

FOR LEASE

TURN-KEY RESTAURANT ADJACENT TO ST JOHN'S HOSPITAL
2461 SANTA MONICA BLVD. | SANTA MONICA, CA 90404



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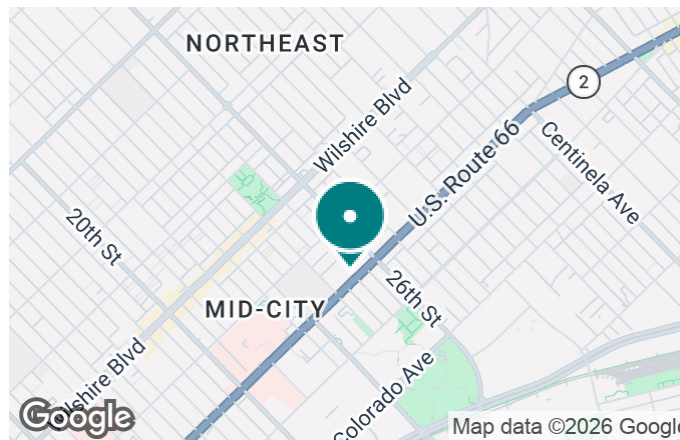
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

TURN-KEY RESTAURANT ADJACENT TO ST JOHN'S HOSPITAL | 2461 SANTA MONICA BLVD., SANTA MONICA, CA 90404

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FEATURES & AMENITIES

- ±1,492 SF Turn-Key Restaurant In CVS-Anchored Center
- Currently Occupied by San Sai Japanese Grill (Lease Expires 2027 – Do Not Disturb Tenant)
- Bustling, Heavily Trafficked Center
- Co-Tenancy Includes Starbucks, Subway, Jamba Juice + Fantastic Sams
- Monument Sign Opportunity
- Ample Parking in Sprawling Lot With Access From Both Cross Streets and The Rear Alley
- Major Signalized Intersection – Santa Monica Blvd + 26th St
- Prime Santa Monica Location
- Adjacent to St. John's Hospital – 1,200 Employees + 12,000 Patients

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	20,402	130,623	242,551
Total Population	39,904	252,147	479,373
Average HH Income	\$123,627	\$138,597	\$140,050

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

±1,492 SF turn-key restaurant space (currently occupied by San Sai Japanese Grill – Do Not Disturb Tenant). CVS + Starbucks-anchored retail shopping center at the major signalized intersection of Santa Monica Boulevard and 26th Street in prime Santa Monica. Additional A+ tenants include Subway, Jamba, and Fantastic Sams. The property features a sprawling on-site parking lot, a rare area amenity, convenient access from both cross streets, and monument signage opportunity. Adjacent to St. John's Hospital with 1,200 employees and 12,000 patients.

LOCATION DESCRIPTION

Sizable retail shopping center situated at a major Santa Monica area intersection – NWC of Santa Monica & 26th. Close to 3 hospitals. Strong traffic counts, with ±44k CPD. Surrounded by numerous national tenants. Affluent community with high annual household income.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,492 SF
Building Size:	8,000 SF

