

# FOR LEASE

1541 OCEAN AVENUE  
SANTA MONICA, CA 90401



EXCLUSIVELY REPRESENTED BY:

**2nd GENERATION  
RESTAURANT AND LOUNGE SPACE**

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1541  
OCEAN  
AVE

# LOCATION, LOCATION, LOCATION

Join one of Santa Monica's most active corridors. Ocean Avenue is home to premier hotels including the Regent, Viceroy, Shutters on the Beach, Sandbourne, and Fairmont, alongside top restaurant neighbors in Ghirardelli, Ivy at the Shore, Fogo de Chão, Blue Plate Taco, The Bungalow, The Lobster, and San Vicente Bungalows.

10.4M  
ANNUAL  
VISITORS

3.7K  
HOTEL  
ROOMS

85.2%  
HOTEL OCCUPANCY  
YEAR ROUND

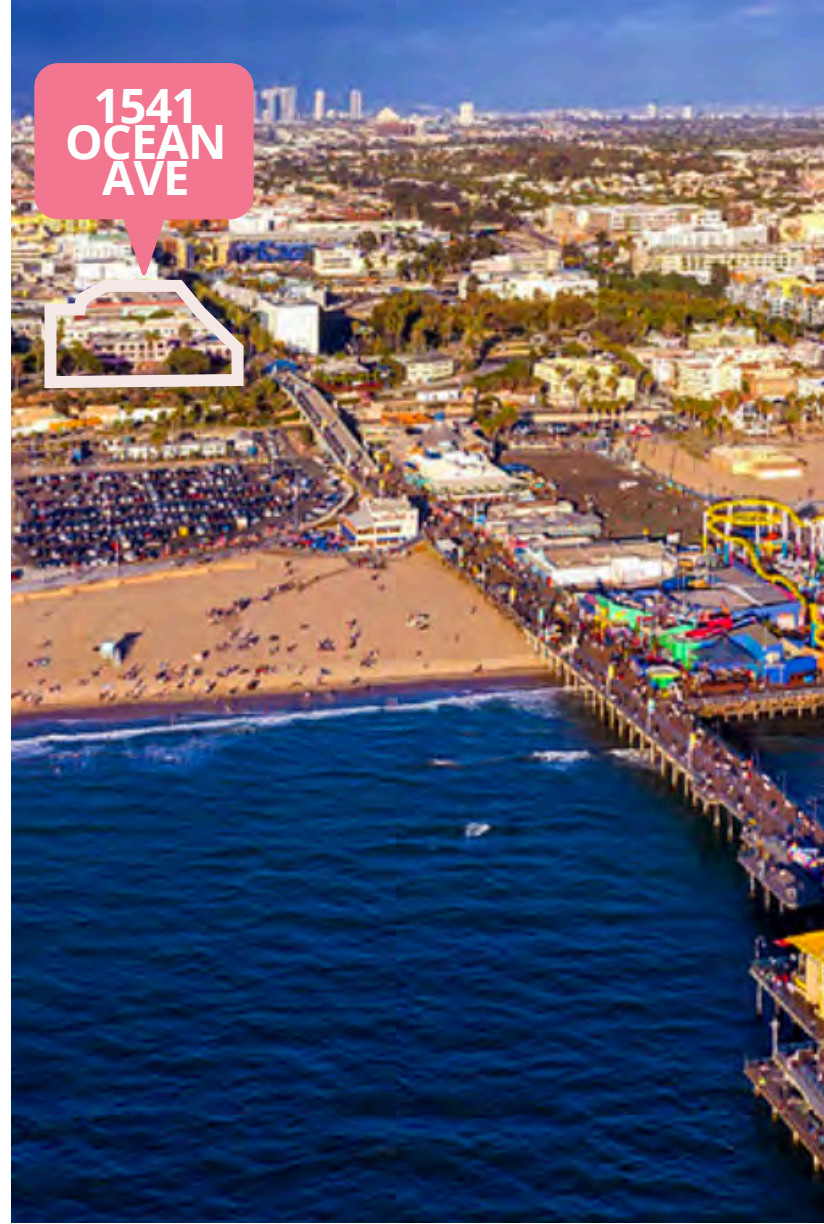
198K  
ESTIMATED DAYTIME  
POPULATION

1.93B  
GENERATED ANNUALLY  
BY TOURISM

3RD  
LARGEST TECH HUB  
IN THE WORLD

3.7K  
AVERAGE HOUSEHOLD  
INCOME

500+  
TECH  
COMPANIES



# PROPERTY HIGHLIGHTS

- Highly trafficked corner — directly across the Santa Monica Pier
- Rare turnkey restaurant space — no key money, available immediately
- Expansive outdoor patio overlooking the ocean
- Private subterranean parking lot on-site

