

Owner/User Opportunity

1441-1445 4TH ST.

SANTA MONICA, CA 90401

REAL ESTATE FOR SALE OR LEASE

BUSINESS ASSETS FOR SALE



OFFERING MEMORANDUM



CITYSTREET
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Area Highlights



1445 4th St. is nestled in Downtown Santa Monica's Bayside District. This beautifully designed and partially-equipped restaurant, bar, and event space is conveniently situated directly across from a 9-story city parking lot servicing the world famous Santa Monica Promenade. This district is known for its premier retailers, nightlife, high-density residential, tech offices, and global tourism.

Deal Points

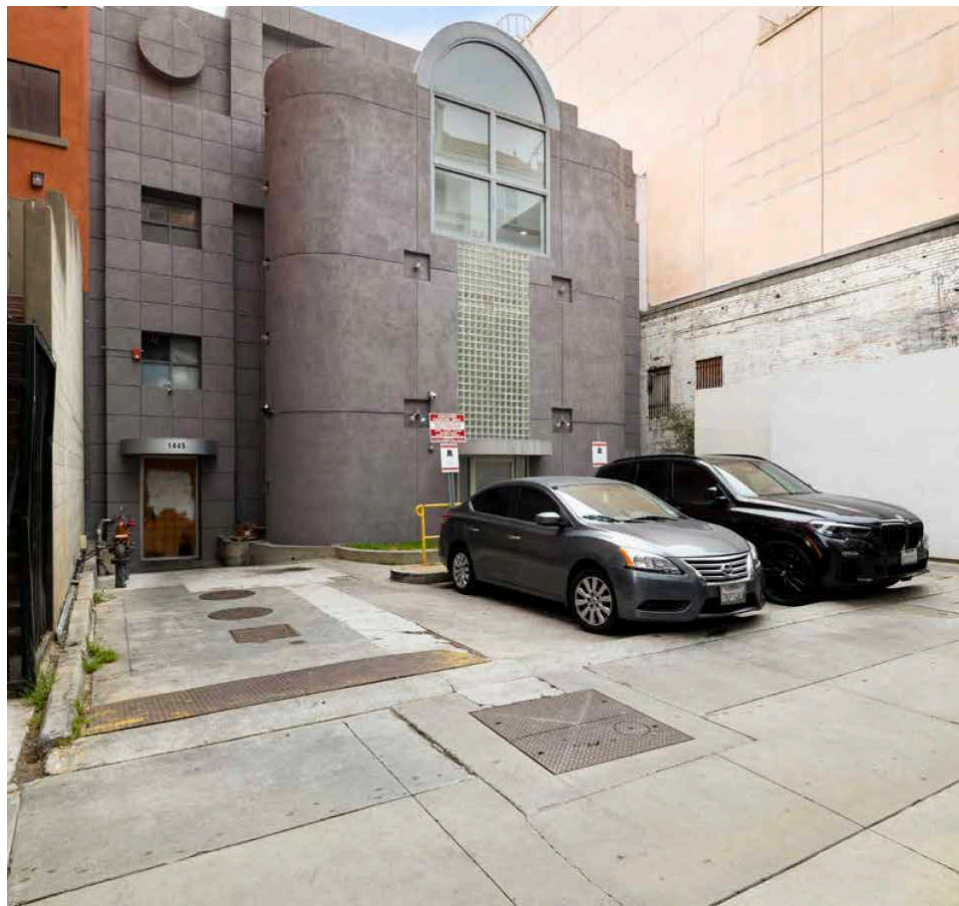
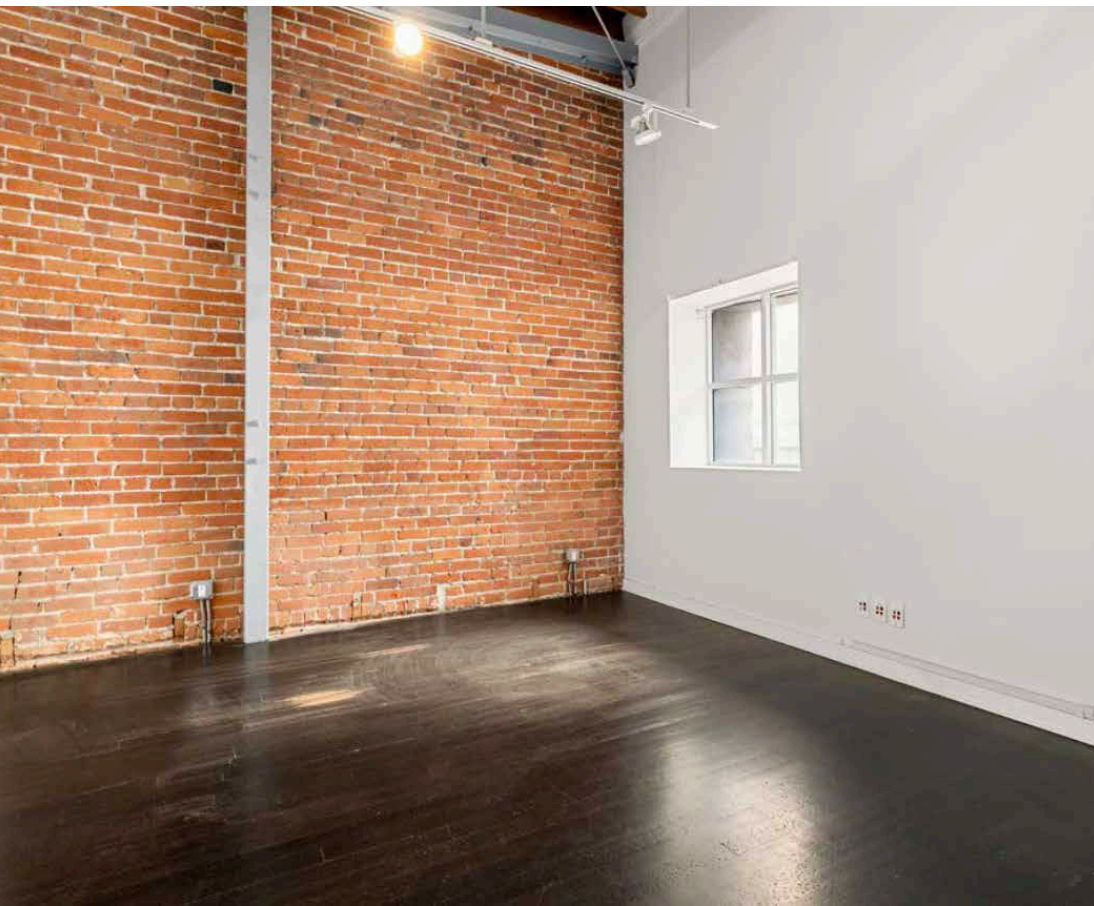
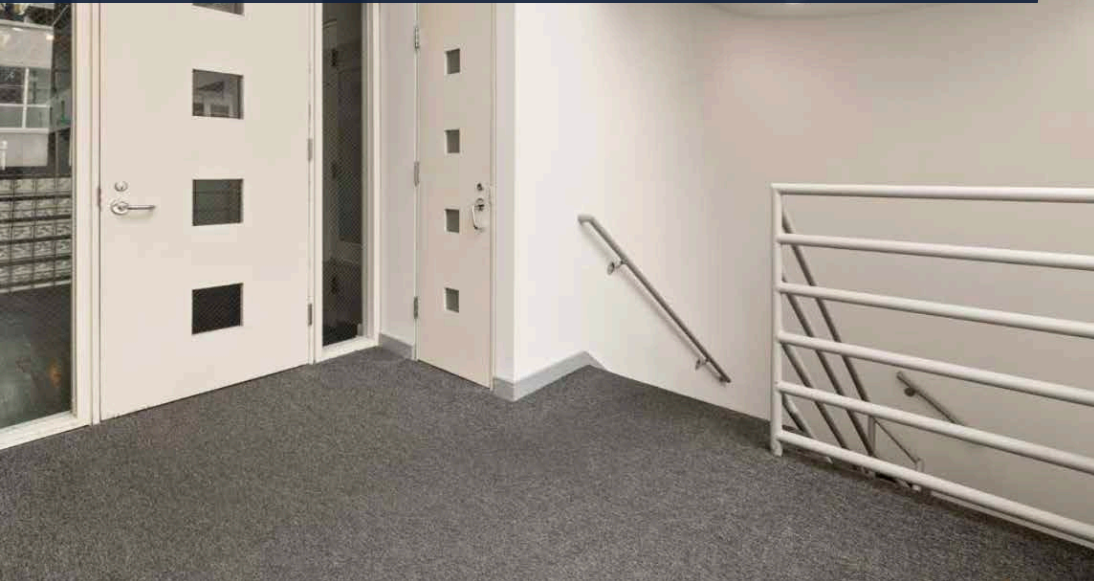
- + For Lease or For Sale
- + Asking Rent: \$30,000 + NNN
- + CUP Allows for the use of Full Liquor — ABC Type-47 Liquor License
- + Asking Sale Price for Real Estate: Negotiable
- + Restaurant and Office Penthouse individually for Lease
- + Restaurant Space: Appx 7,500 SF inclusive of 1,395 SF Mezzanine & 1,150 SF Recessed Patio. Additionally there is appx 200 SF of Exterior Patio Rented from the City
- + 2nd Floor Penthouse Office: Appx 6,000 SF. Ideal for a Owner-User
- + Building Size: Appx 13,485 SF
- + APN: 4291-018-015



