Turnkey Restaurant W/ Beer & Wine

Santa Monica, CA

Asset Sale

HILLSTONE
Wally's
WASTELAND
MIXT
SUGARFISH BY SUSHI NOZAWA
BLUE BOTTLE COFFEE
Élephante
sg
wake & late
demitasse
Sidecar
BENIHANA
mercado
tendergreens
CHIPOTLE MEXICAN GRILL

413 Santa Monica Blvd., Santa Monica, CA 90401

Linnard Lane, President
DRE# 00805179

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(310) 806-9380 (o), (510) 612-7111 (cell)

High Touch Properties Inc.
12100 Wilshire Blvd., 8th Fl. Los Angeles, CA 90025

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THE DETAILS

KEY MONEY: CONTACT BROKER

CURRENT RENT & NNN's

TOTAL MONTHLY RENT: $5,000.00/mo.

NNN : $2,200.00/mo.

CURRENT LEASE TERM & OPTIONS

TERM: Expires 5/31/2032

INCREASES: $5,000.00/mo. through 5/31/2027
$7,500/Mo. through through 5/31/2032

OPTION PERIODS: 2 x 5 Yrs. each @ FMV w/ min. previous months rent vs. 6% max in Adj Yr., flat thereafter

SIZE: 1,619 Sq. Ft. Interior

SEATING 49 Approx.

PARKING Free City Parking Lot

BUYERS MUST SIGN NDA FOR MORE INFO

HIGHLIGHTS & FEATURES

- Fully Equipped Kitchen with 10' Type 1 Hood,
- Extensive FF&E list included,
- Exquisite Wine Bar
- Romantic Outdoor Patio W/ Electrically Operable Roof
- Type 41 ABC License Included
- Major Dining Destination
- 2024 New Construction Remodel

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Florence Pan E Vino is warm and charming 1,619sf space with a full wine bar located in the heart of Downtown Santa Monica, adjacent to the Third Street Promenade in an *historic architectural building, with exposed brick detail and high ceilings.* It features a full kitchen only about 2 years old, a full basement for storage. *Building tenants include Blue Bottle, Wake & Late (opening Summer '26) and MIXT, with new restaurants across the street include All'a Antia and surrounded by high-quality dining and retail options.*

There's easy access to 90 minute free parking in adjacent city garages, close to the 10 freeway, Pacific Coast Highway and the nearby Downtown Santa Monica Expo Line Station at 4th St and Colorado. The restaurant enjoys a high pedestrian traffic street frontage with a vibrant *visible facade on corner property.*

Downtown Santa Monica possesses a vibrant community of tech and creative companies situated in a unique beach-urban setting. In Downtown Santa Monica, you're spoiled for choice. Grab coffee at Philz or Refinery on the way in. Power through some errands. Walk to the Pier and "brown bag" it with an ocean view. Spin, gym, yoga, Pilates, Barre, boot camp, repeat. Treat the clients to a two star Michelin dinner. It's all here.

