

Downtown Santa Monica · Two blocks from Pacific Ocean



Restaurant Space For Lease

1422 2nd Street, Santa Monica, CA 90401



The proposed rendering is intended for illustrative purposes only and remains subject to formal review and approval.

Available

Size:	±1,708 SF
Rent (PSF/Mo., NNN):	\$6.00
NNN (PSF/Mo.):	±\$0.95
Term:	Five to Ten Years

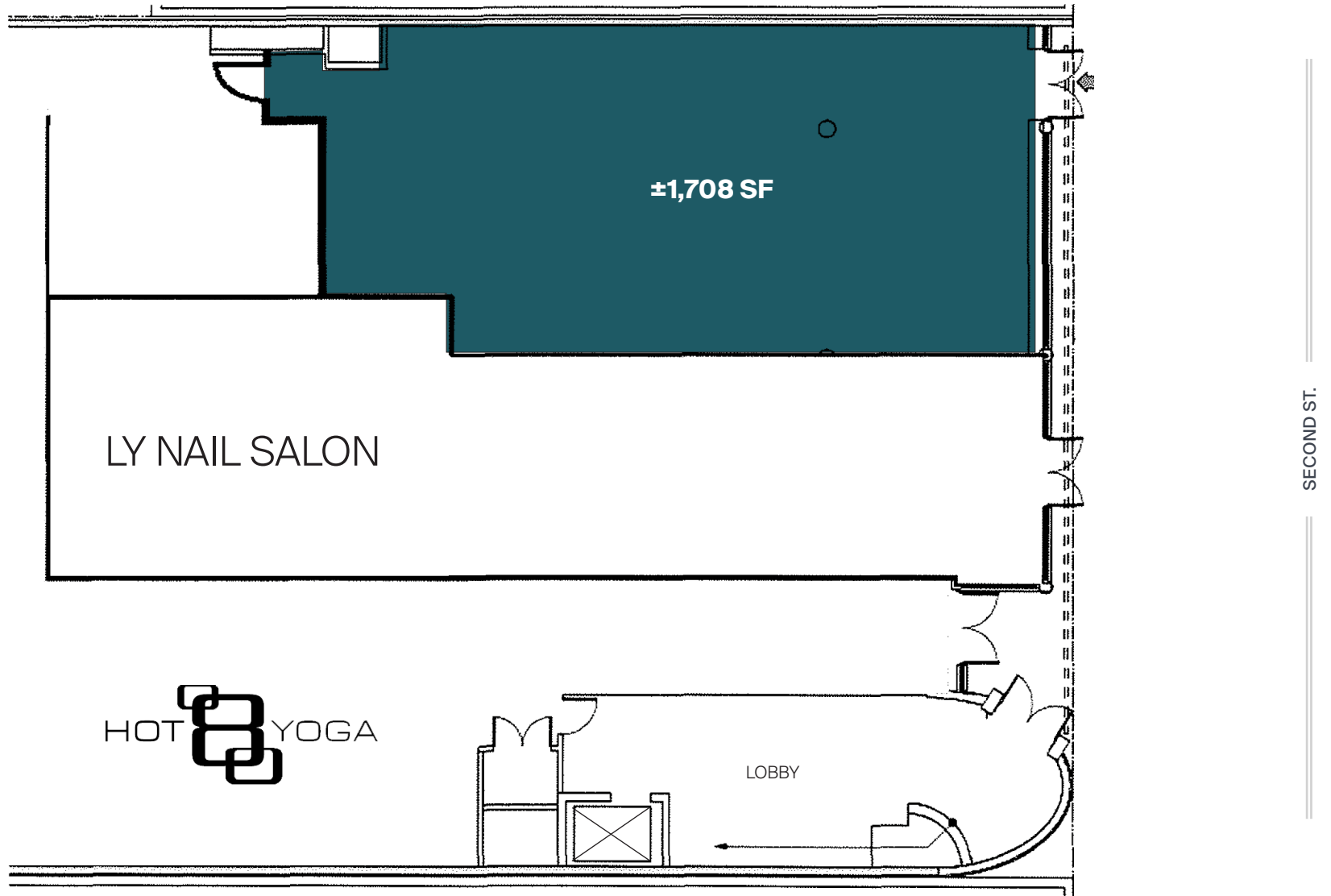
Features

- ▶ Move-in ready non-hooded quick service restaurant space
- ▶ Surrounded by well-known fitness concepts and trendy restaurants
- ▶ Incredible retail, services and dining nearby including: Apple, Lululemon, Anthropologie, Fogo de Chao and more
- ▶ Arte Museum (±48,000 SF) coming soon to Santa Monica Place
- ▶ Close proximity and walking distance to the Fairmont, The Santa Monica Proper Hotel, The Viceroy, Shutters, and The Beacon
- ▶ More than 2,200 Santa Monica city employees, ±3,124 multifamily units, and ±4.02 million square feet of office space in the area
- ▶ Steps away from public parking structure 6 (757 spaces; First 90 minutes free)
- ▶ Two blocks from the iconic Santa Monica Pier and the Pacific Ocean

