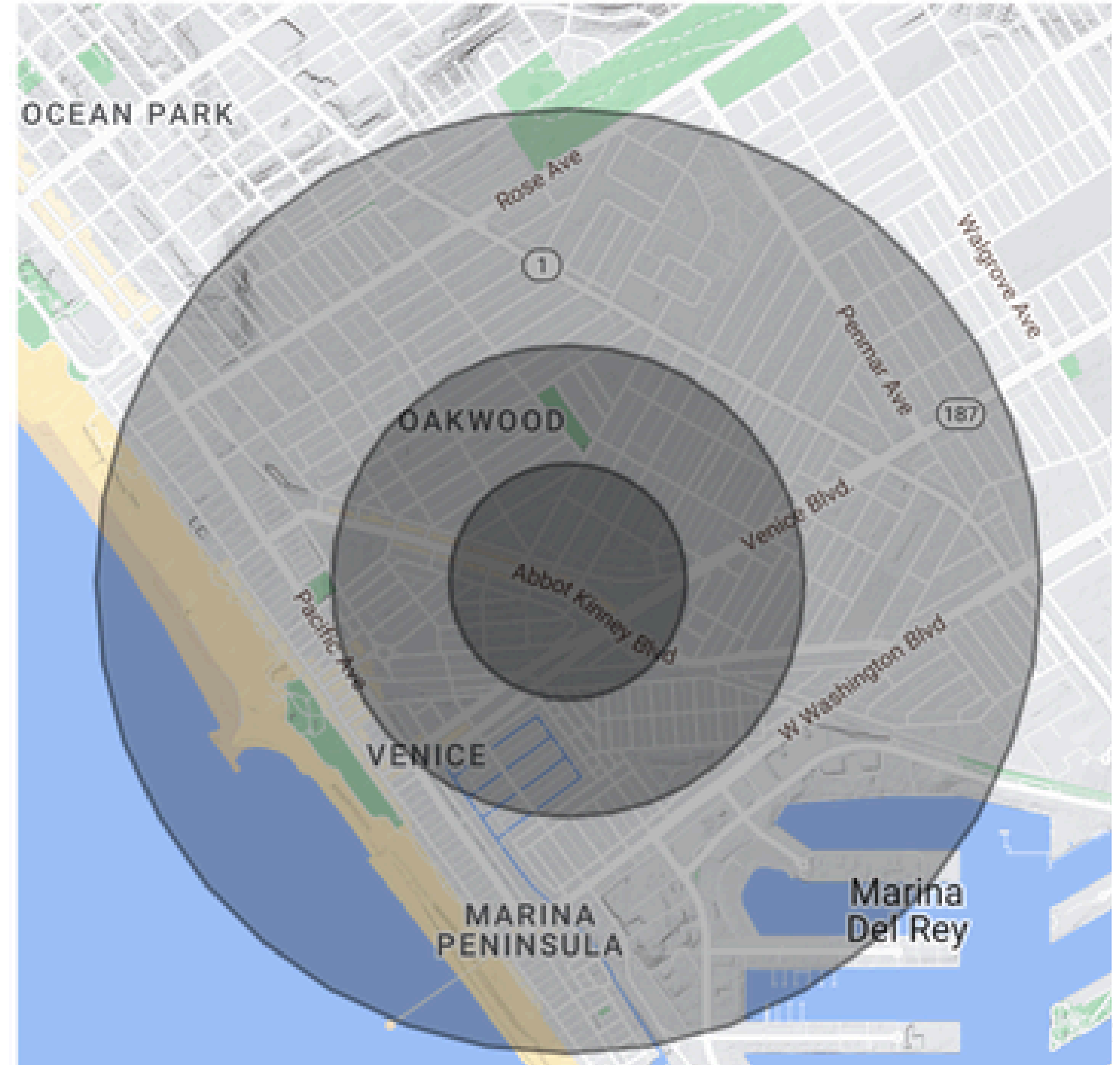
Situated in the bustling Main Street, this property is surrounded by Venice's rich artistic heritage, bohemian spirit, and entrepreneurial energy. Just a few minutes walk from Venice Beach Boardwalk—one of California's top tourist destinations. A short stroll leads to Abbot Kinney Boulevard, a globally recognized hub for boutique shopping, upscale dining, and trendsetting culture.

Nearby attractions like Superba food + bread, Universal Art Gallery, Barry's, and the picturesque Venice Canals further enhance the area's magnetic appeal, blending upscale sophistication with a laid-back coastal vibe. This high-traffic corridor attracts a diverse mix of locals, international tourists, creatives, and entrepreneurs, all seeking unforgettable experiences in one of LA's most dynamic enclaves.

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



3009 MAIN ST.

SANTA MONICA, CA 90405

RESTAURANT FOR LEASE

OFFERING MEMORANDUM

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