

# 1447 OCEAN AVENUE

SANTA MONICA, CA 90401

FOR LEASE



**CBRE**

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# OCEANVIEW HOTEL

2ND GENERATION FOOD SPACE

1447 OCEAN AVENUE

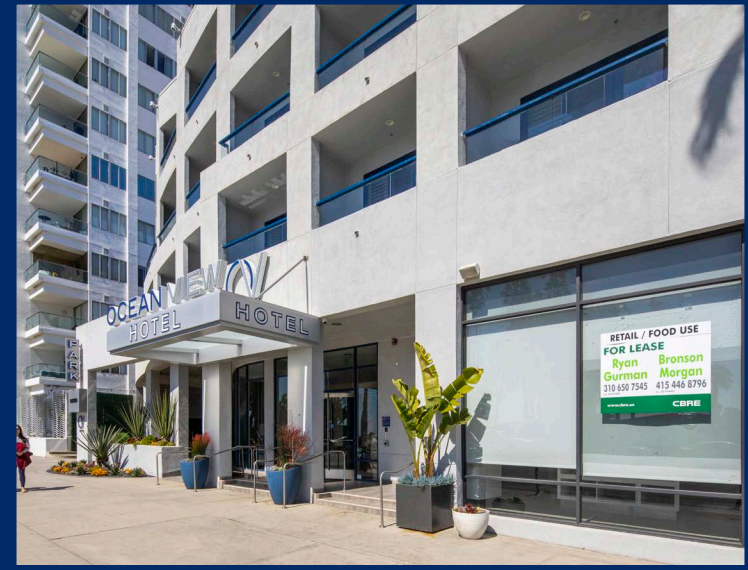
SIZE: ± 700 SF

RATE: \$8,500/Mo. All-In





# FOR LEASE





# 1447 OCEAN AVENUE



**ONE-OF-A-KIND 2ND GENERATION FOOD SPACE** on the ground floor of the 70-unit Ocean View Hotel, which is footsteps from the Santa Monica Pier, the 3rd Street Promenade, The Santa Monica Place shopping center, the newly renovated Georgian Hotel, Elephante, and much more!



# HIGHLIGHTS

(2ND GENERATION FOOD SPACE)



**Size:** ± 700 SF

**Rate:** \$8,500/Mo. All-In



Direct Deal Through Landlord



Ground Floor of 70-Unit Hotel



On-Site Parking



Tremendous Frontage on  
Ocean Avenue



Nearby Popular Attractions such as  
the Santa Monica Pier, Santa Monica  
Place, Elephante, and more!





# EXTERIOR



# PATIO





# INTERIOR

(GROUND)





