

FOR LEASE - 2nd Generation Restaurant

1212 Third Street Promenade



Tenzer Commercial Brokerage Group

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PREMISES

Approx. 7,500 SF – Ground Floor

Approx. 5,000 SF – Mezzanine

Approx. 12,500 Total SF

Approx. 50 feet of frontage

RENTAL RATE

\$75,000 per month + NNN (approx. \$1.00 per SF)

TERM

5 Years - Negotiable

FEATURES

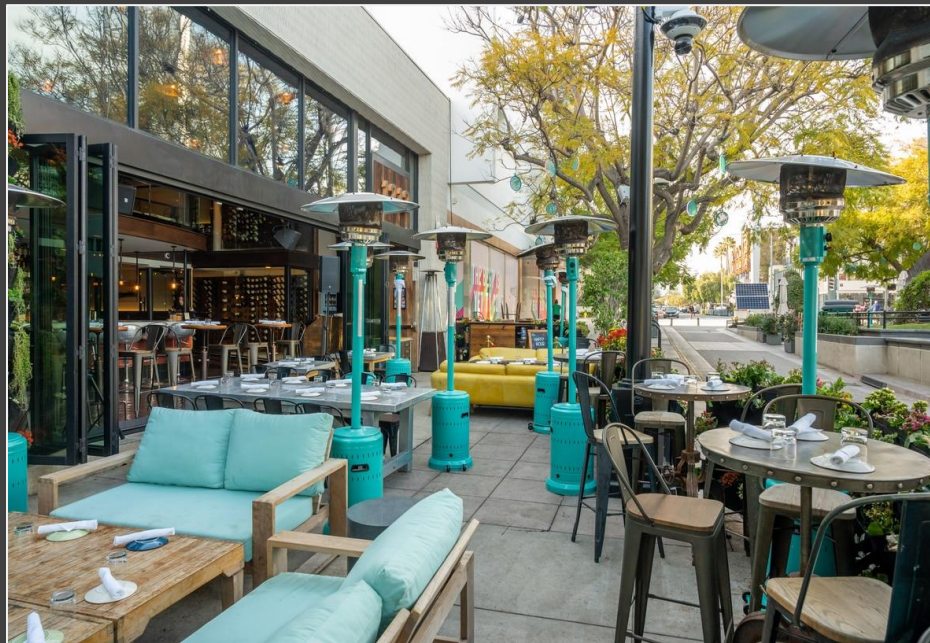
- Turnkey – 2nd Generation Restaurant
- Prime location
- Type 47 License available for purchase
- CUP Entertainment License
- Key money negotiable
- 2 Bars – ground level & mezzanine
- High ceilings
- Excellent condition
- Stage and sound system
- Large projector screen and multiple TV's
- List of restaurant equipment upon request
- Outdoor dining available with a separate license agreement from the City of Santa Monica.

PARKING

90 minutes of free parking available at all 8 public parking structures surrounding the Promenade.

