

Restaurant For Lease

316 Santa Monica Blvd, Santa Monica



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Rental Rate: \$8.50 SF/ per month

Size: Approx. 1,776SF

Lease Term: Ten years (negotiable)

Triple Nets: Approx. \$1.10 /SF per month
Taxes: approx. \$10,400/ year
Insurance approx: \$5,796/ year
Management & Maintenance: \$7,246/year

Availability: Negotiable

Ceiling Height: Approx. 14 ft.

Comments: Half a block from Third Street Promenade. The restaurant has a beer and wine license and two restrooms. It works for fast-casual dining. High foot traffic.

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This Statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable

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This restaurant space is located at Santa Monica Blvd between 4th and Third Street Promenade, considered one of the premier retail and entertainment destinations in Los Angeles.

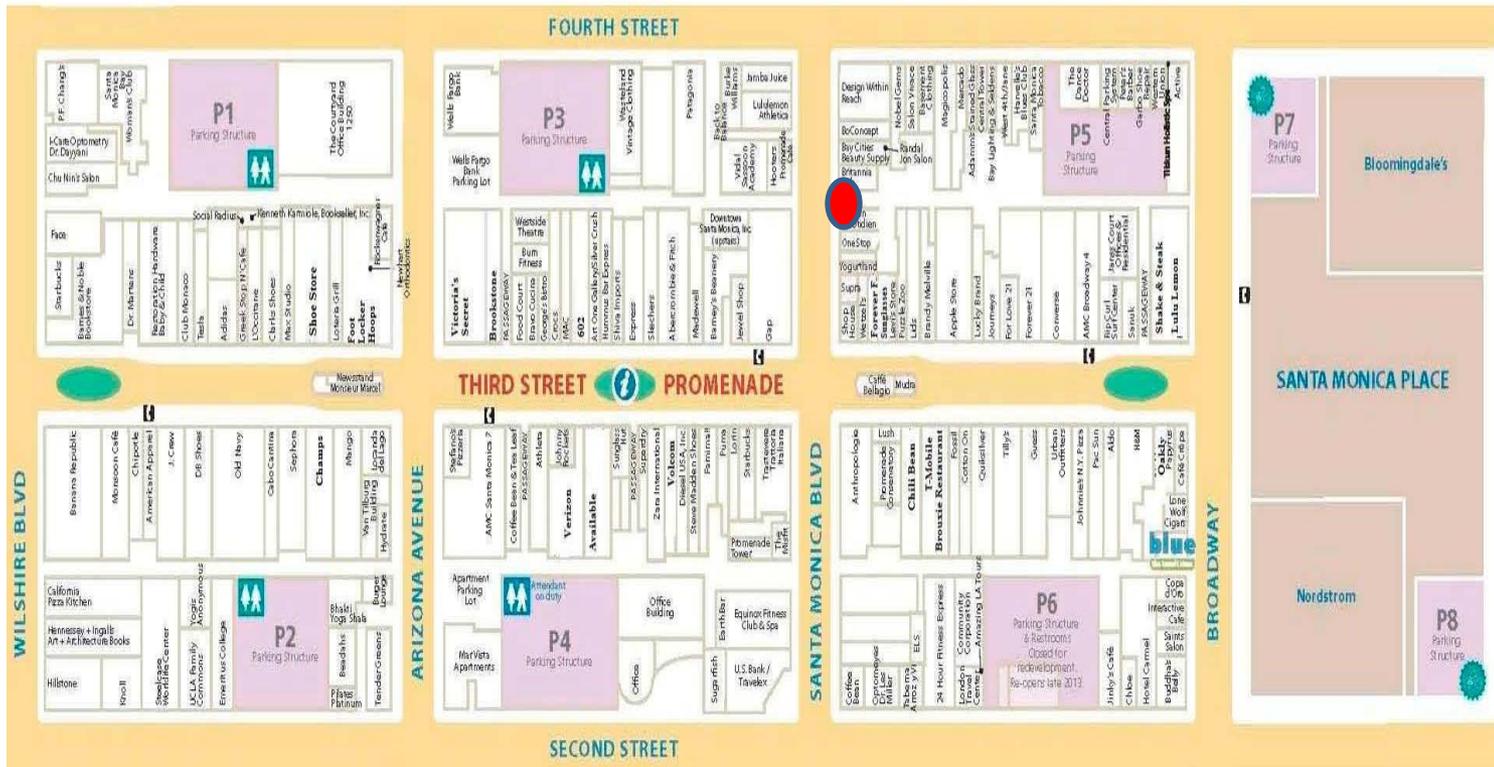
The famous Third Street Promenade, an open air, pedestrian-only street features dozens of retailers, offers great street entertainment as well as outdoor movie screenings and a weekly farmers market. There are also more than a hundred restaurants in the downtown area.

The Third Street Promenade attracts nearly 24 million visitors each year who are drawn to the shopping, dining, theaters and live street performers. These visitors spend approximately \$1.6 billion annually and consist of approximately 60% tourists and 40% locals.

The Expo Light Rail Line is just a few blocks away giving you the ability to come to Santa Monica without driving.

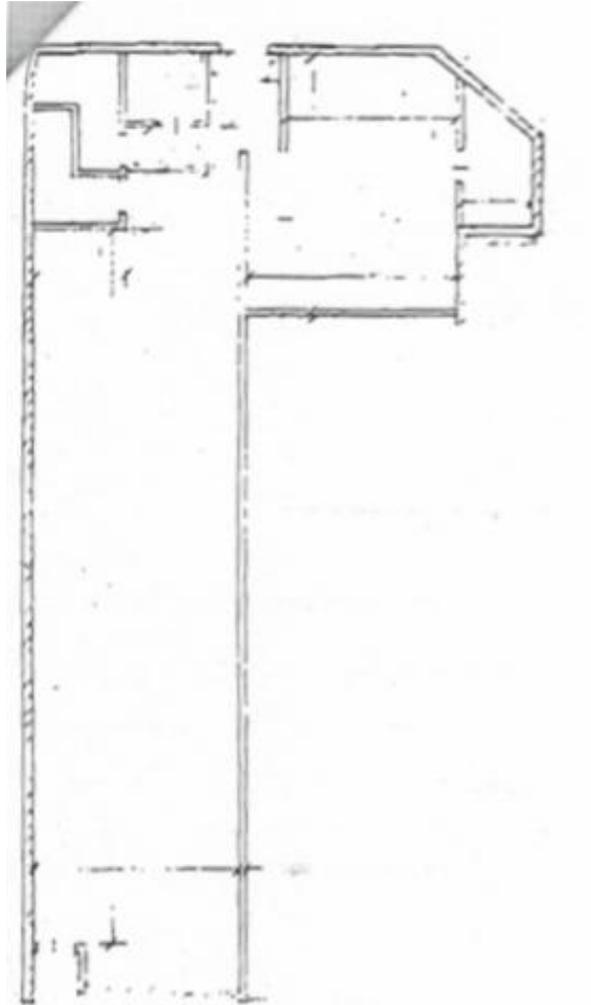
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