

BAR | NIGHTCLUB FOR LEASE



1301 5th STREET
santa monica

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A rare opportunity for
a nightlife operator
to create an exclusive
after dark destination

LEASE DETAILS

1301 5TH STREET
SANTA MONICA, CA 90401

Westside bar with permitting in place to operate as a nightclub. Highly desirable corner of Arizona Avenue and 5th street.

- *CUP for operations until 2AM*
- *Potential for liquor licenses 48 + 58*
- *2nd Gen bar: formerly Canary Club*

SIZE 3,000 SF

RATE \$16,500/mo. / (\$5.50/SF) + NNN
(nets approx \$.95/SF)

TERM Negotiable

LISTING TEAM



JAKE ZACUTO

Managing Director
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DRE #01377441

JACKIE LUBRANO

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TURN KEY 2ND GEN NIGHTCLUB

Designed for style, energy, and immediate impact the space is ideal for an operator looking for a plug and play opportunity. *Occupancy: 212 persons*

PRIME SANTA MONICA LOCATION

Just steps from the beach, Third Street Promenade, and the neighborhoods top hotels including; The Fairmont, The Proper, and The Huntley, this is one of LA's busiest pedestrian districts.

HIGHLY DESIRABLE CORNER

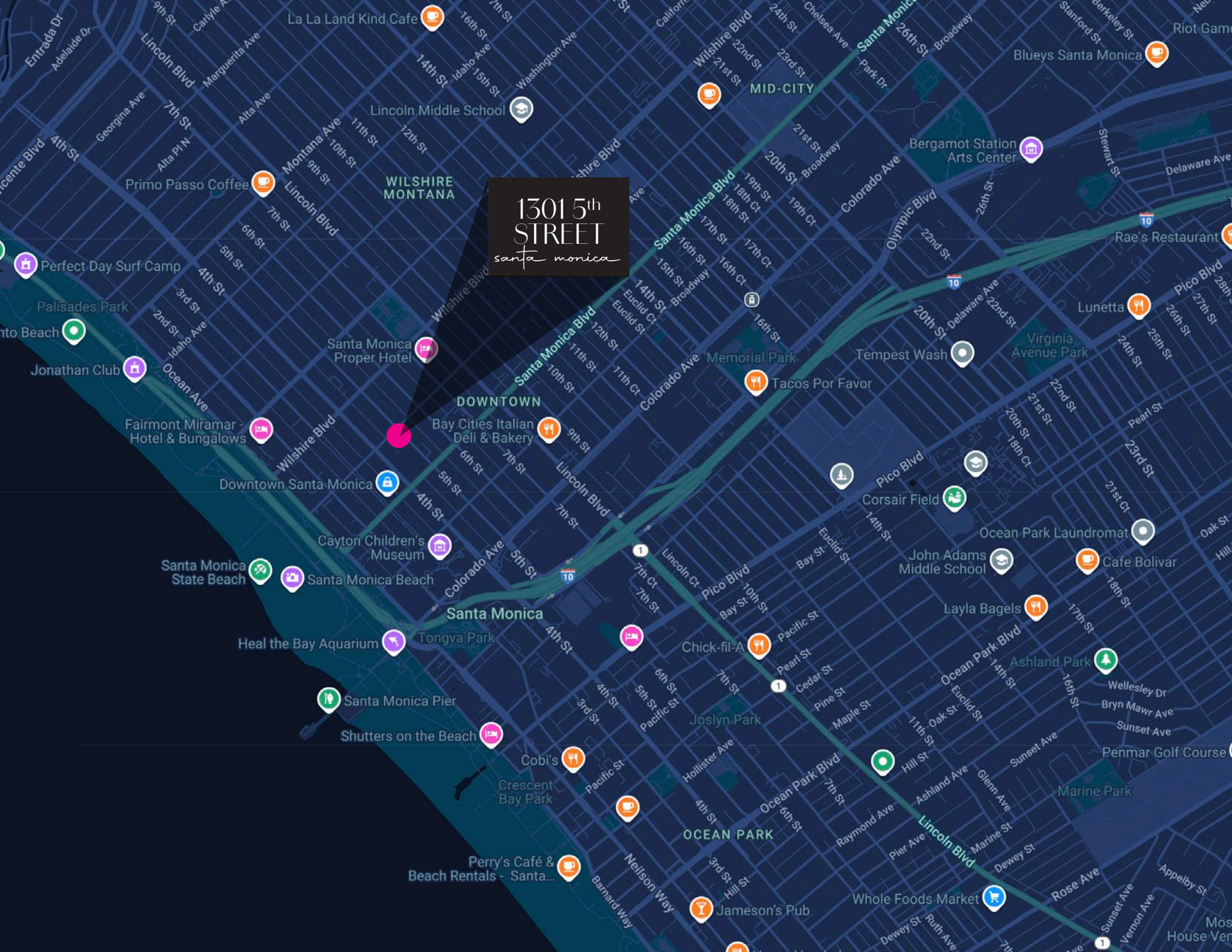
Excellent signage opportunity and visible frontage. Strong foot traffic ensures maximum exposure and brand presence.