Prospective tenants are hereby advised that all uses are subject to City approval



Available



Interiors

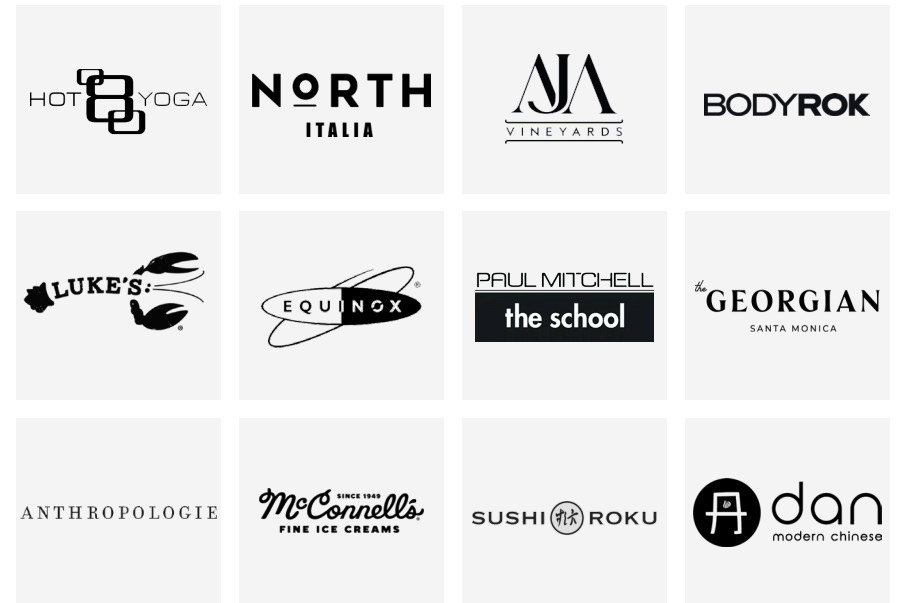
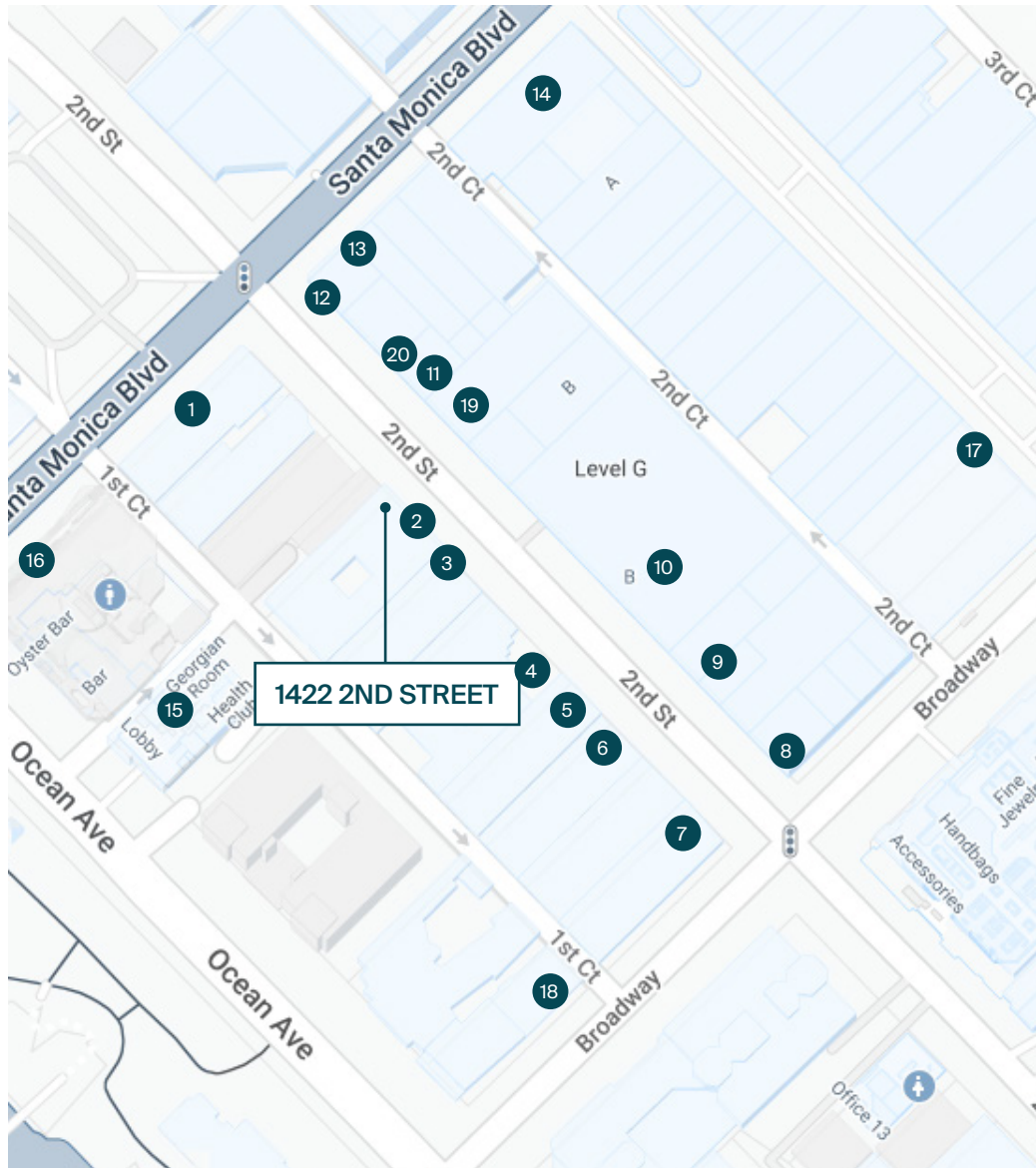


