

INDU  
STRY

LEASE ASSIGNMENT /  
PERMIT-READY DRIVE-THRU  
± 1,506 RSF

3010  
PICO BLVD  
SANTA MONICA

FOR SALE



INDUSTRYPARTNERS.COM  
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ARAM POGOSIAN  
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**ADDRESS**  
3010 Pico Blvd

**AVAILABLE RSF**  
± 1,506 RSF

**CURRENT RENT**  
\$15,450/month + NNN

**KEY MONEY**  
\$250,000

**OCCUPANCY**  
Immediately

**PARKING**  
6 spaces

Extremely rare existing drive-thru restaurant

**FEATURES**

- + Permit-ready for drive through coffee shop with full kitchen
- + Rare standalone drive-thru building in Santa Monica
- + Lease Assignment:
  - Initial term: 10 years (currently in Year 2)
  - Option (assignable): One (1) 10yr term at 103% of prior year's Base Rent or LA CPI-U
  - Current Rent: \$15,450/month + NNN
  - NNN = \$2,000/month
- + Size breakdown:
  - + Interior SF: 600 SF
  - + Patio SF: 903 SF
    - 52 outdoor seats
- + Existing (very rare) entitlements
- + Ample parking
- + Daily traffic count on Pico Blvd



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.  
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FOR SALE

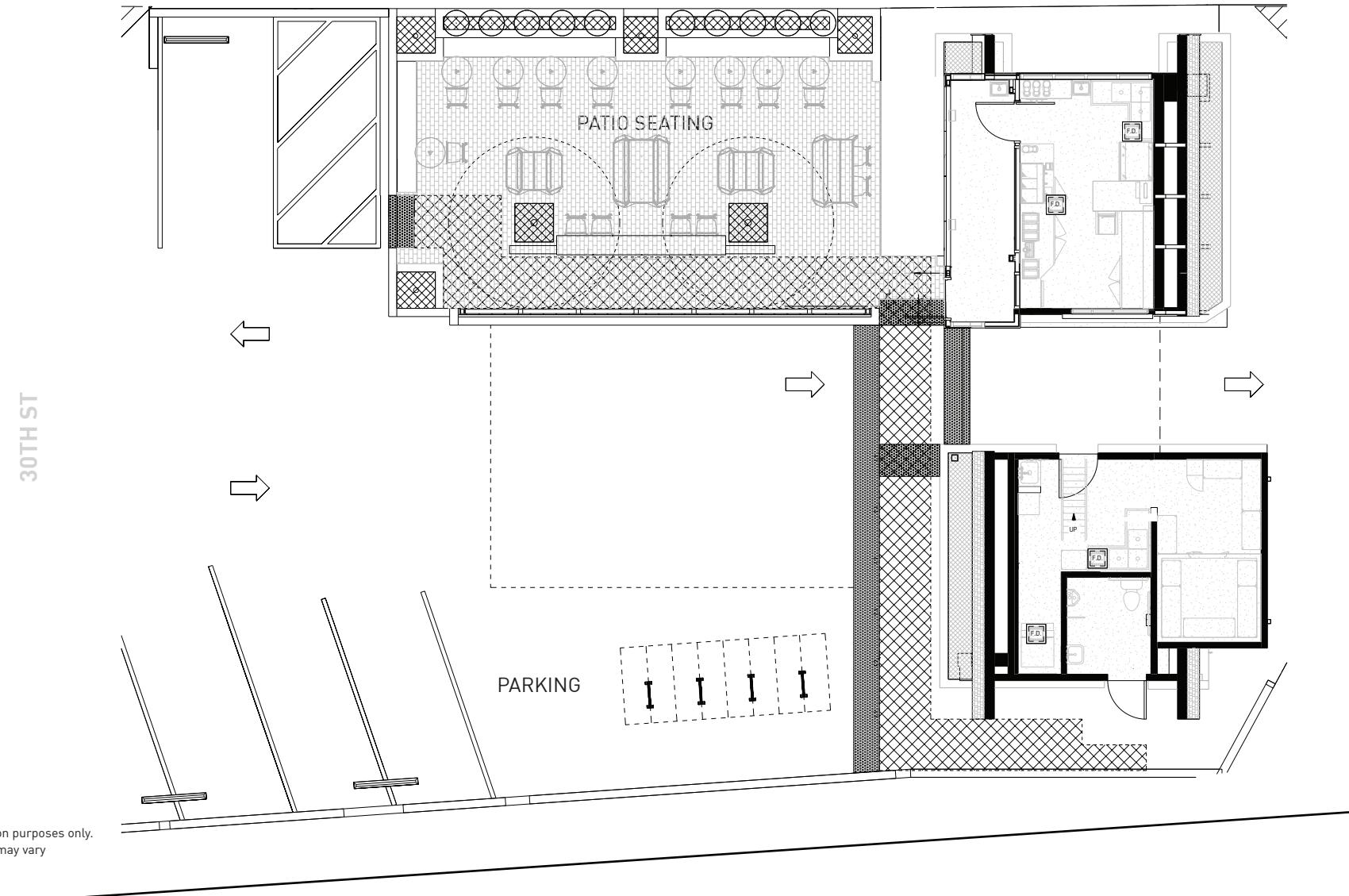
LEASE ASSIGNMENT | PERMIT-READY DRIVE-THRU

