

304 Santa Monica Boulevard

- Santa Monica -

Sublease/Assignment

Retail

Fast food/Restaurant

Tenzer



Barbara Tenzer License# 01235150
310.395.8383 / B.TenzerCommercial@gmail.com

Tenzer Commercial Brokerage Group, Inc.
1334 Third Street Promenade, Suite 306
Santa Monica, CA 90401



Premises

304 Santa Monica Boulevard

304 Santa Monica Boulevard is located in the center of Downtown Santa Monica. One block from The Third Street Promenade, Santa Monica's prime retail district, surrounded by a dynamic mix of boutiques, restaurants, and entertainment options.

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PREMISES

Approx. 1,600 rentable sf.
Frontage. 24 ft.

RENTAL AND TRIPLE NETS

Contact Barbara

OCCUPANCY

Immediate

TERM

2022 - Can extend the term with landlord

PARKING

There are six Santa Monica public parking structures with 90 minutes free surrounding the Third Street Promenade.

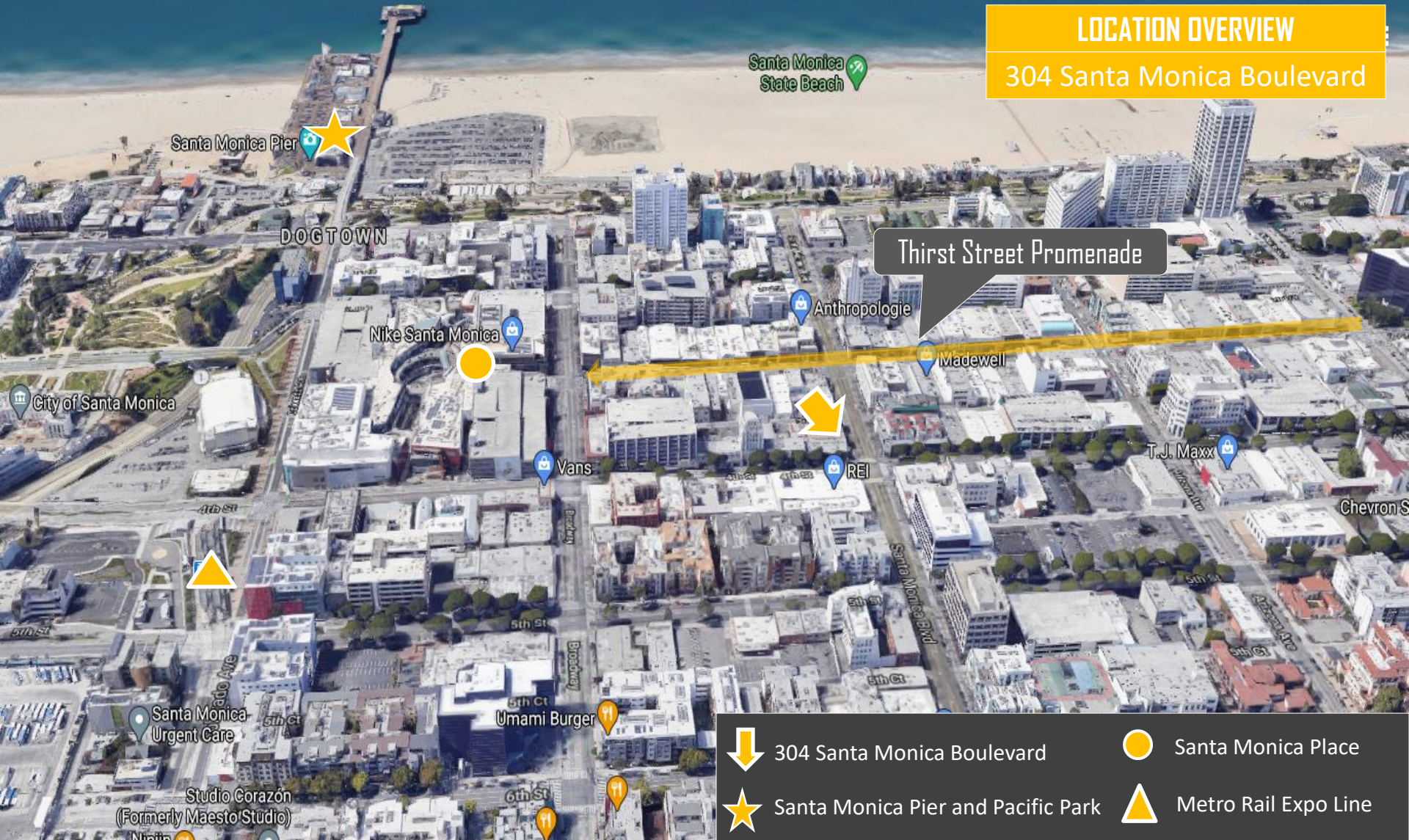
COMMENTS

- Approximately 100 feet from the famous Third Street Promenade.
- National retailers, restaurants, and theatres a few steps away.
- Great frontage.

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LOCATION OVERVIEW

304 Santa Monica Boulevard



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Santa Monica Place



Santa Monica Pier and Pacific Park



Metro Rail Expo Line

304 Santa Monica Boulevard is located in the heart of The Downtown Santa Monica just steps away from The Third Street Promenade, two blocks from the Expo Line Stop which brings volumes of commuters, tourists, and shoppers to the prestigious outdoor retail environment of Downtown Santa Monica and the surrounding streets. Downtown Santa Monica attracts nearly 24 million visitors each year. Spending reached roughly \$1.9 billion annually and consist of approximately 60% tourists and 40% locals. Planned developments along the Expo Line will add approximately 525 housing units just blocks away.