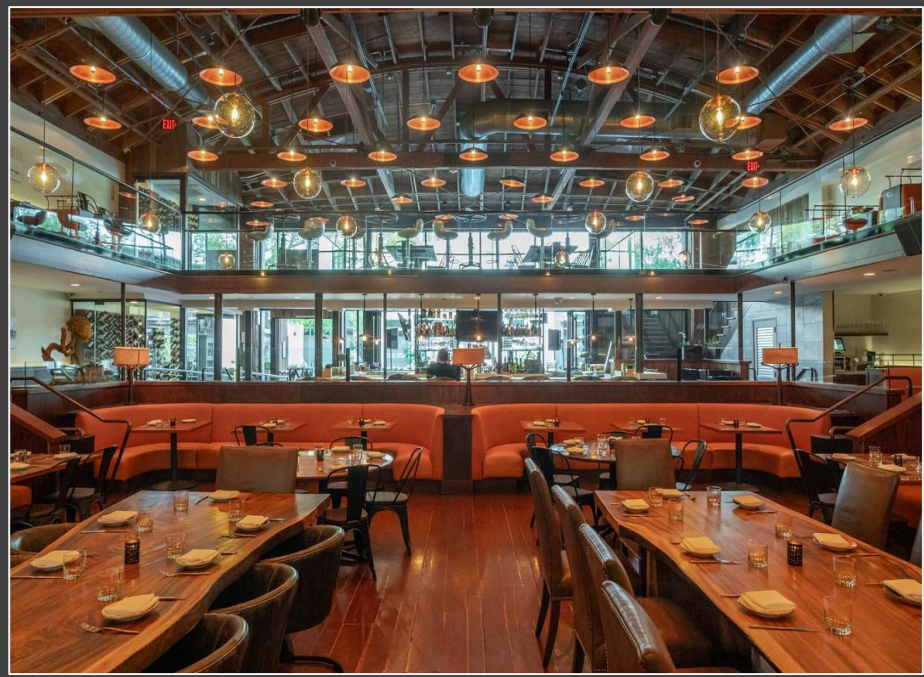
Island Bar



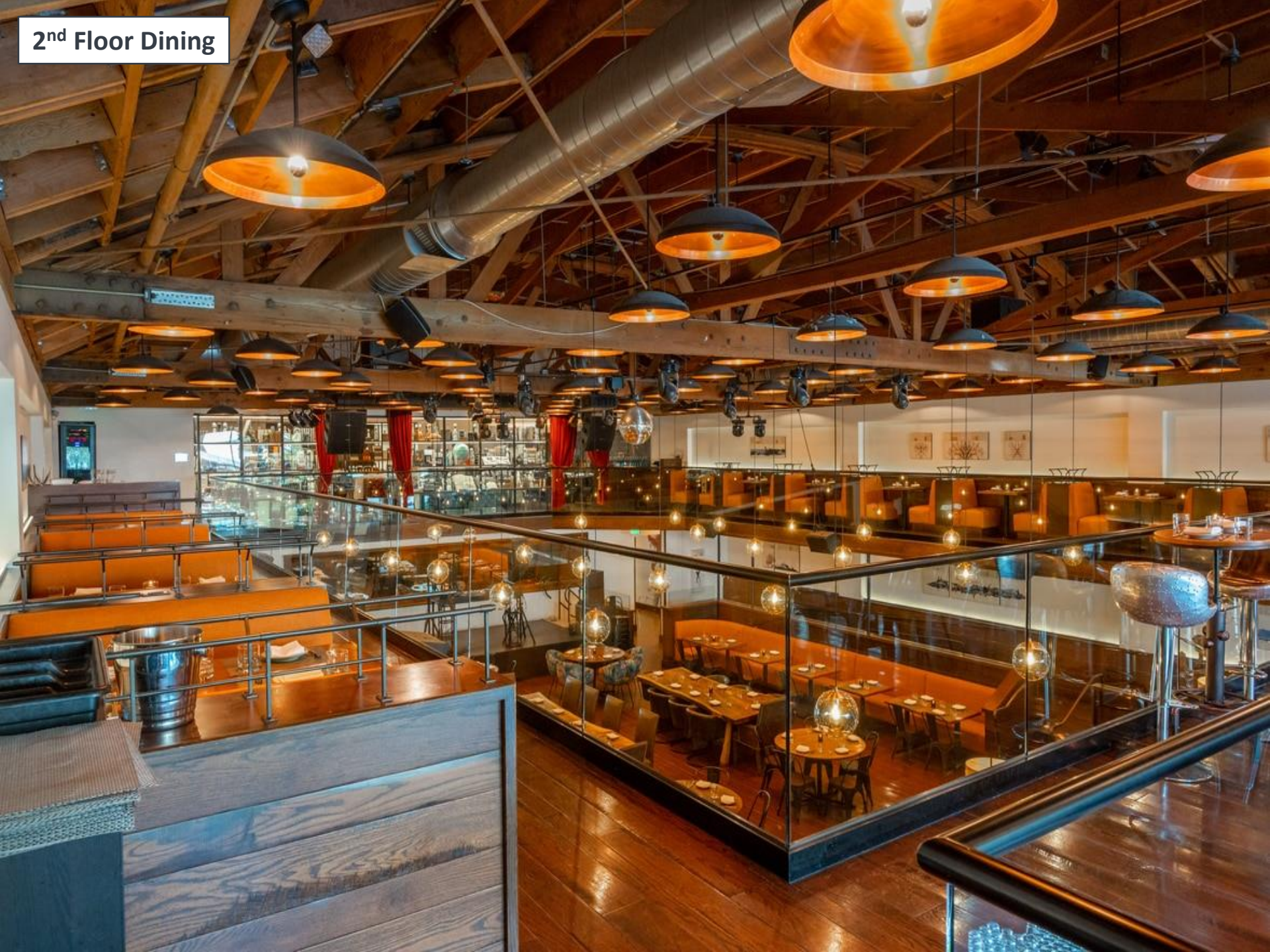


Ground Floor Dining





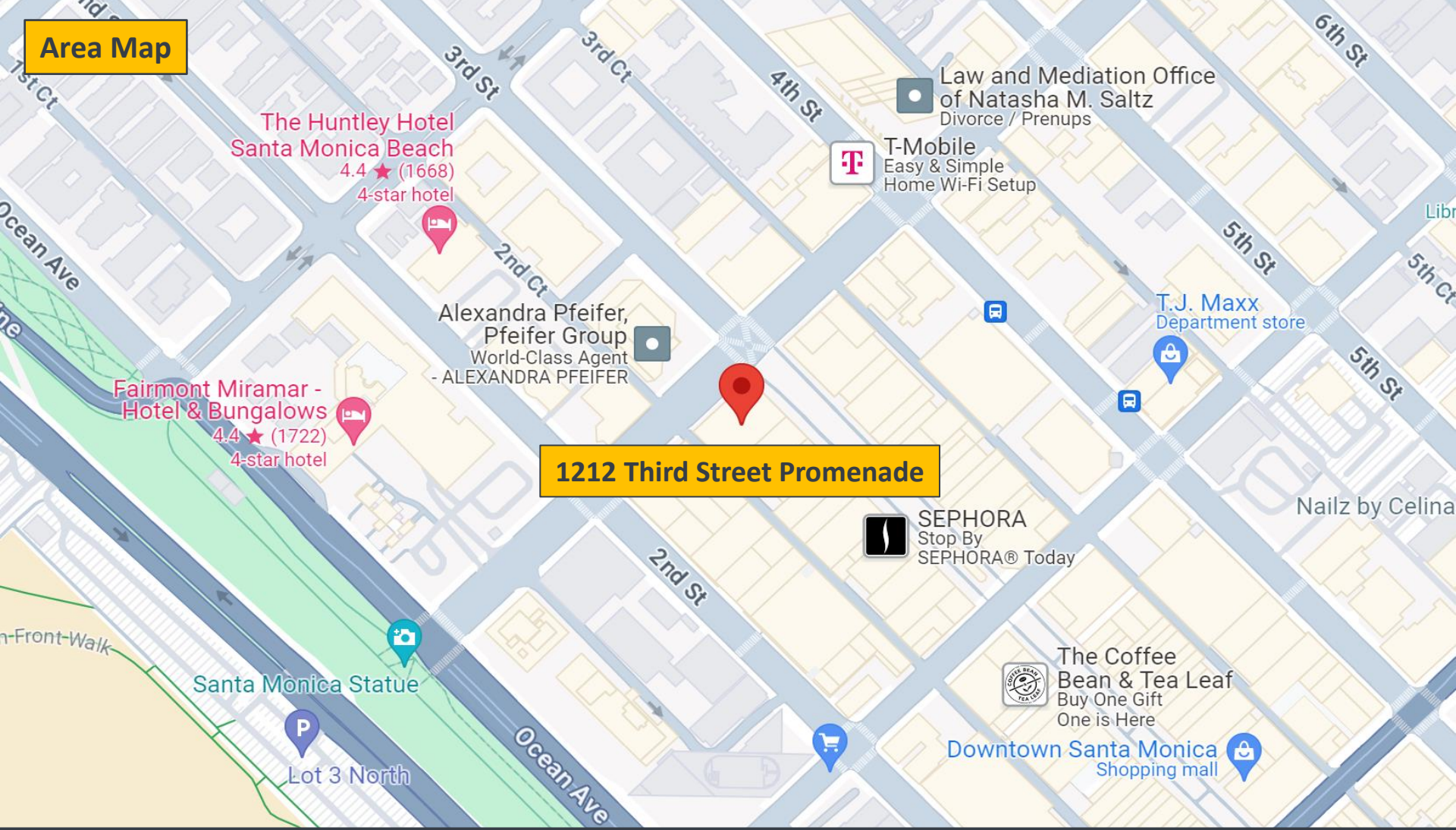
2nd Floor Dining



Private Room & Bar



Area Map



The 1200 block of the Third Street Promenade, where this restaurant is located, is in the Arts & Entertainment district of the Promenade.

Surrounding neighbors include Wally's, The Bungalow at the Fairmont Hotel, Hillstone's, California Pizza Kitchen, Chipotle, John Reed Fitness, Dr Martens, Sephora, Gyu-Kaku, Casa Martin, Cabo Cantina, Picklepop, Burn Fitness, Istanbul Home, Ugo Trattoria, Footlocker, Candles on Tap and much more!