3010 PICO BLVD SANTA MONICA CA 90405

FLOOR PLANS

GROUND FLOOR  
± 1,506 RSF

PICO BLVD

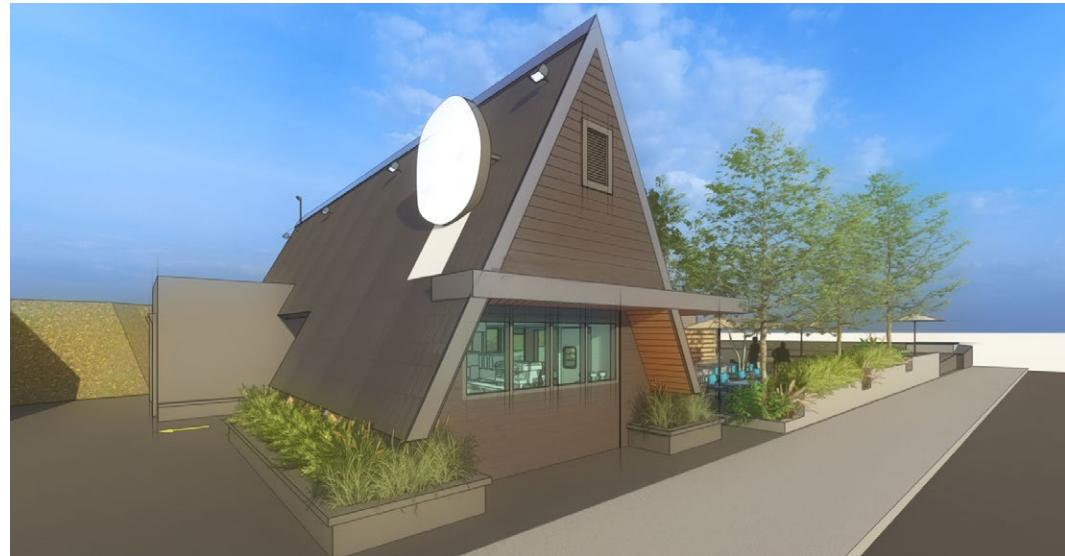


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3010 PICO BLVD SANTA MONICA CA 90405

RENDERS



### About the neighborhood

Neighborhood surrounded by creative tenants, including RiotGames.

Quick access to the 405 and 10 Freeways.

Located near Metro's Expo Line, which connects Downtown Santa Monica with Downtown LA.

Amenity-rich area, with a balance of restaurants, coffee shops, retailers, and fitness clubs.

86 WALK SCORE  
76 BIKE SCORE  
54 TRANSIT SCORE

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