



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

# RETAIL

WITH FULLY  
BUILT OUT KITCHEN  
FOR LEASE

ZACUTO GROUP  
310.499.9611  
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SANTA MONICA  
BOULEVARD

*Santa Monica*

# LEASE DETAILS

321 SANTA MONICA BOULEVARD  
SANTA MONICA, CA 90401

## PRIME RETAIL OPPORTUNITY

Street level space of a boutique building at the crossroads of Santa Monica Boulevards and The 3rd Street Promenade.

*Full basement is also available*

## 2ND GEN KITCHEN IN PLACE

## AVAILABLE:

SUITE 100: ± 5,389 SF @ \$5.00/SF NNN

SUITE 101: ± 2,371 SF @ \$5.00/SF NNN

*Contiguous to ±7,760 SF*

BASEMENT: ± 5,439 SF @ \$2.50/SF MG

**TERM:** Negotiable

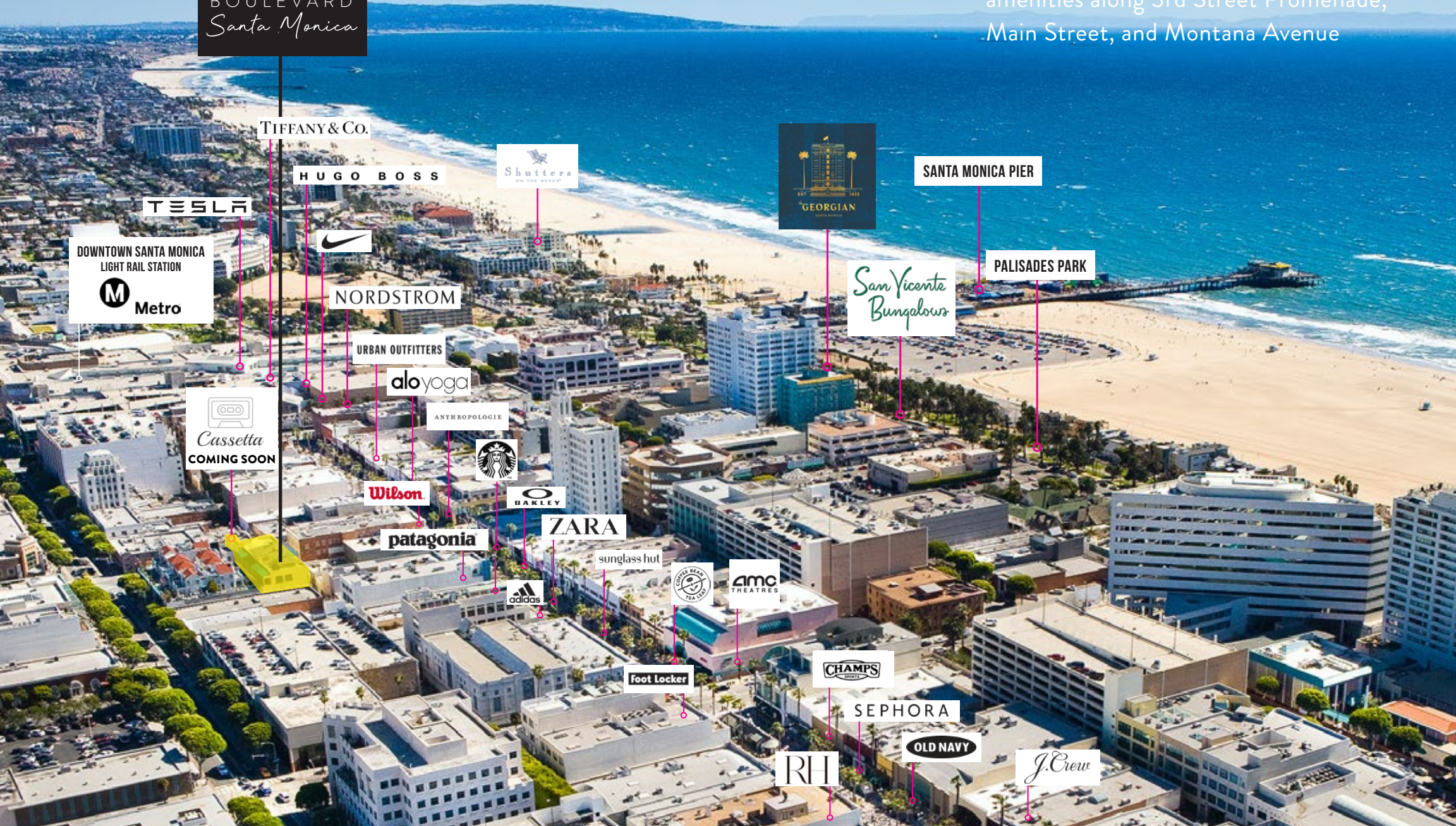
**TI ALLOWANCE:** Negotiable





## EXCELLENT BEACHSIDE LOCATION

Steps to the boardwalk, and famous pier, the property is within incredible proximity to dining, shopping, and amenities along 3rd Street Promenade, Main Street, and Montana Avenue



TIFFANY & Co.