Mezzanine



Surrounding Tenants on Second Street

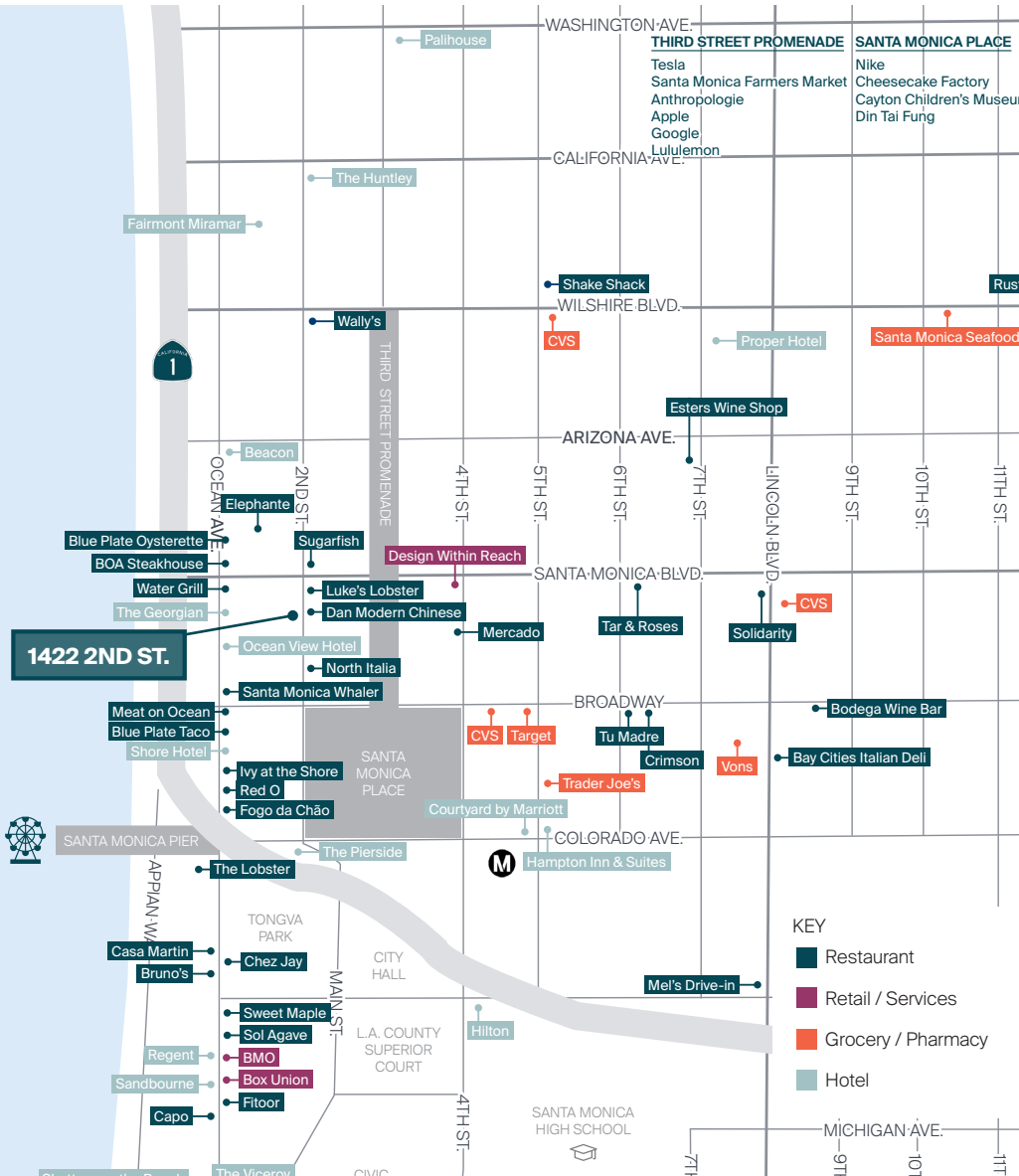
Notable tenants closest to 1422 2nd Street