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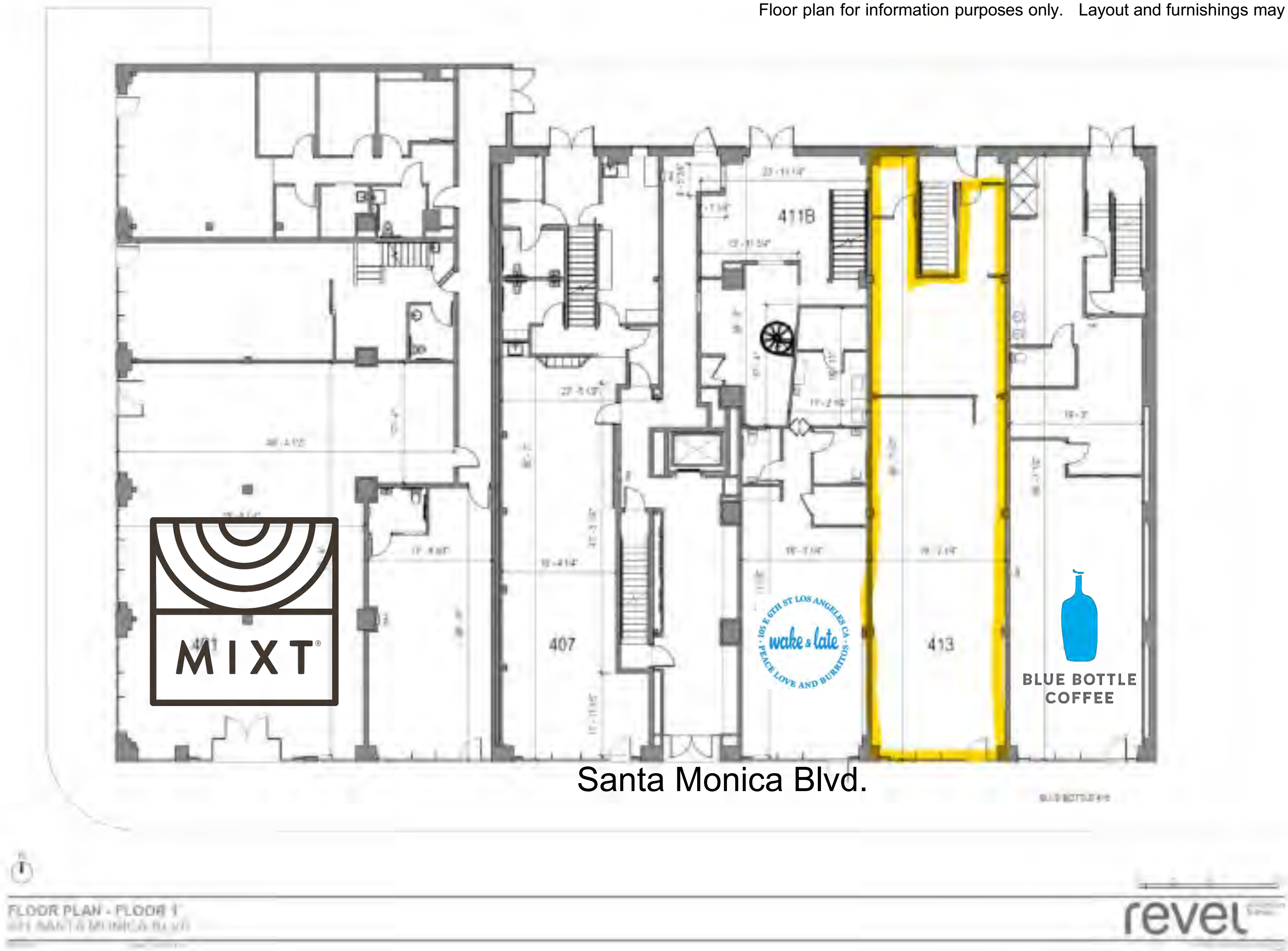
1ST FLOOR
±1,619 RSF

Outline and Location of Premises

NOT TO SCALE.
Floor plan for information purposes only. Layout and furnishings may vary

