

SANTA MONICA RESTAURANT SPACES FOR LEASE



1314 7th Street, Santa Monica, CA 90401

ODYSSEY | **KWP**

Two Fully-Fixturized 2nd Generation Restaurant Spaces



SPACE A (CASSIA)

Interior: ±5,233 SF Rent: \$5.75 PSF/Mo., MG
 Patio: ±1,000 SF Available: Immediately

SPACE B (ESTER'S WINE SHOP)

Interior: ±1,958 SF Rent: Upon Request
 Patio: ±450 SF Available: Immediately
 Basement: ±750 SF

FEATURES

Fully fixturized with limited capital required for new operator to renovate and open

Interior designed by renowned Montalba Architects with high-end finishes and materiality

Premises includes a 30-ft. hood, wood-burning oven, walk-in refrigerator, and an expansive bar

Proven history of success - previously occupied by Rustic Canyon Group's restaurant Cassia

Type 47 liquor license with service until 1am

FEATURES

Premises includes small non-hooded kitchen, large patio, expansive u-shaped bar and retail shelving

Type 47 and Type 58 liquor licenses in-place for future Operator.

Fully fixturized with limited capital required for new operator to open

Licenses allow for full on-site liquor sales/consumption and off-site retail sales for alcohol.

Proven history of success with space previously occupied by Rustic Canyon Group's restaurant Ester's Wine Shop

FEATURES

Situated at the Base of Santa Monica's Iconic Art Deco Telephone Building



Exclusive outdoor dining patio for each space

On-site parking with tenant-operated valet

Class A building with marquee, institutional office tenants

CUP and liquor licenses in-place for both spaces

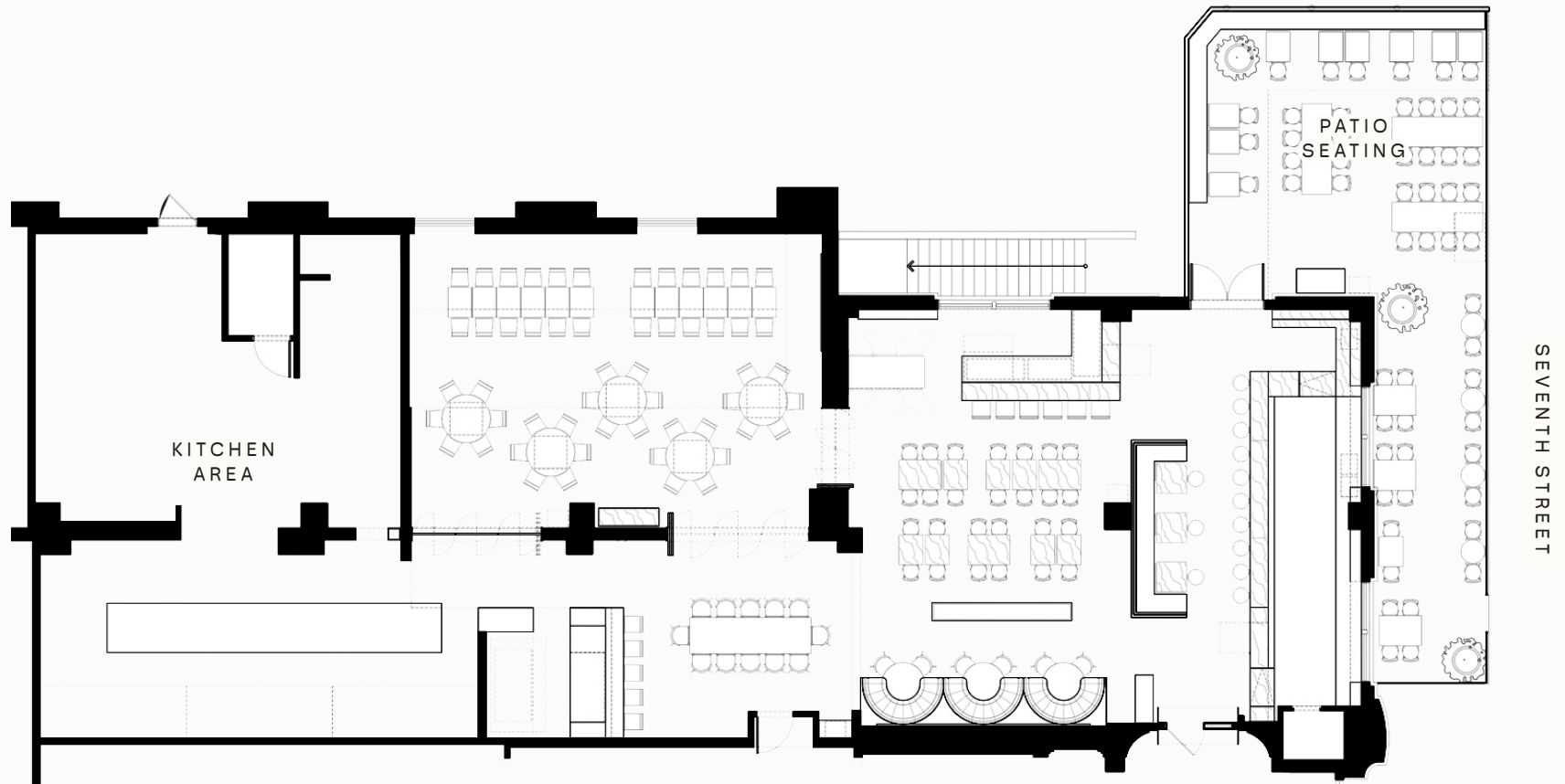
A++ location surrounded by dense affluent residential population.