SPACES	LEASE RATE	SPACE SIZE
E	Negotiable	1,492 SF

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SITE PLANS

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ADDITIONAL PHOTOS

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RETAILER MAP

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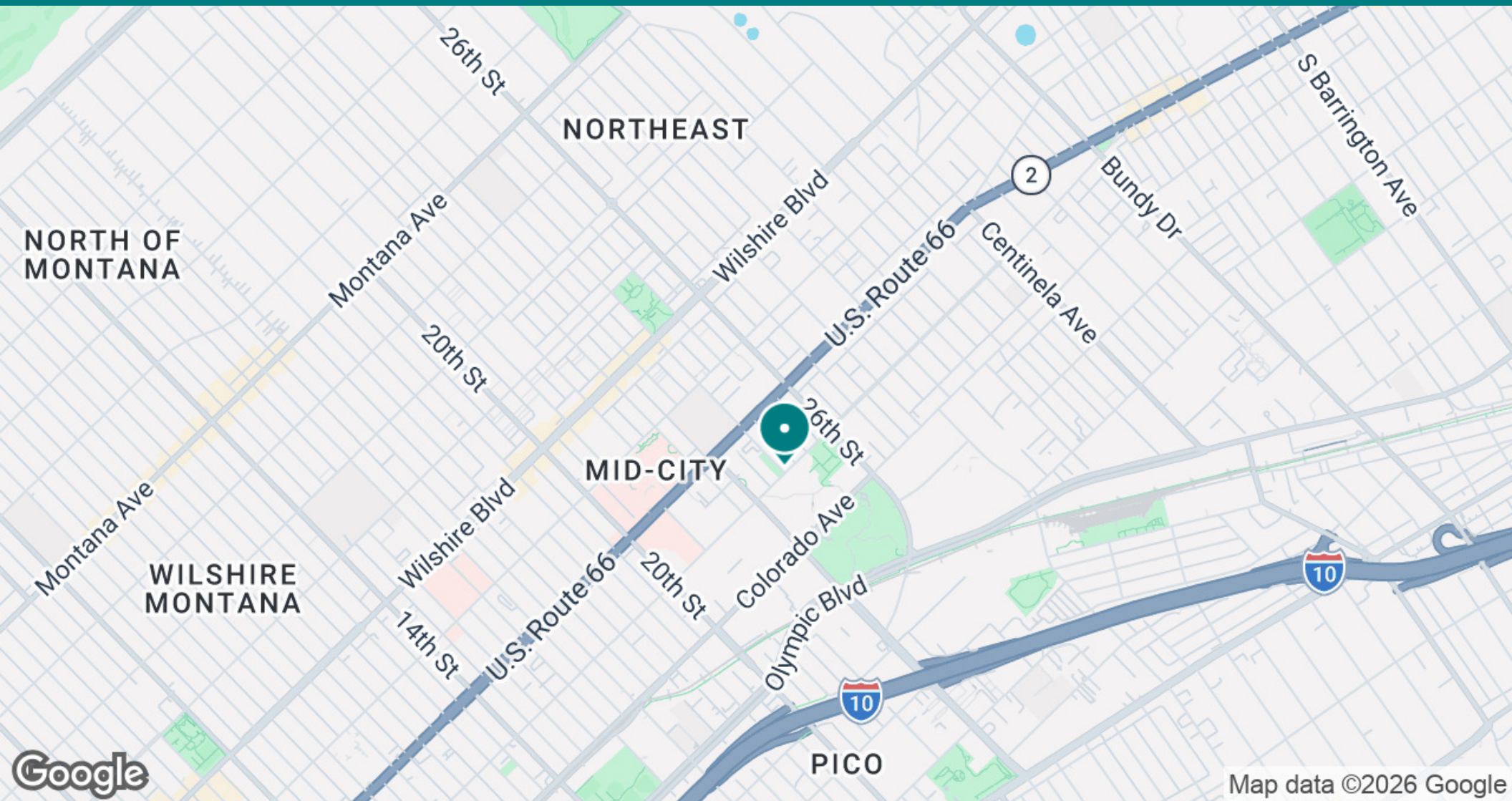
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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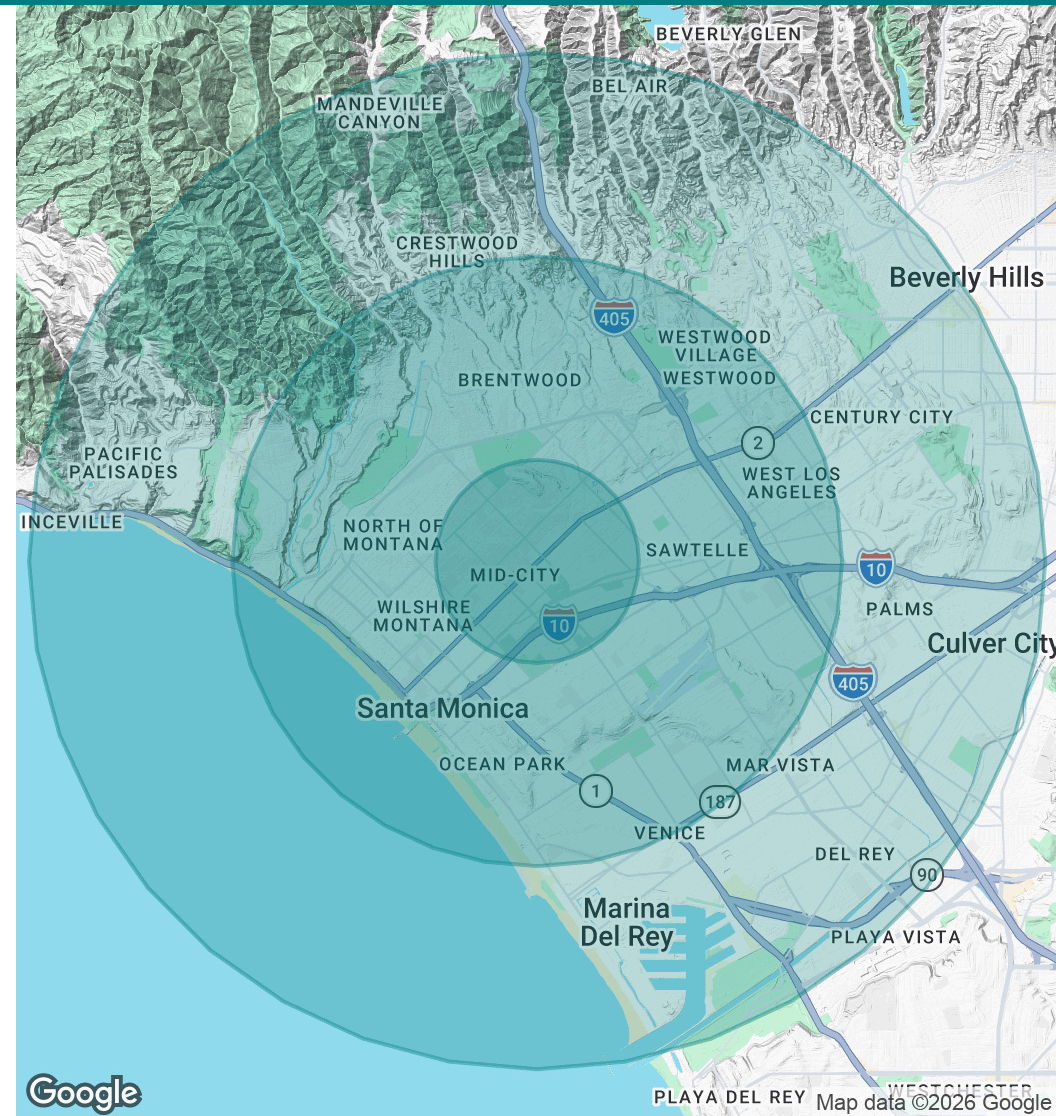
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,904	252,147	479,373
Average Age	38.8	38.7	39.2
Average Age (Male)	37.3	38.4	38.7
Average Age (Female)	40.8	39.2	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	20,402	130,623	242,551
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$123,627	\$138,597	\$140,050
Average House Value	\$1,078,979	\$1,187,585	\$1,206,255

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	17.1%	14.9%	16.4%

RACE	1 MILE	3 MILES	5 MILES
% White	68.6%	69.4%	67.8%
% Black	4.9%	3.5%	4.3%
% Asian	14.4%	15.1%	15.1%
% Hawaiian	0.0%	0.1%	0.1%
% American Indian	0.4%	0.4%	0.4%
% Other	4.2%	3.8%	4.9%



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