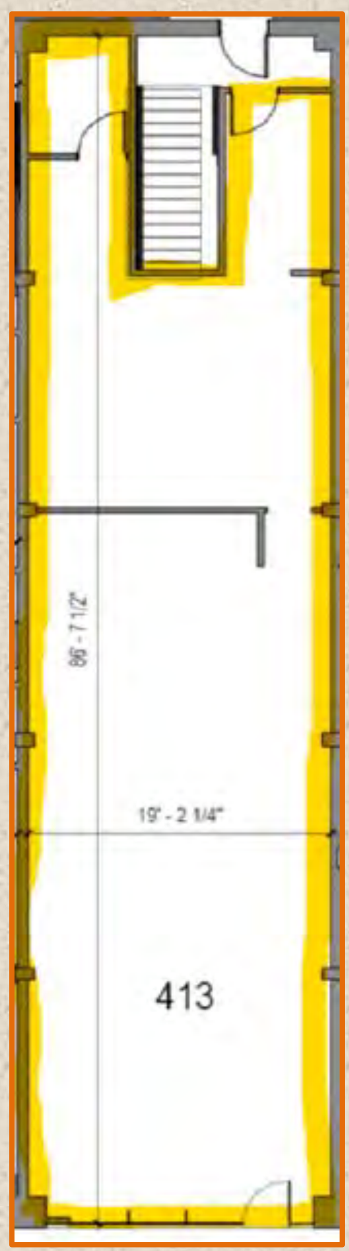


413 SANTA MONICA BLVD SANTA MONICA, CA 90401

FLOOR PLANS

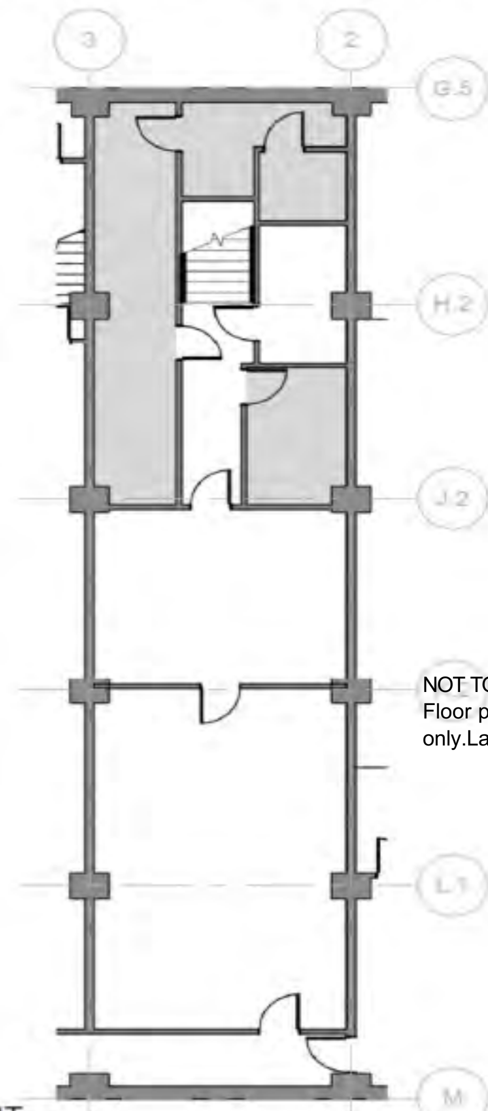
1ST FLOOR

±1,619 RSF



Santa Monica Blvd.

Outline and Location of Storage Space



NOT TO SCALE.
Floor plan for information purposes only.Layout and furnishings may vary

1 413 BASEMENT
3/32" = 1'-0"

413 BASEMENT

413 SANTA MONICA BLVD - BASEMENT			REFERENCE	DSK-002	revel architecture & design
409 SANTA MONICA BLVD SANTA MONICA, CA 90401	RFI:		JOB	PTRW401.200	417 montgomery street, 7th floor san francisco, ca 94104
DATE 10/18/21	BULLETIN		SCALE	3/32" = 1'-0"	

