

2435 MAIN ST

SANTA MONICA, CA 90405

AVAILABLE FOR LEASE



FLAGSHIP RESTAURANT OPPORTUNITY AT EDGEMAR



Location Highlights



CityStreet Commercial is pleased to present a rare, flagship restaurant opportunity at Edgemar, the landmark Frank Gehry designed center in the heart of Santa Monica's Ocean Park district. Completed in 1988 as an adaptive reuse of the historic Edgemar Farms dairy, the center weaves original 1908 warehouse bones and Art Deco facade into an open air courtyard that remains one of the most recognizable pieces of architecture on the Westside. The space sits two blocks from the beach on Main Street's walkable dining corridor, drawing from a trade area that pairs more than 96,000 residents within two miles with average household incomes above \$140,000 and a dense population that dines out at exceptional frequency. Nearly \$478 million in annual restaurant spending occurs within two miles, and daily traffic exceeds 21,000 vehicles on Main Street at the property's doorstep, supplemented by year round coastal visitor flow from the Santa Monica Pier and Ocean Park beach access points.

Deal Points

Entitled Late Night CUP: Operating Hours to 1:00 AM Fridays and Saturdays

New Direct Lease with Landlord

10 Year Term + 5 Year Option, Percentage Rent Structure

Lease Rate: Inquire with Broker

Condition: Pristine, 2nd Generation Restaurant, Fully Built-out

Size: Approx. 3,463/SF Interior

Additional Patio Dining

Asking Price: Inquire with Broker, Includes Type 47 Liquor License

Landmark Frank Gehry Designed Building, Pritzker Prize Winning Architect



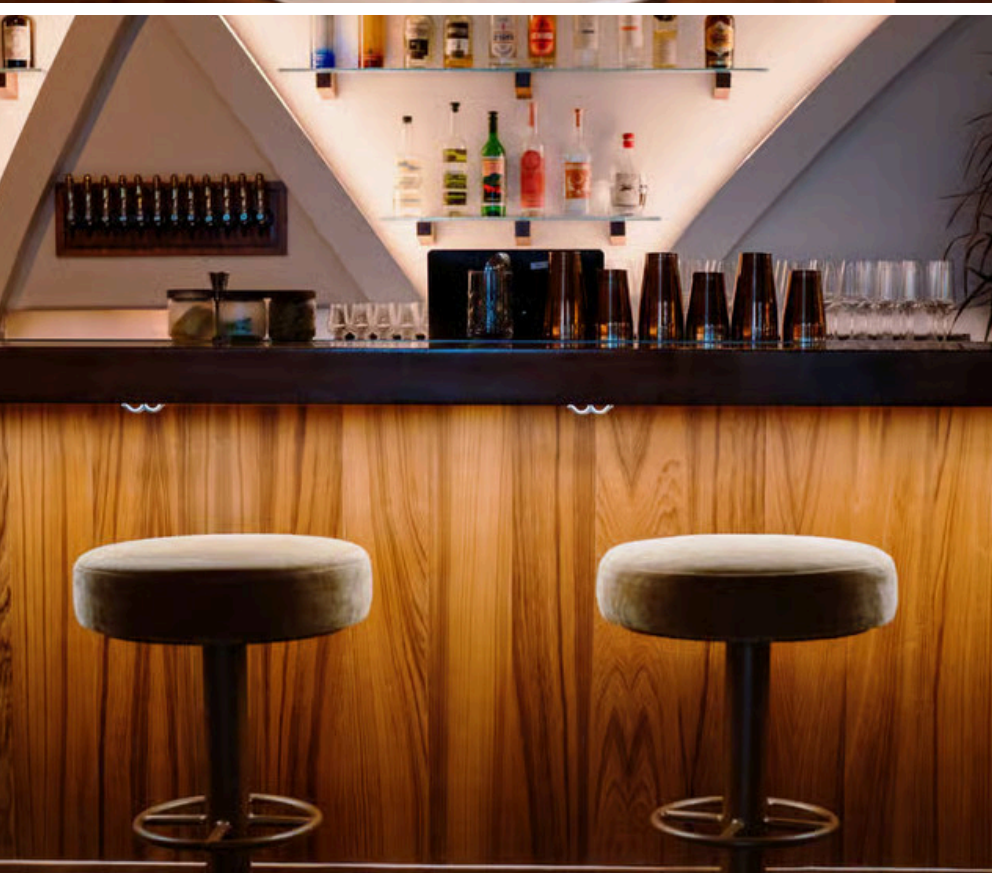
PROPERTY PHOTOS



PROPERTY PHOTOS



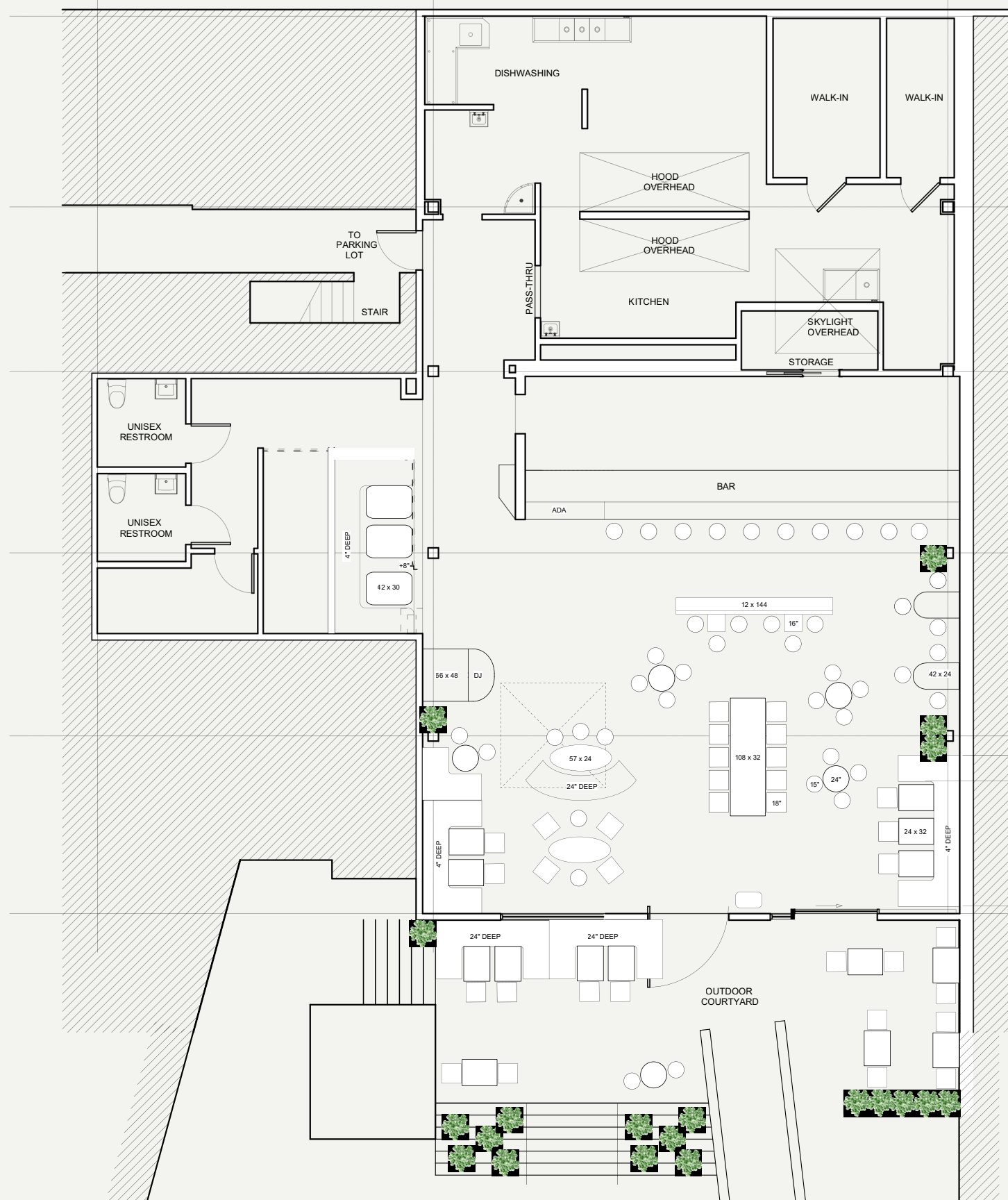
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FLOOR PLAN



About Edgemar