HUGO BOSS



TESLA



SANTA MONICA PIER

DOWNTOWN SANTA MONICA LIGHT RAIL STATION



PALISADES PARK

NORDSTROM

San Vicente Bungalows

URBAN OUTFITTERS

alo yoga

ANTHROPOLOGIE

Cassetta  
COMING SOON

Wilson



BAKLEY

patagonia

ZARA

sunglass hut



AMC  
TREATRES

adidas

foot Locker

CHAMPS  
SPORTS

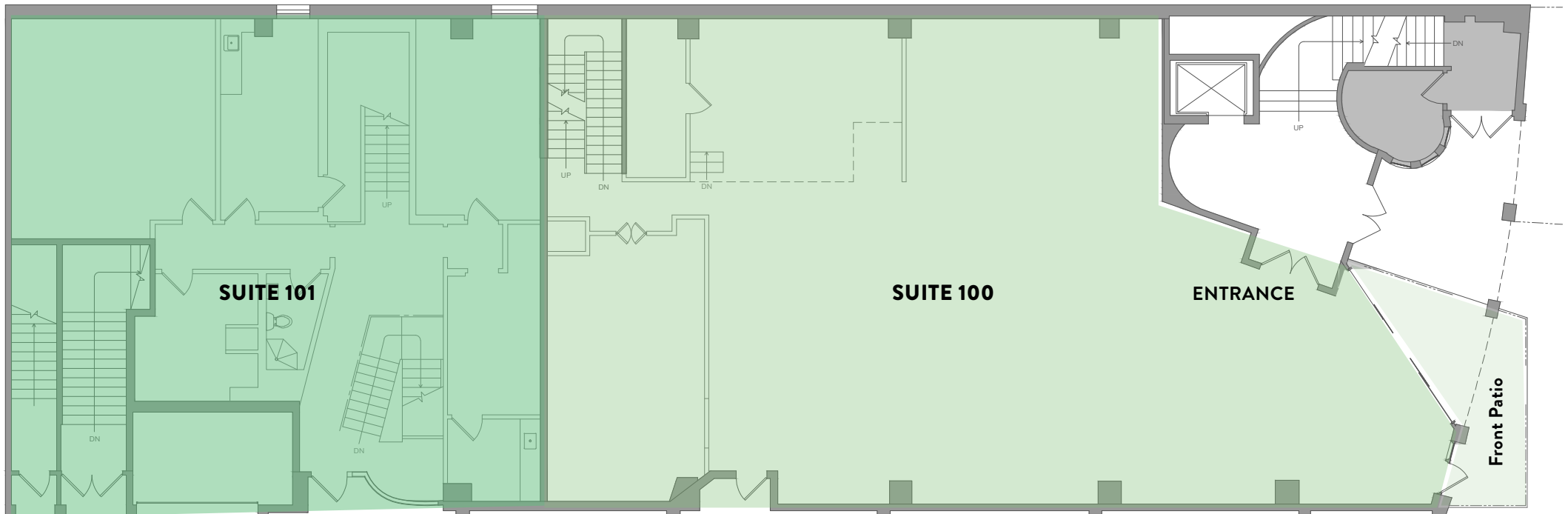
SEPHORA

OLD NAVY

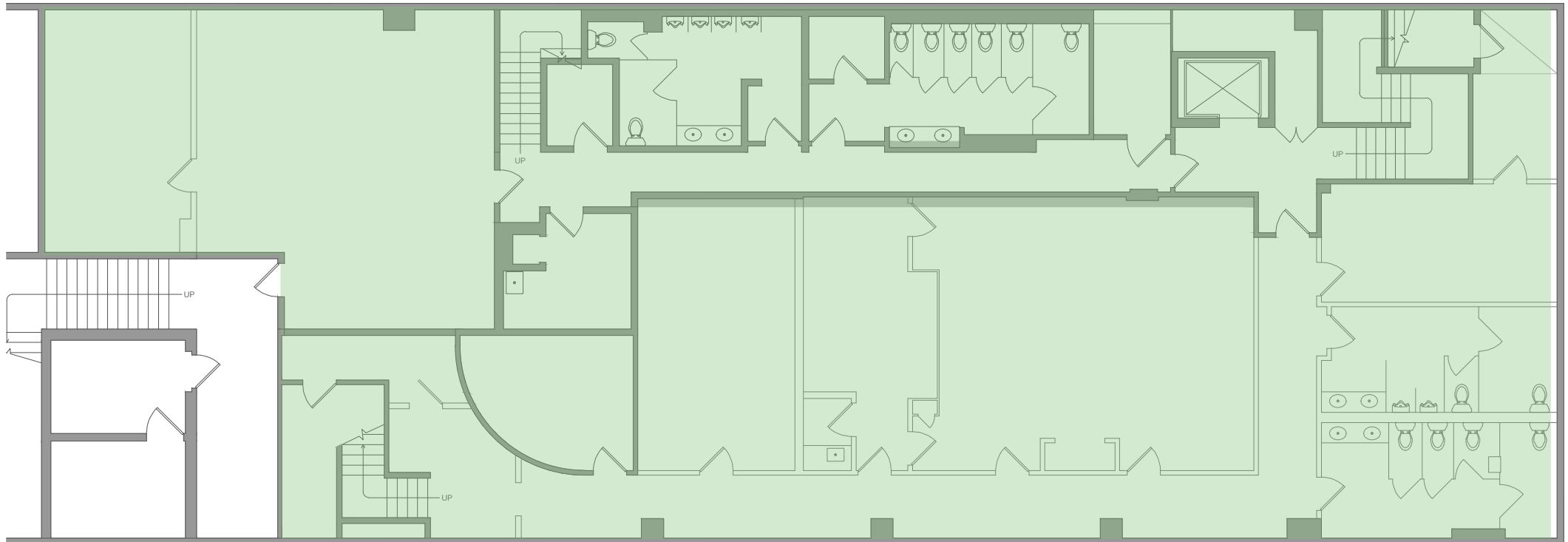
IRI

J.Crew

# FLOOR PLAN - RETAIL



# FLOOR PLAN - BASEMENT



# INTERIOR DETAILS

- Retail/restaurant opportunity
- Kitchen with hood in place
- Expansive floor plan with high ceilings, open flow, and flexible configurations
- Private front facing patio space allows for indoor/outdoor accessibility
- Excellent foot traffic from Third Street Promenade
- *Owner will renovate to tenant's desired specifications*



SANTA MONICA  
BOULEVARD  
*Santa Monica*



**BUILT-OUT KITCHEN WITH LARGE HOOD**





SANTA MONICA  
BOULEVARD  
*Santa Monica*

WITHIN A FEW BLOCKS WALKING DISTANCE

ENTERTAINMENT  
& AMENITIES



NOTABLE  
RESTAURANTS

HILLSTONE



RETAIL



NORDSTROM





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