AMENITY MAP


MAP © 2024 CARTIFACT
DATA © OSM CONTRIBUTORS
THE RIVIERA COUNTRY CLUB
THE FARMS
FORMA
sweetgreen
The Courtyard Kitchen
Margo's
lalaland
Snug Harbor
Sonny McLean's Irish Pub
CALIF. CHICKEN CAFE
The Habit BURGER GRILL
milo olive
new balance
BLU JAM CAFE
Life Gym
Bristol Farms
THE VITAMIN SHOPPE
BevMo!
PADERIA
petco
EREWHON
Canter's FAIRFAX
MAMA HONG'S
Tom's Sushi House
Jonah's
Mom's Bar
Smart&Final
STEAK
bru's wiffle
FedEx Office
CVS pharmacy
TRADER JOE'S
BLUEYS
LA CONDE
VONS
fromin's DELICATESSEN RESTAURANT
Walgreens
WHOLE FOODS MARKET
Ralphs
TARTINE
PAVILIONS
PRIMO PASSO COFFEE ROASTERS
RUSTIC CANYON
MRKT
Birdie G's
LUNETTA
YOSHINOYA
Downtown Santa Monica
THIRD STREET PROMENADE
Abercrombie & Fitch
adidas
alo
ANTHROPOLOGIE
COTTON:ON
Foot Locker
H&M
HOLLISTER
lululemon
PACSUN
patagonia
PINK
SEPHORA
SKECHERS
TILLYS
URBAN OUTFITTERS
VANS
VICTORIA'S SECRET
amc THEATRES
cult
Johnny Rockets
kitchen united mix
Santa Monica
CVS pharmacy
demitasse
1212 Santa Monica
413 SANTA MONICA BLVD
Philz Coffee
TRADER JOE'S
Mels DRIVE-IN
The Bungalow
Élephante
EQUINOX
BOA
Water Grill
orangetheory
MEAT
KAZUNORI
BLUE PLATE TACO
SANTA MONICA PIER
SANTA MONICA place
Aēsop.
ALLSAINTS
Bath & Body Works
COACH
FOREVER 21
FREE PEOPLE
BOSS HUGO BOSS
INDOCHINO
JOHNNY WAS
LOUIS VUITTON
NIKE
NORDSTROM
PELOTON
RIMOWA
ROLEX
TESLA
TIFFANY & CO.
TORY BURCH
TUMI
UNIQLO
UNTUCKit
BaZille
The Cheesecake Factory
TRUE FOOD KITCHEN
SANTA MONICA COLLEGE
LOCAL
Dining
Retail
Grocer
Fitness
Entertainment
Cafes
SAN VICENTE BLVD
WILSHIRE BLVD
SANTA MONICA BLVD
20TH ST
26TH ST
COLORADO AVE
OLYMPIC BLVD
CLOVERFIELD BLVD
10

GROUND FLOOR RETAILERS

Blue Bottle Coffee

Blue Bottle Coffee is a world-class coffee roaster and retailer headquar-tered in Oakland, California, United States. With Blue Bottle Coffee, you can get fresh premium coffee that is made from freshly roasted beans. You can get premium drip coffee that is made from single-origin coffee beans for as low as $5. This means you can get excellent quality coffee at an af-fordable price point.

MIXT

MIXT is the OG salad joint offering only the freshest, locally-sourced ingredi-ents in its innovative salads, sandwich-es and grain bowls.

MIXT serves the best available prod-ucts, only sourcing from trusted farms and purveyors. That means pesticides, chemicals, and GMO’s stay out of their recipes, so the focus can be on the good stuff.

Sweetgreen

Sweetgreen is on a mission to make healthy eating simple, delicious, and accessible. Their menu is built around fresh, thoughtfully sourced ingredients, offering a variety of vibrant salads, warm bowls, and protein-packed plates. With a commitment to sustainability, Sweetgreen partners with responsible farmers to bring organic produce, high-quality proteins, and house-made dressings to every meal.. No artificial additives, no shortcuts—just nourishing meals designed to fuel your day.

Wake & Late

Wake & Late is a chef-inspired, fine-casual breakfast restaurant featuring build-your-own breakfast burritos made from scratch. They use a “co-created”, assembly line format in their kitchen that lets guests customize one of their signature breakfast burritos or create their own, choosing from a wide selection of fresh, artis-anal add-ons--most included for no extra charge!