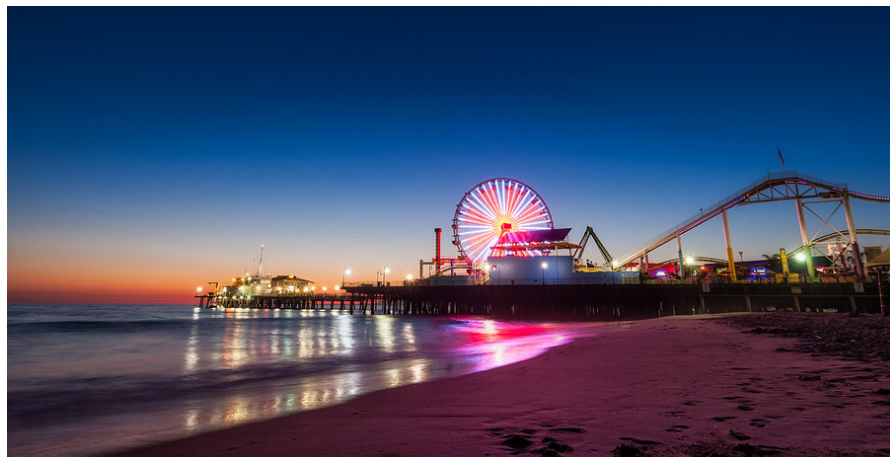
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|-------------------------------|------------------------|
| 1. Ye Olde King's Head Tavern | 11. Dan Modern Chinese |
| 2. Hot 8 Yoga | 12. Luke's Lobster |
| 3. Second Street Place | 13. Little Japan |
| 4. Rapp's Saloon | 14. Anthropologie |
| 5. North Italia | 15. The Georgian |
| 6. Paul Mitchell | 16. Sushi Roku |
| 7. Sand 'N Surf | 17. McConnell's |
| 8. The Independence | 18. Joe's Pizza |
| 9. Bar Chloe | 19. AJA Vinyards |
| 10. Espresso Cielo | 20. BodyRok Pilates |

Premier Santa Monica Location

One of LA's most coveted submarkets, blending residential stability with vibrant commercial energy



Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	7,696	32,729	88,547
2030 Projected Population	8,300	32,613	86,843
2020 Census Population	6,174	31,292	87,805
2010 Census Population	4,957	29,079	84,287
Projected Annual Growth 2025 to 2030	1.6%	-	-0.4%
Historical Annual Growth 2010 to 2025	3.5%	0.8%	0.3%
2025 Median Age	40.1	41.6	42.5
HOUSEHOLDS			
2025 Estimated Households	4,970	19,562	47,390
2030 Projected Households	5,401	19,585	46,548
2020 Census Households	3,936	18,163	45,574
2010 Census Households	3,233	17,424	44,719
Projected Annual Growth 2025 to 2030	1.7%	-	-0.4%
Historical Annual Growth 2010 to 2025	3.4%	0.8%	0.4%
RACE & ETHNICITY			
2025 Estimated White	58.3%	64.1%	64.0%
2025 Estimated Black or African American	9.1%	6.1%	5.5%
2025 Estimated Asian or Pacific Islander	12.5%	11.5%	11.3%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2025 Estimated Other Races	19.4%	17.9%	18.5%
2025 Estimated Hispanic	23.4%	22.0%	22.5%
INCOME			
2025 Estimated Average Household Income	\$169,602	\$172,132	\$197,853
2025 Estimated Median Household Income	\$112,288	\$114,552	\$124,287
2025 Estimated Per Capita Income	\$110,798	\$103,504	\$106,332
EDUCATION			
2025 Estimated High School Graduate	7.2%	8.3%	8.3%
2025 Estimated Some College	8.3%	9.0%	9.9%
2025 Estimated Associates Degree Only	4.4%	4.8%	5.3%
2025 Estimated Bachelors Degree Only	51.9%	43.3%	40.6%
2025 Estimated Graduate Degree	24.8%	29.8%	30.6%
BUSINESS			
2025 Estimated Total Businesses	2,590	4,166	9,388
2025 Estimated Total Employees	23,511	35,323	75,815
2025 Estimated Employee Population per Business	9.1	8.5	8.1
2025 Estimated Residential Population per Business	3.0	7.9	9.4

Your trusted *partners*

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