

**BAR | NIGHTCLUB | CAFE
FOR LEASE**

1301 5th STREET
santa monica

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A rare opportunity for
a nightlife operator
to create an exclusive
after dark destination

LEASE DETAILS

1301 5TH STREET
SANTA MONICA, CA 90401

Westside bar with permitting in place to operate as a nightclub. Highly desirable corner of Arizona Avenue and 5th street.

- *CUP for operations until 2AM*
- *Potential for liquor licenses 48 + 58*
- *2nd Gen bar: formerly Canary Club*

SIZE 3,000 SF

RATE \$14,999/mo. / (\$4.99/SF) + NNN
(nets approx \$.95/SF)

TERM Negotiable

LISTING TEAM



JAKE ZACUTO

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TURN KEY 2ND GEN NIGHTCLUB

Designed for style, energy, and immediate impact the space is ideal for an operator looking for a plug and play opportunity. *Occupancy: 212 persons*

PRIME SANTA MONICA LOCATION

Just steps from the beach, Third Street Promenade, and the neighborhoods top hotels including; The Fairmont, The Proper, and The Huntley, this is one of LA's busiest pedestrian districts.

HIGHLY DESIRABLE CORNER

Excellent signage opportunity and visible frontage. Strong foot traffic ensures maximum exposure and brand presence.



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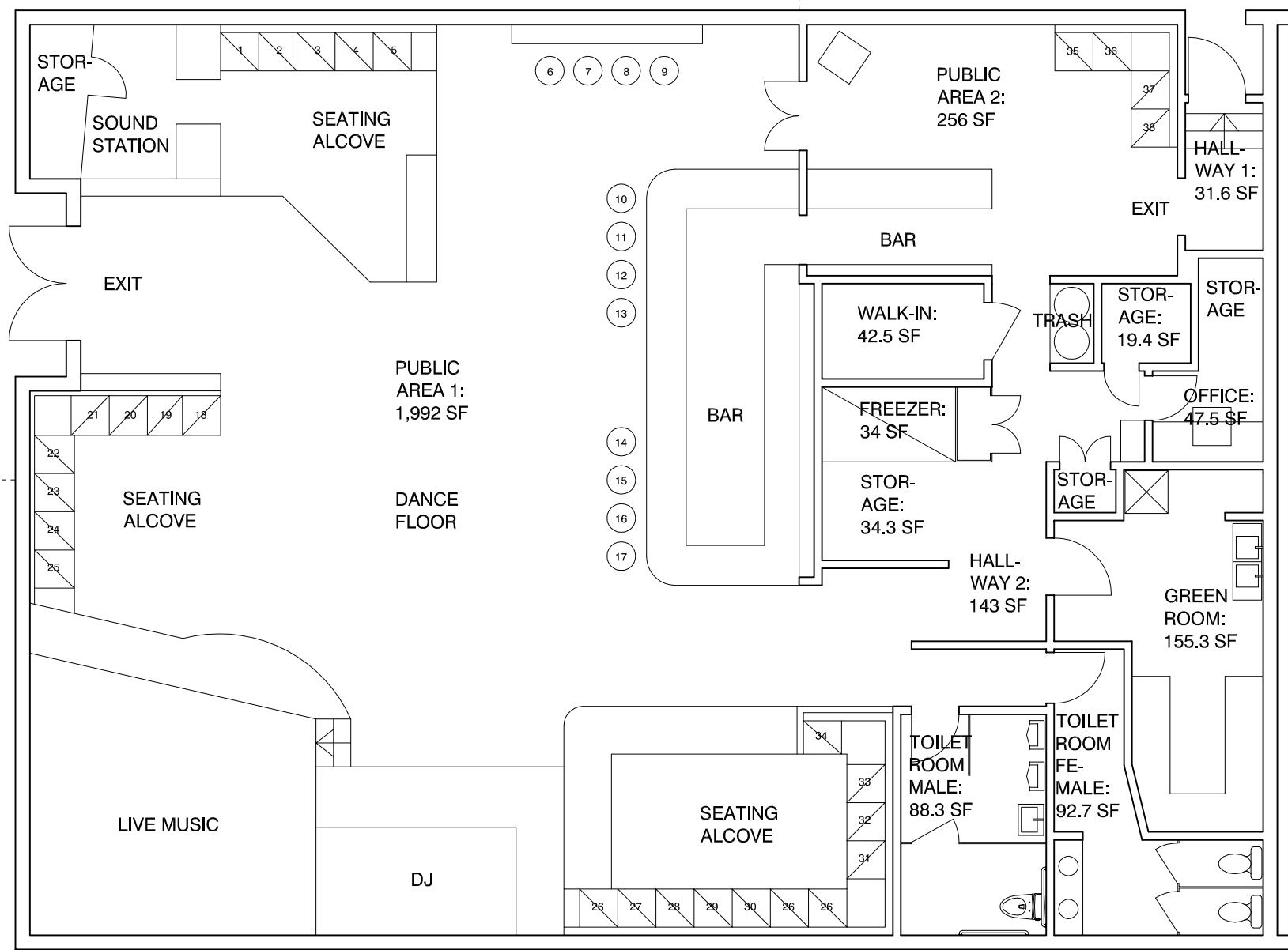
**HARD
CORNER**
ON ARIZONA
+ 5TH STREET
STEPS TO THE BEACH



1301 5TH STREET, SANTA MONICA, CA 90401









And it's there to be shared with you.

CAFE CONCEPT

1301 5th Street presents a rare opportunity to create a distinctive all-day café, bakery, coffee shop, or specialty food concept in a prime Santa Monica location.

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- The property offers an opportunity for a complete repositioning, as ownership is prepared to invest in substantial tenant improvements to transform the space for a qualified operator. Create a bright, welcoming environment designed around daytime and early-evening use.

 - Excellent fit for a concept serving the neighborhood throughout the day rather than relying solely on evening traffic

 - The vision is a neighborhood-driven destination that can accommodate morning coffee and pastries, breakfast, lunch, casual meetings, grab-and-go service, and afternoon dining—with the flexibility for an operator to bring its own identity and concept to the space.



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Rendered image

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1301 5th
STREET
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AMENITIES WITHIN A FEW BLOCKS

ENTERTAINMENT & AMENITIES



SANTA MONICA
PIER



SANTA MONICA
PROPER
HOTEL



Santa
Monica
Farmers
Market



EQUINOX



Palisades
Park

VICEROY
SANTA MONICA

NOTABLE RESTAURANTS

HILLSTONE



RETAIL



patagonia®

Wilson®

TESLA



alo yoga

IN GOOD COMPANY

A PREMIER WESTSIDE ENTERTAINMENT DESTINATION

1301 5TH STREET, SANTA MONICA, CA 90401



📍 BUNGALOW



📍 BARNEYS BEANERY



📍 MICHAEL'S



📍 THE PROPER HOTEL



📍 SAN VICENTE BUNGALOWS



📍 THE GEORGIAN

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