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ENTERTAINMENT & AMENITIES

within 2 miles

- Fairmont Hotels & Resorts
- Santa Monica Pier
- The Bungalow Santa Monica
- Santa Monica Proper Hotel
- Jonathan Club
- Santa Monica Farmers Market
- Downtown Santa Monica Third Street Promenade
- Equinox
- Casa del Mar Hotel by the Sea
- SoulCycle
- Shore bar
- Viceroy Santa Monica
- Annenberg Community Beach House
- Palisades Park

NOTABLE RESTAURANTS

within 2 miles

- CAVA
- HiHo Cheeseburger
- Uovo Pasta
- Hillstone
- Wally's
- Milo + Olive
- Sugarfish by Sushi Nozawa
- Blue Bottle Coffee
- Élephante
- Xuntos Santa Monica
- Sidecar
- Cassia
- demitasse
- Mon Ami
- Bardonna
- Shunji Matsuo
- crudo e nudo
- Capo

RETAIL

within 2 miles

- Erewhon Organic Grocer & Cafe
- Apple
- Design Within Reach
- Aēsop
- Tiffany & Co.
- Tesla
- lululemon
- Nordstrom
- alo yoga

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Third Street Promenade

- One of the most recognizable coastal destinations in the US and the world
- March 2019, the Third Street Promenade averaged 632,698 monthly visitors. While foot traffic is down from pre-pandemic levels, Santa Monica continues to attract high levels of tourist traffic compared to other highly visited retail destinations throughout Los Angeles.
- Monthly visits in 5/2024 were nearly 100,000 visitors greater than Palisades Village, Sunset Plaza and the Malibu Country Mart combined.

Monthly Visits per Shopping Destination*

3rd St Promenade
593K
monthly visits

Sunset Plaza
79K
monthly visits

Palisades Village
155K
monthly visits

Westfield Century City
893K
monthly visits

Malibu Country Mart
148K
monthly visits

The Grove
613K
monthly visits

Top Retailers

Apple	Sephora	Aldo
H&M	Lululemon	Tesla
Zara	Anthropologie	Brandy Melville
Nike Store	Victorias Secret	Foot Locker
Urban Outfitters	Abercrombie & Fitch	Sunglass Hut
Patagonia	Adidas	Wilson

Data from placer.ai 5/2024

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AERIAL PHOTOS

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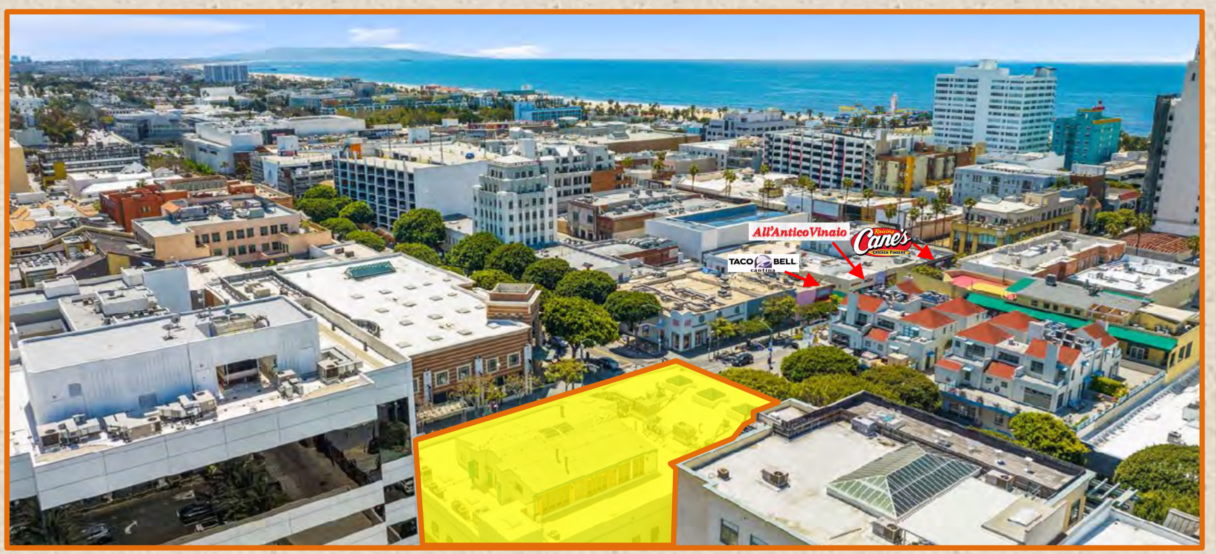

