



FOR LEASE

1705 OCEAN AVE. SUITE 111

SANTA MONICA, CA 90401

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# *Property Highlights*

## **1705 OCEAN AVENUE SANTA MONICA, CA 90401**

Anchored by Starbucks and Bank of the West and walking distance to the new ExpoLine, Santa Monica Place, Third Street Promenade and Santa Monica Pier. The Waverly offers 35 on-site retail parking spaces and 45 shared guest parking spaces. The Seychelle offers 39 on-site retail parking spaces and 19 shared guest parking spaces.

The property is strategically positioned to capture both local and tourist foot traffic, with easy access to major attractions and public transportation. Its proximity to well-known destinations such as the Santa Monica Pier, Third Street Promenade, and the Santa Monica Place shopping center makes it an ideal location for businesses seeking to thrive in a high-traffic area. This dynamic environment offers the opportunity for substantial visibility and growth, catering to both a loyal residential population and a diverse visitor base.



# *Subject Property*

The affluence of the immediate population is demonstrated by the condominium units directly above the Property that have sold with an average price of nearly \$3,800,000 - the highest sale reaching \$12,500,000.

The average unit rents for over \$9,900 per month. Additional traffic is generated by Santa Monica's 15 million annual visitors, and the Property is positioned within a 3-mile radius of over 5,700 hotel rooms.

Downtown Santa Monica is home to numerous innovative, industry-leading retailers and restaurants, setting an impressive gold standard for Southern California. Be a part of this trend setting shopping, dining and travel destination.



## 2ND GENERATION RESTAURANT / CAFE FOR LEASE

This prime 2,153 SF space, complete with a 660 SF patio, is just one block away from Santa Monica Beach and comes fully equipped - no key money required. Previously home to Sushi Gozen, this space is set to showcase your unique culinary concept. Let's bring your concept to life in one of LA's most desirable neighborhoods. Join Sweet Maple, Fitoor, and Box Union.