1st Floor Restaurant Photos

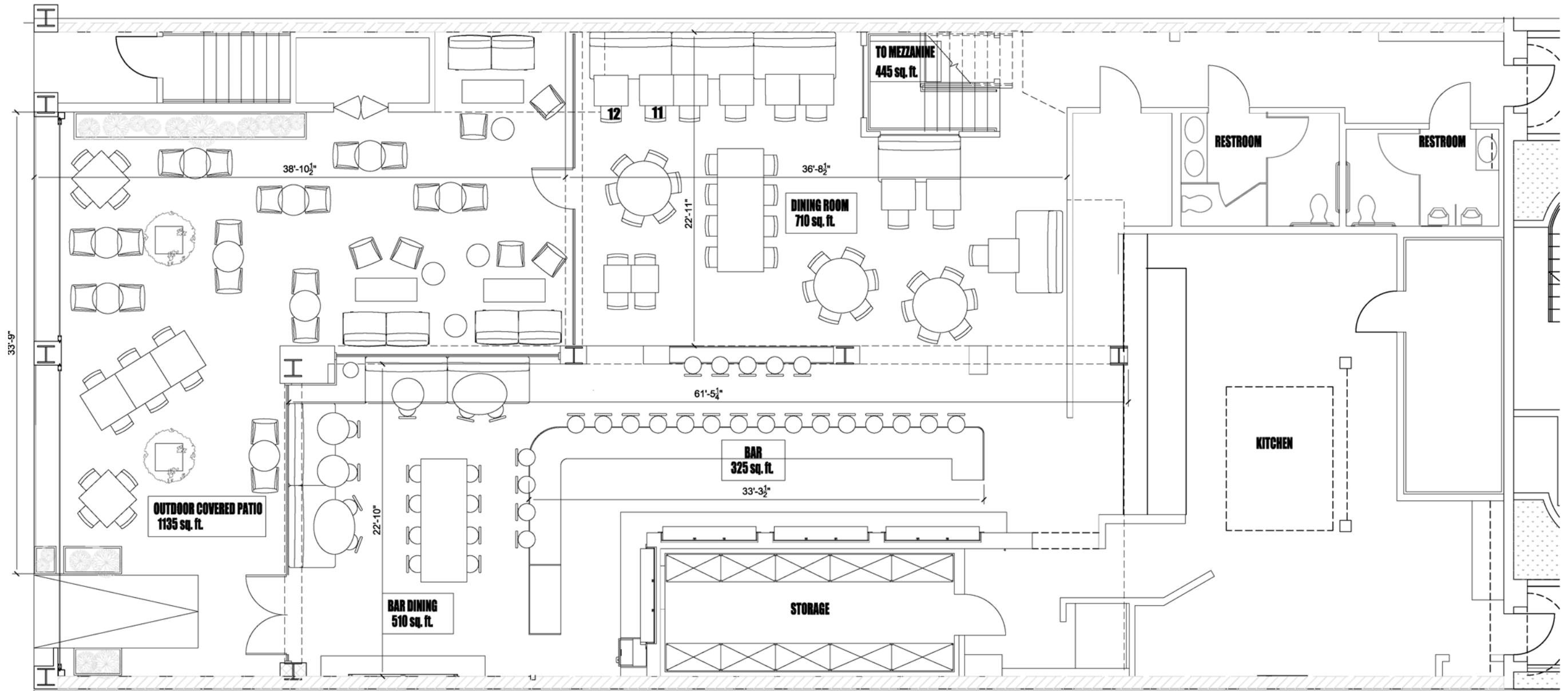


2nd Floor Office Photos

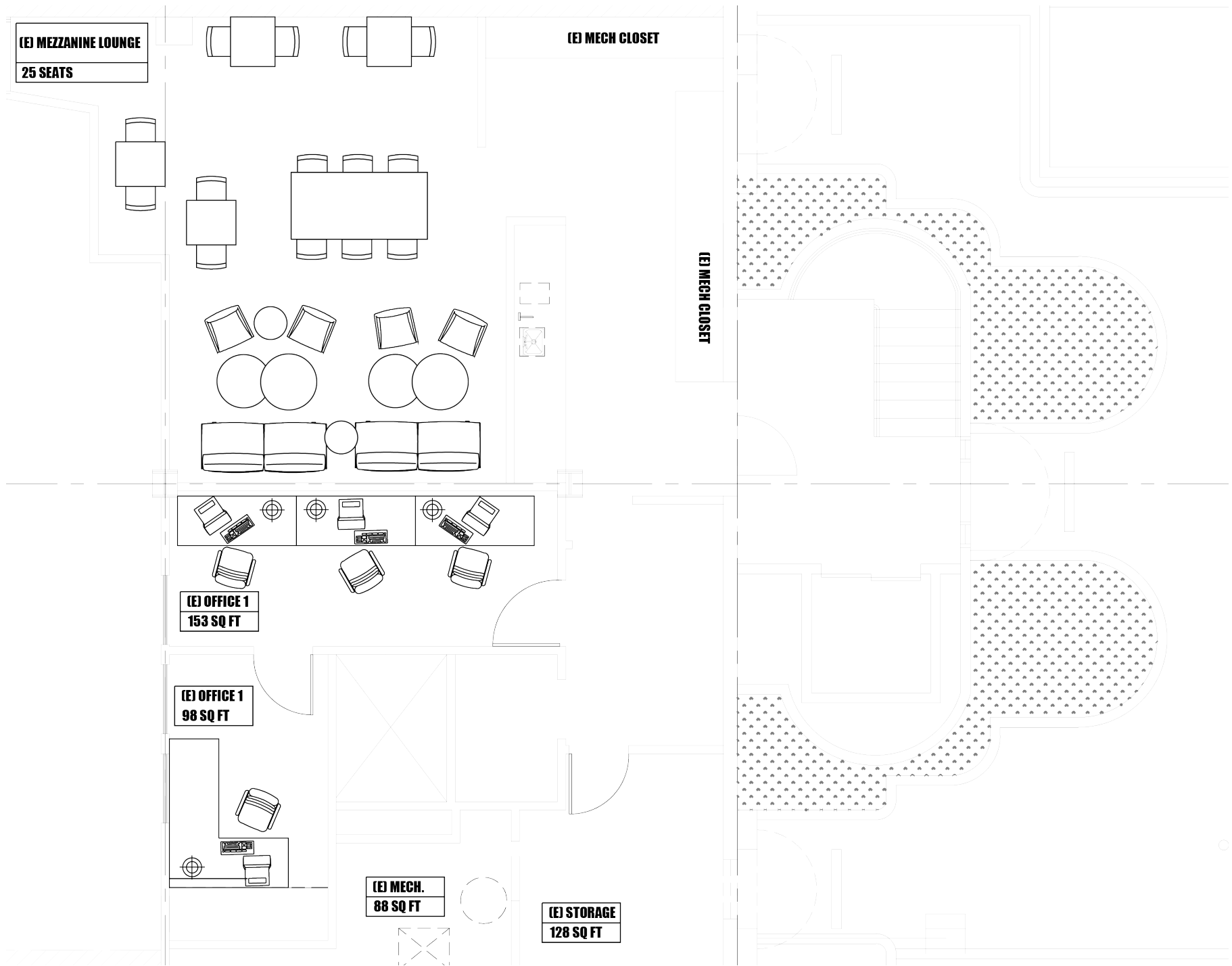


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Restaurant Floor Plan - 1st Floor



Restaurant Floor Plan - Mezzanine









PUBLIC PARKING

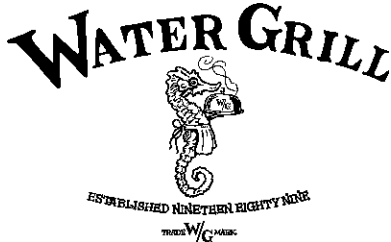
SUBJECT PROPERTY

Santa Monica Demographics

	1 Mile	2 Miles	3 Miles
 Total Population	36,015	91,388	167,013
 Median Age	44	44.3	43.8
 Total Spending on Restaurants	\$196.1 M	\$470 M	\$529 M
 Average Household Income	\$129,221	\$136,302	\$142,366



Neighboring Hot Spots



Surrounding Neighborhoods



Neighboring Destinations

Palisades Park



Over 20 Hotels within a Square Mile!



Georgian Hotel

A Luxury Shopping Center Offering Premier Shops, Restaurants & Experiences



Santa Monica Place Mall

Appx 25,621 Pedestrians per day on the Promenade



Third Street Promenade

Open Wednesdays & Saturdays Appx 10,000 Visitors Per Week



Santa Monica Farmers Market

Santa Monica Pier



Over 9 Million Visitors Annually

1441-1445 4th St.

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AVAILABLE FOR SALE & LEASE

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