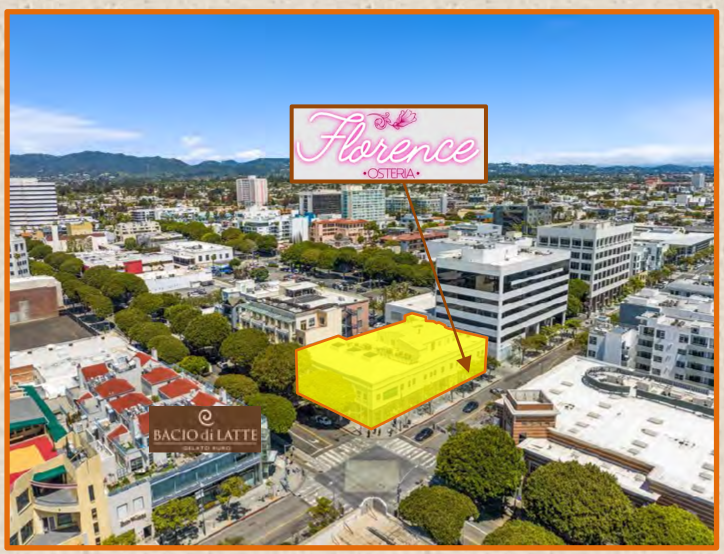

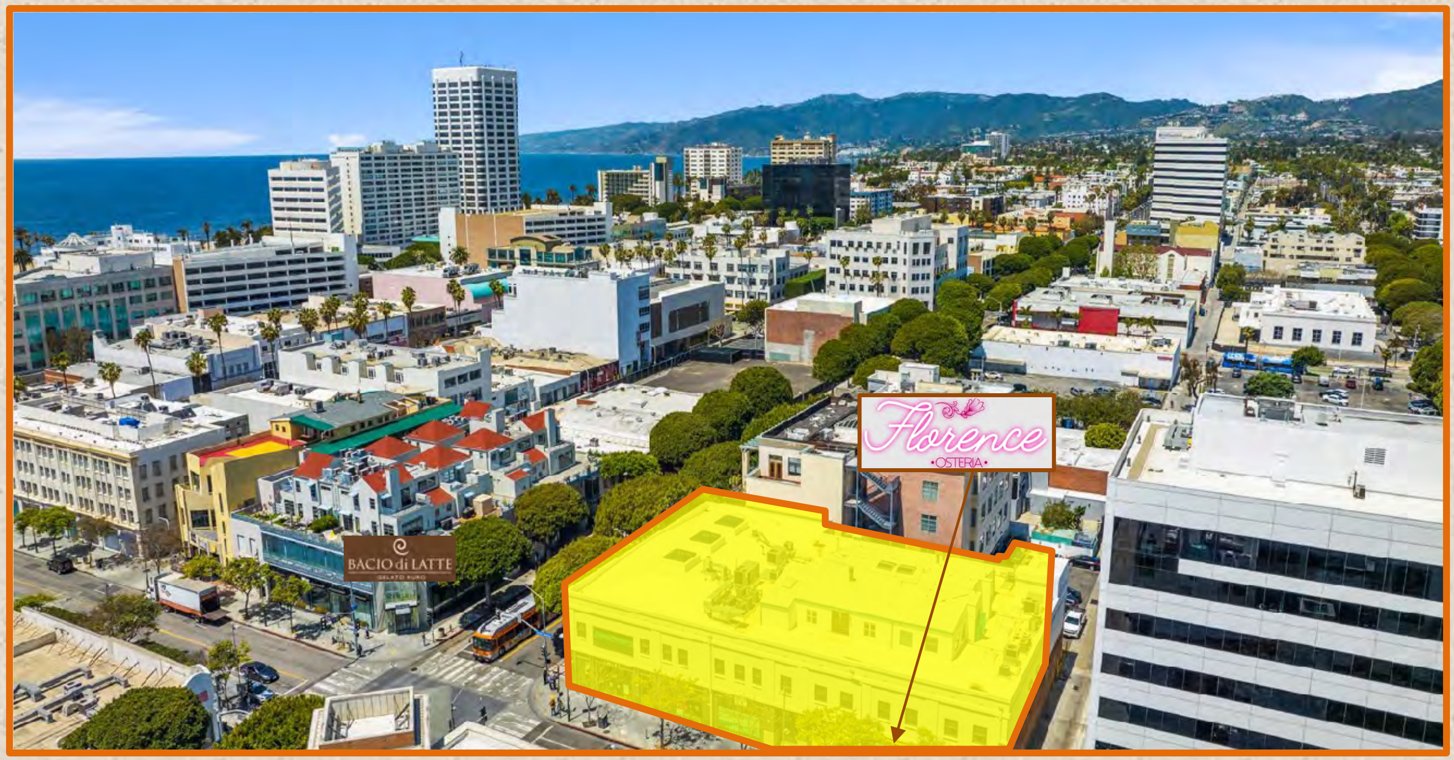

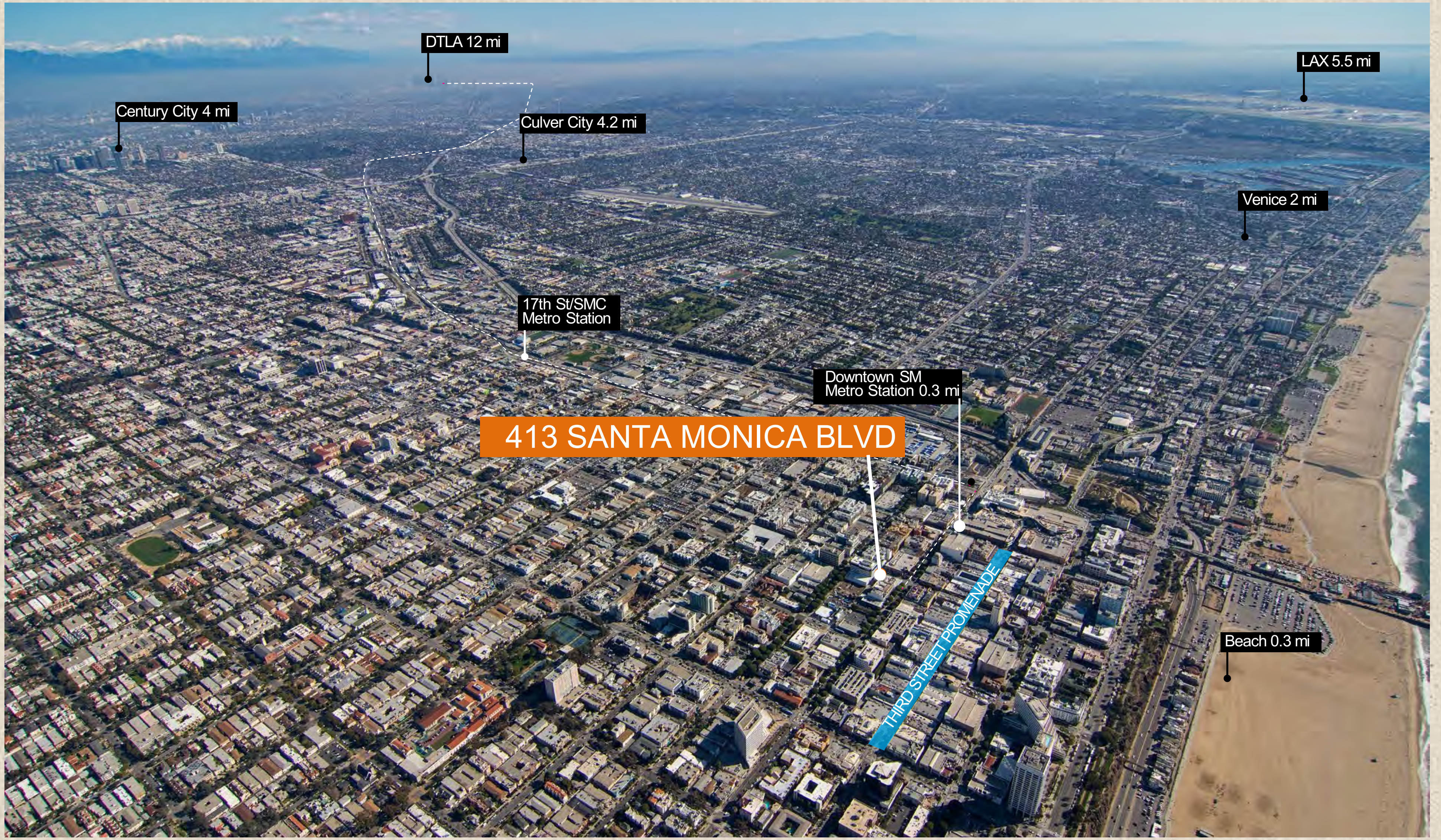
DTLA 12 mi
LAX 5.5 mi
Century City 4 mi
Culver City 4.2 mi
Venice 2 mi
17th St/SMC
Metro Station
Downtown SM
Metro Station 0.3 mi
413 SANTA MONICA BLVD
THIRD STREET PROMENADE
Beach 0.3 mi