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AMENITIES WITHIN A FEW BLOCKS

ENTERTAINMENT & AMENITIES



NOTABLE RESTAURANTS



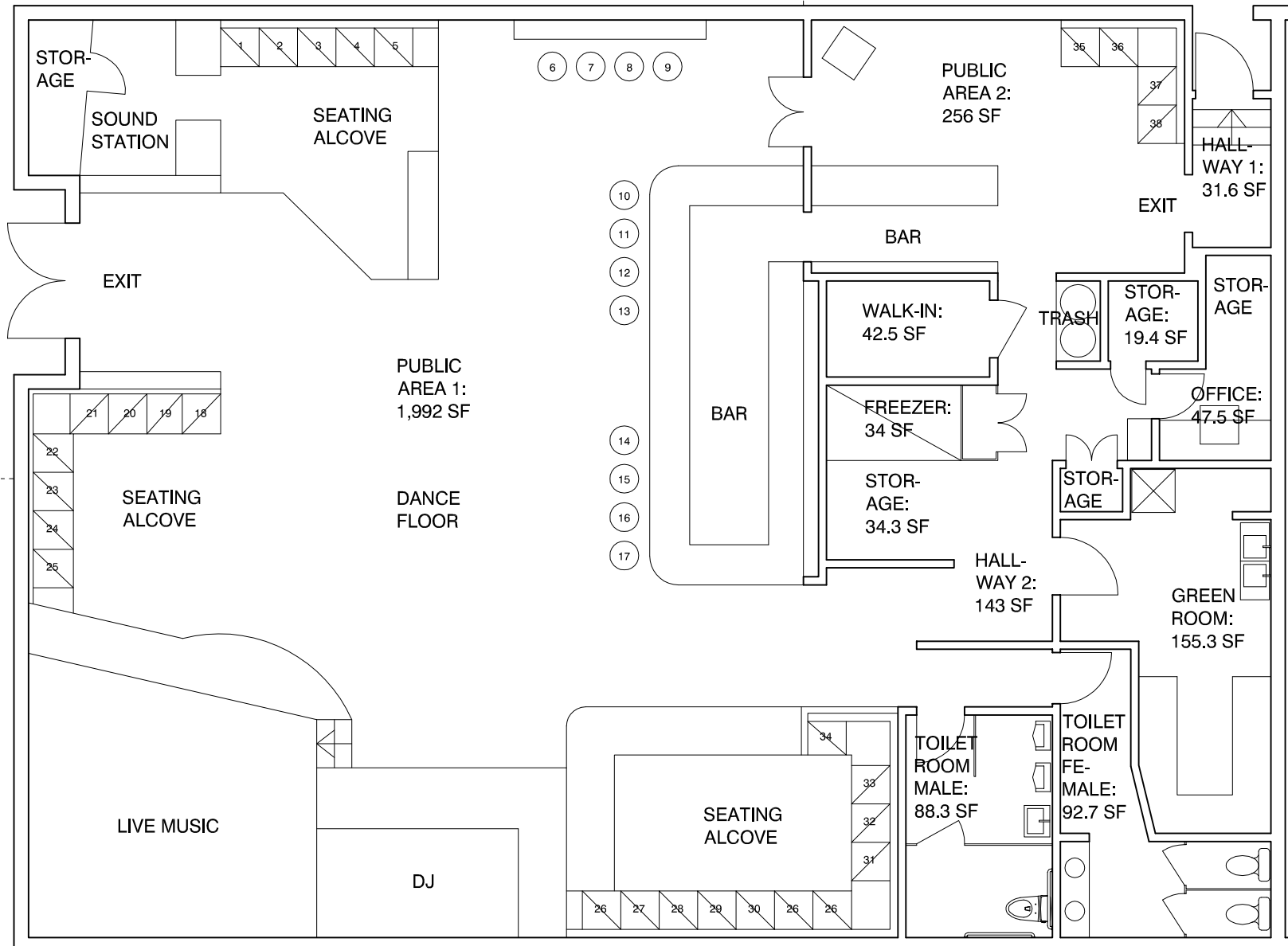
RETAIL



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**HARD
CORNER**
ON ARIZONA
+ 5TH STREET
STEPS TO THE BEACH







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**FULLY BUILT-OUT LOUNGE SPACE
WITH HIGH-END FINISHES**





IN GOOD COMPANY

A PREMIER WESTSIDE ENTERTAINMENT DESTINATION

1301 5TH STREET, SANTA MONICA, CA 90401



 **BUNGALOW**



 **BARNEYS BEANERY**



 **MICHAEL'S**



 **THE PROPER HOTEL**



 **SAN VICENTE BUNGALOWS**



 **THE GEORGIAN**

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