Prominent Santa Monica location with Walk Score of 94 and Bike Score of 91

SPACE A

CASSIA

Floor Plan



REPRESENTATIVE FLOOR PLAN



NORTH

SPACE A

CASSIA

Bar Area



SPACE A

CASSIA

Dining Room



SPACE A

CASSIA

Dining Room



SPACE A

CASSIA

Exclusive Patio



SPACE B

ESTER'S
WINE BAR

Bar Area



SPACE B

ESTER'S
WINE BAR

Dining Area



SPACE B

ESTER'S
WINE BAR

Dining Area



SPACE B

ESTER'S
WINE BAR

Exclusive Patio



Our Neighbors

SANTA MONICA PROPER HOTEL

FAIRMONT MIRAMAR HOTEL

BLUESTONE LANE

TAR & ROSES

MARMALADE CAFE

DIN TAI FUNG

ÉLEPHANTE

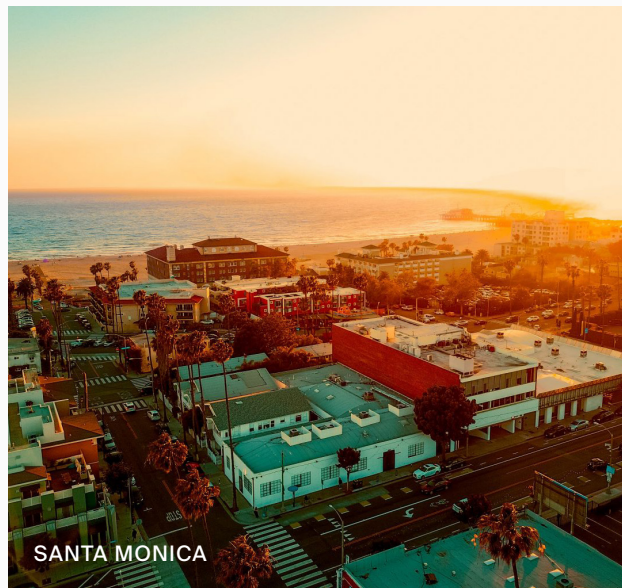
HILLSTONE

SUGARFISH

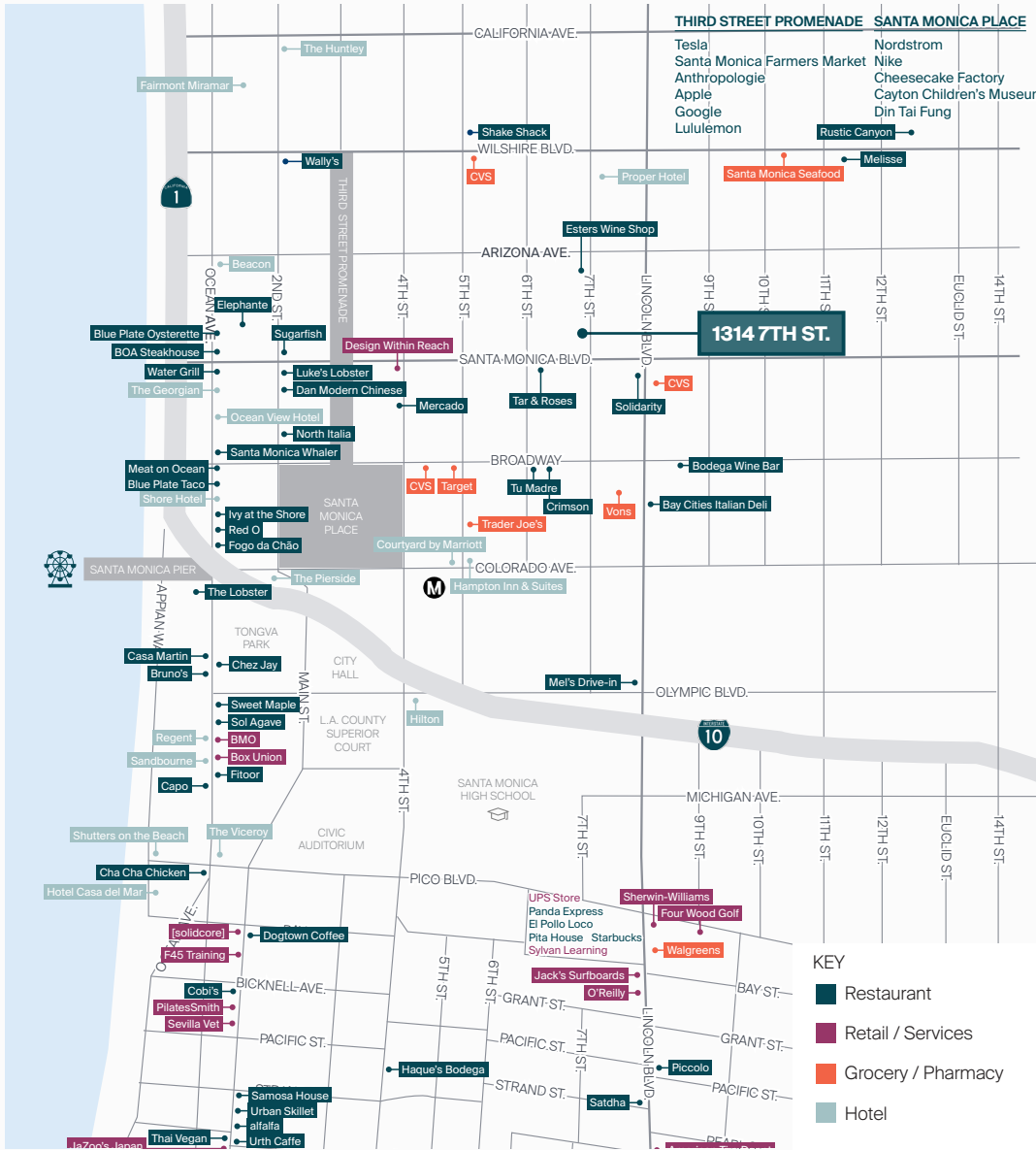
WALLY'S

THIRD STREET PROMENADE

& MORE



DOWNTOWN SANTA MONICA



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