### SIZE

Approx. 2,153 SF + 660 SF Patio

### USE

Restaurant with hood

### PARKING

Abundant Parking On Site

### PRICE

\$3.95 / SF + NNNs

# *Subject Property*



*Interior Photos – Unit 1*



# *Interior Photos – Unit 1*



# *Interior Photos - Unit 1*



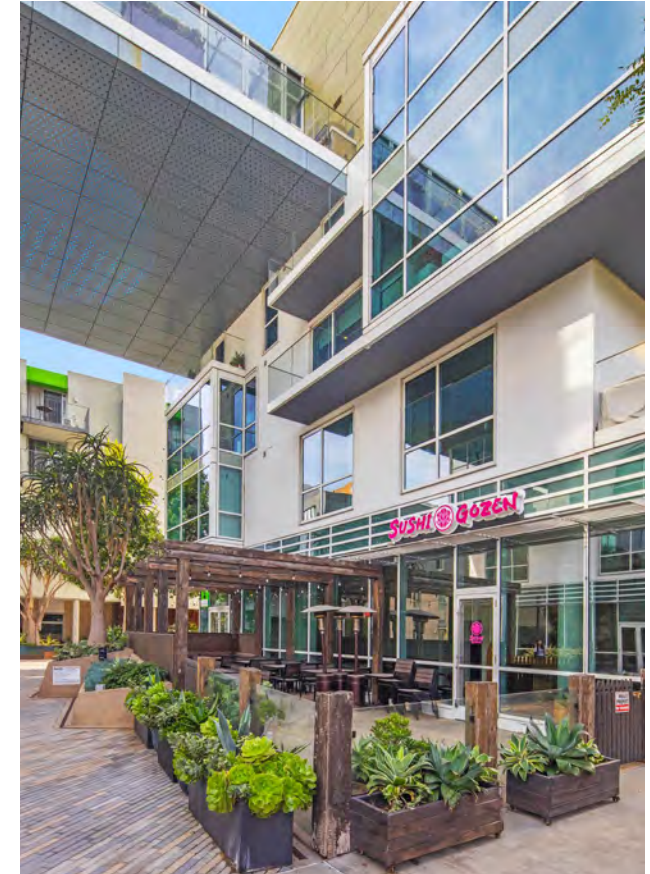
## *Exterior Photos – Unit 1*



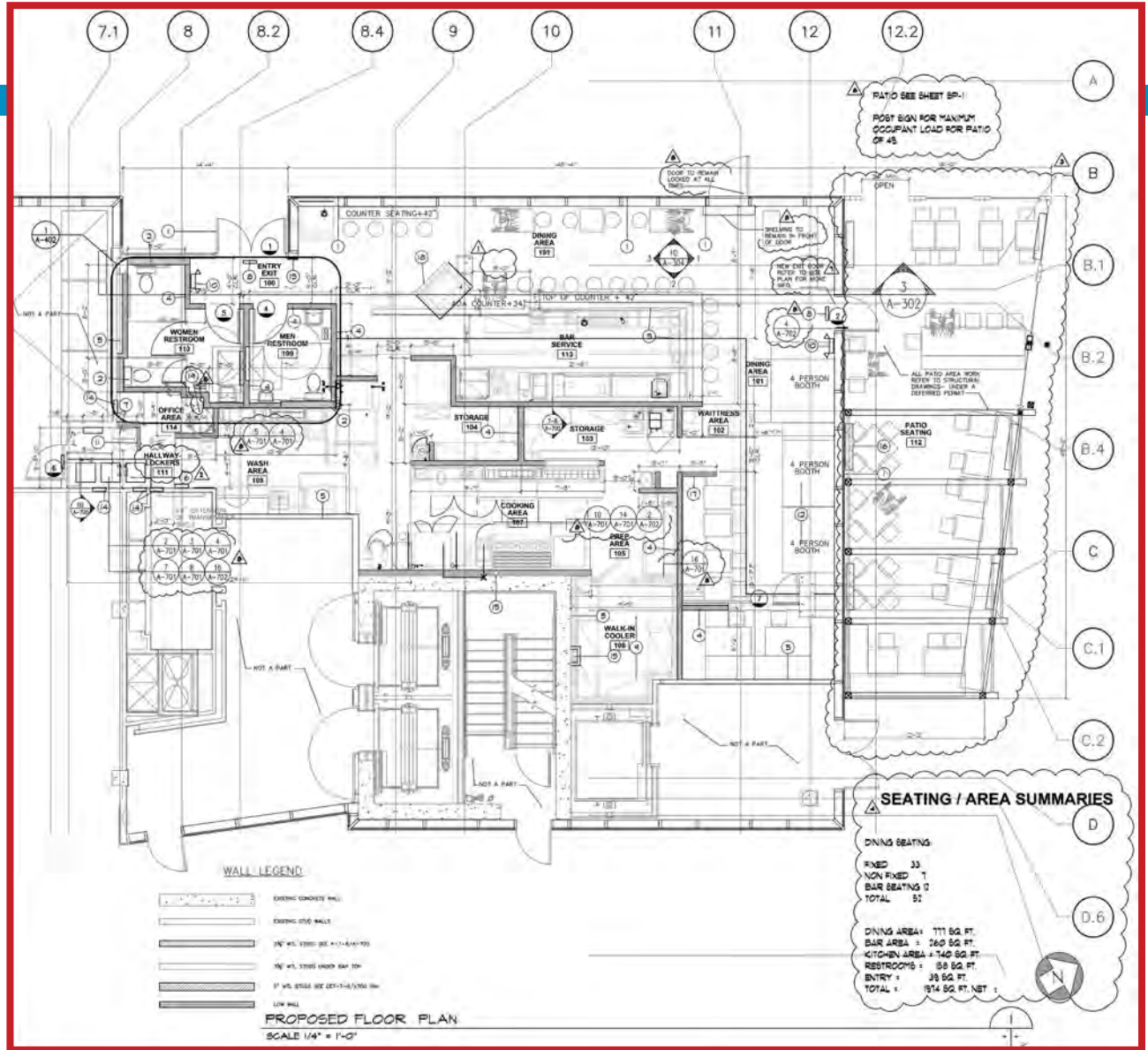
# *Exterior Photos – Unit 1*



# *Exterior Photos – Unit 1*



# Floor Plan - Unit 1



## Unit 2 Overview

# 2ND GENERATION RESTAURANT / CAFE FOR LEASE

This 2,372 SF corner space offers excellent street visibility in one of Santa Monica's most trafficked retail corridors, just steps from the beach. Previously operated by Starbucks, the space is well suited for a cafe/coffee operator looking to capture both local and visitor foot traffic in this high-demand location.