DTSM New Developments

Selected properties within one mile of 413 Santa Monica Blvd that are transforming the Santa Monica landscape

1

101 Wilshire Blvd

312 Hotel Rooms + 60 luxury condos + 14,000 SF of manicured garden space.

2

1318 4th Street

150 units + 19,600 SF retail

3

710 Broadway

280 rental apartments + 30,000 SF park + 34,000 SF of retail + 53,500 SF market.

4

1338 5th Street

Tishman Speyer 120 mixed income apartments + 19,600 SF retail space.

5

1318 Lincoln Blvd

Tishman Speyer 43 Unit + Roof and Ground Retail.

6

601 Colorado Ave

141 Unit, mixed use building.

7

1238 7th Street

37 residential units above 1,543 SF of ground-floor retail space.

8

1650 Lincoln Blvd

100 residential units + 7,000 SF of retail / cafe spaces.

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Business Assets and their consideration of whether to purchase. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller and/or Broker.

This Memorandum was prepared on the basis of information available to the Seller and provided to High Touch Properties, Inc., DRE# 02179446 dba High †ouch Group, the Seller's agent ("Broker") in connection with the sale of the Business Assets. This Memorandum contains pertinent information about the Business, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Business Opportunity or Assets. The information contained herein is for reference only and was obtained by third parties, Broker has not independently verified it. Prospective purchasers should choose an expert of their choice to inspect the property, building, its improvements, and Business records and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. All dimensions are approximate. Proposed Uses to be verified with City and subject to permitting restrictions.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Business will be sold on an "AS IS" and "Where - Is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Business Assets and physical condition of the assets included in the sale. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective purchasers, such parties should confer with their own engineering, architectural, and environmental experts, legal counsel, accountants, and other advisors.

The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Seller and Broker. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Business Opportunity or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written formal Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived. The transfer of the lease included with the Business Opportunity is subject to Landlord's prior written consent.

The Seller is responsible for any commission due Broker in connection with a sale of the Business Opportunity. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Business Opportunity. No other person, including Broker, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Broker and may be used only by parties approved by the Seller and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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