# AMENITY MAP

## 1447 OCEAN AVENUE

SANTA MONICA, CA 90401



PACIFIC PALISADES

SANTA MONICA

BRENTWOOD

DOWNTOWN  
SANTA MONICA

5TH & BROADWAY

SANTA MONICA  
PLACE

OCEAN AVE

PACIFIC COAST HWY



AERIAL VIEW

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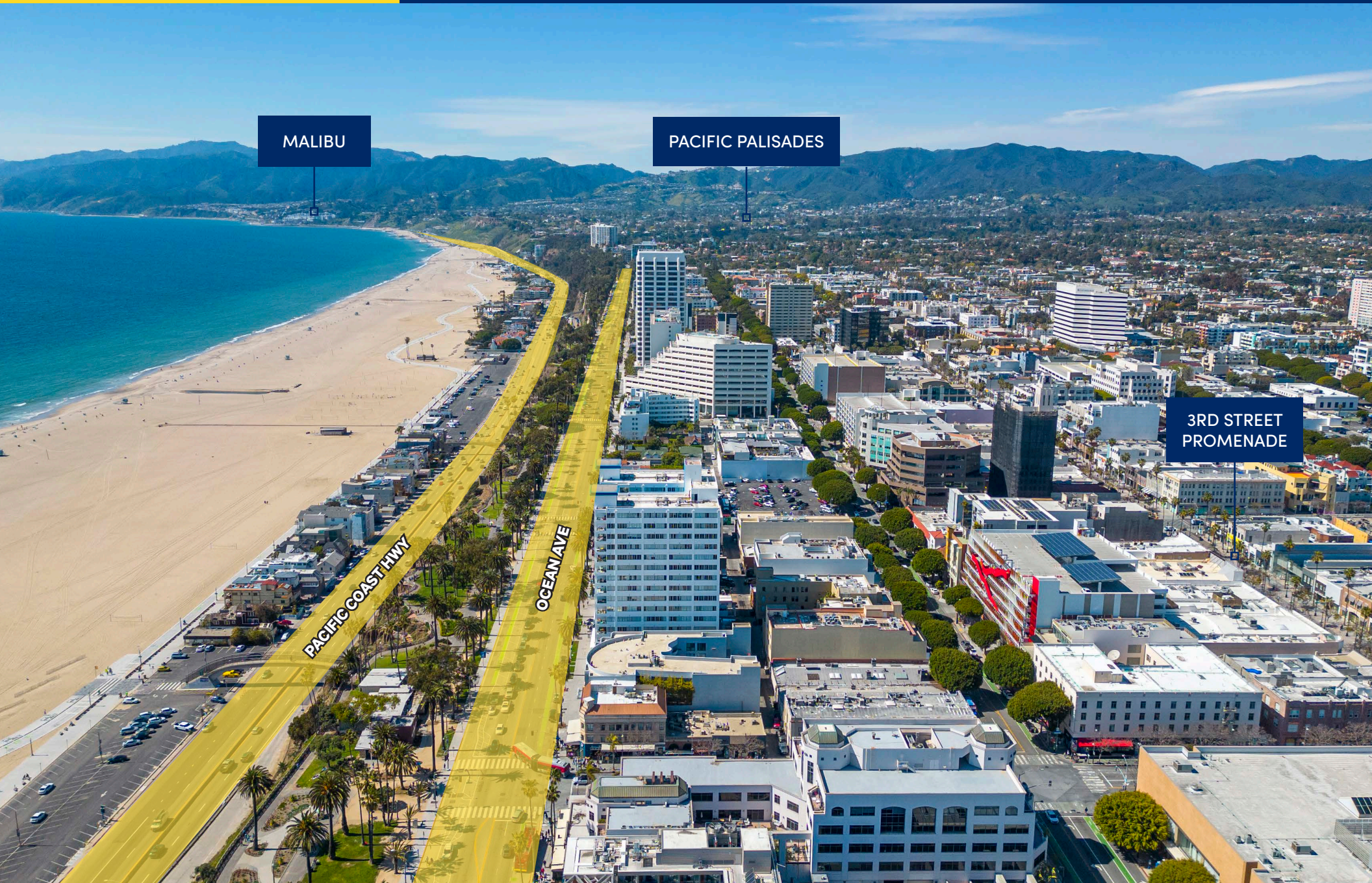
MALIBU

PACIFIC PALISADES

3RD STREET  
PROMENADE

PACIFIC COAST HWY

OCEAN AVE





# AMENITY MAP

## 1447 OCEAN AVENUE

SANTA MONICA, CA 90401

VENICE

SANTA MONICA  
PIER

SANTA MONICA  
PLACE





# SANTA MONICA



**\$166K**

AVERAGE  
HOUSEHOLD INCOME

**\$2.5BN**

YEARLY TOTAL SPENDING  
IN CITY OF SANTA MONICA

**4.2MM**

YEARLY VISITORS TO  
CITY OF SANTA MONICA

**29,149**  
RESIDENTS



**41.5**  
MEDIAN AGE

**71.9%**

COMPLETED 4 YEARS OF COLLEGE OR HIGHER

**FEMALE**

**MALE**

50.1%

49.9%

**94.3% EMPLOYED**

85.3% WHITE COLLAR WORKERS

**76.5%**  
RENT



**11.7%**  
OWN

**29.4%**

GRADUATE OR PROFESSIONAL DEGREE



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