## Availability:

5,108 Square Feet (Red O) - 2nd Gen Restaurant

4,992 SF (Mon Ami) - Lounge/  
Wellness/Fitness/Bar

**CONTACT FOR PRICING GUIDANCE**

# GROUND FLOOR SITE PLAN

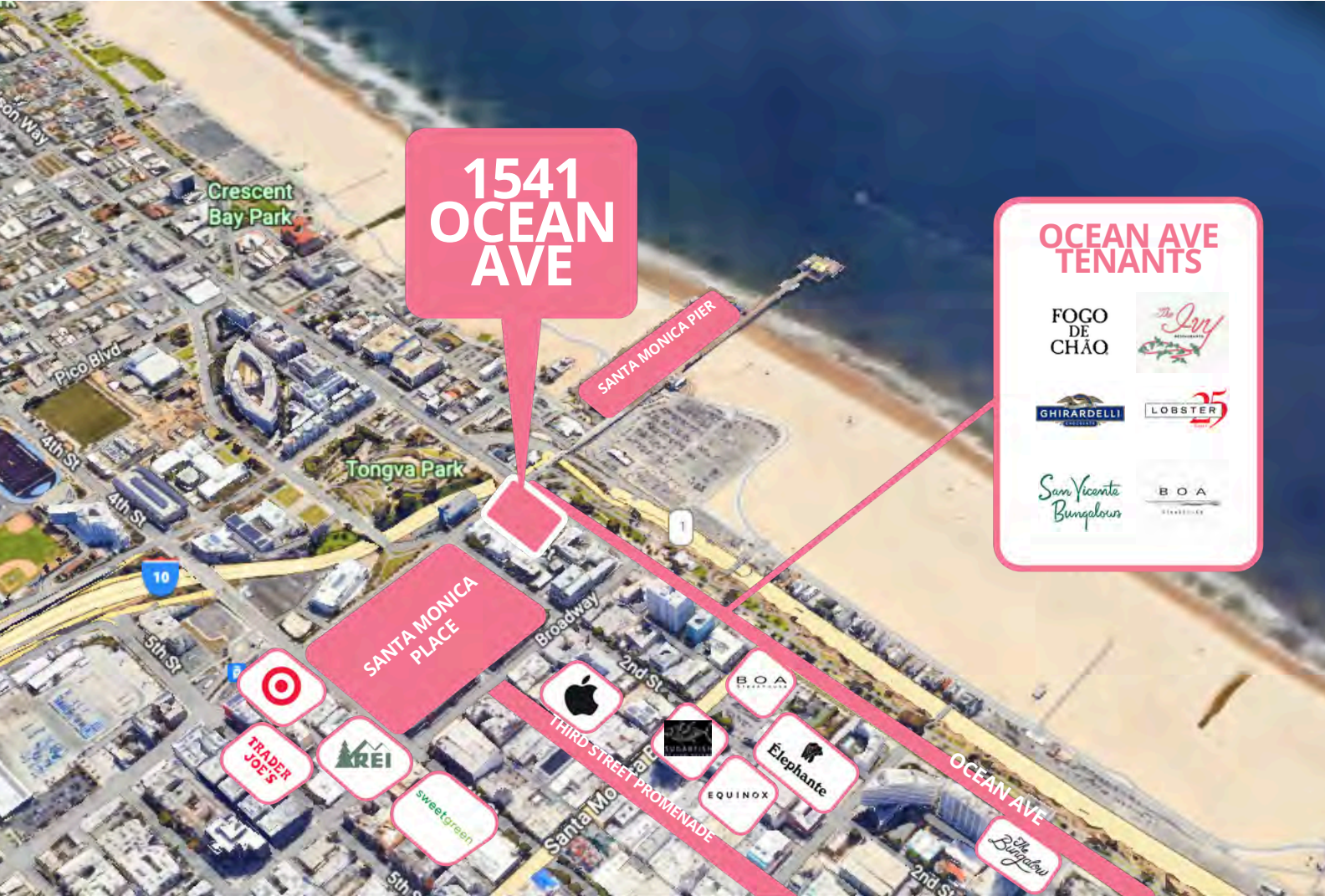


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# SURROUNDING TENANTS



1541  
OCEAN  
AVE

## OCEAN AVE TENANTS

FOGO  
DE  
CHÃO



GHIRARDELLI  
Gelato



San Vicente  
Bungalows



TRADER  
JOE'S



sweetgreen



THIRD STREET PROMENADE



EQUINOX



# INTERIOR PHOTOS





# CONTACT US



1541  
OCEAN AVE

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