Edgemar is the landmark Frank Gehry designed center anchoring Main Street in Santa Monica's Ocean Park district, a 50,000 square foot campus that weaves a 1908 warehouse, a 1940s Art Deco dairy facade, and Gehry's new construction around an open air courtyard two blocks from the beach. Completed in 1988 and originally home to the Santa Monica Museum of Art, Edgemar remains one of the most photographed and studied works of architecture on the Westside.

Today the center boasts a curated tenant roster including Blue Bottle Coffee, Holey Grail Donuts, Santa Monica Travel and Tourism, and the Edgemar Center for the Arts. For an operator, the math is simple: an architectural destination with built in cultural foot traffic, set in a trade area where more than 96,000 residents within two miles generate nearly half a billion dollars in annual restaurant spending.

Santa Monica Demographics



	 1 MILE	 2 MILES	 5 MILES
TOTAL POPULATION residents in trade area	30,566	96,635	456,334
DAYTIME EMPLOYMENT workers in trade area	19,441	81,307	332,034
RESTAURANT SPEND annual food and alcohol	\$150M	\$478M	\$2.1B
AVERAGE HHI average household income	\$140,060	\$143,638	\$151,203



NEARBY AMENITIES



ATTRACTIONS

- Santa Monica Pier
- 3rd St Promenade
- Palisades Park
- Weekly Farmer's Markets
- Edgemar Complex

HOTELS

- Casa del Mar
- Shuttters on the Beach
- Shore Hotel
- Gjelina Hotel
- Sea Shore Motel

MUSEUMS

- California Heritage Museum
- Museum of Flying
- Cayton Children's Museum
- Bergamot Station Arts Center
- SM History Museum

RETAIL TENANTS

- OK Santa Monica
- Lost & Found
- Basia Mille
- 2nd STREET
- The Acorn Store
- Target
- Trader Joe's
- Gelson's
- Santa Monica Place
- Big 5 Sporting Goods

RESTAURANT'S & CAFES

- Urth Caffè
- La Vecchia Cucina
- Crudo e Nudo
- Papille Gustative
- Local Kitchen & Wine Bar
- Terrazza at Casa del Mar
- Tar & Roses
- LouLou
- The Backyard
- Kavahana



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