### SIZE

Approx. 2,372 SF

### USE

Cafe

### PARKING

Available on site

### PRICE

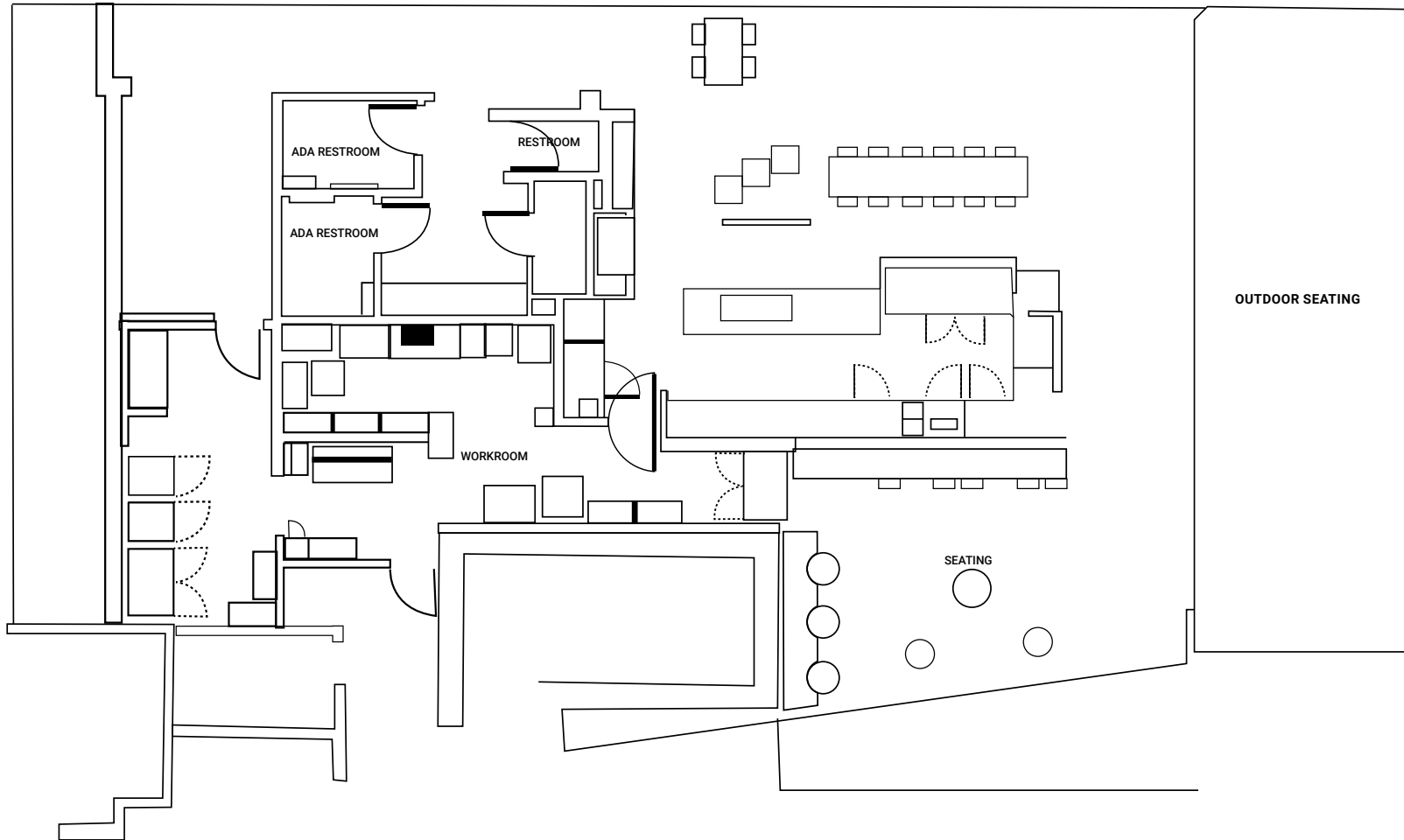
Contact Agents



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# Floor Plan - Unit 2



# Map Overview

- SWEET MAPLE
- STARBUCKS
- SANTA MONICA PIER
- VICEROY SANTA MONICA
- PARDEE RAND GRADUATE SCHOOL
- SANTA MONICA CITY HALL
- TONGVA PARK
- REGENT SANTA MONICA
- BOX UNION
- BMO BANK
- HILTON
- COBI'S
- SOLIDCORE
- SANTA MONICA SHOPPING CENTER
- ORLA
- SANTA MONICA HIGH SCHOOL
- THIRD STREET PROMENADE



# *Neighboring Tenants*



# *Demographics*

**AVERAGE  
HOUSEHOLD  
INCOME  
EXCEEDS**

**\$ \$ \$**

**\$100,000**

**RESIDENTS**



**+90,500**

**EMPLOYEES**



**91,500**

# | *Contact*

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