

INDU  
STRY

OFFICE / RETAIL  
± 5,000 RSF  
± 5,000 RSF Roof Deck

# 2217 MAIN ST SANTA MONICA

FOR LEASE

INDUSTRYPARTNERS.COM  
310 395 5151  
CA BRE No. 01900833

ELLIOT SCHWARTZ  
es@industrypartners.com  
CA BRE No. 02020686

SCOTT RIGSBY  
sr@industrypartners.com  
CA BRE No. 01252835

**AVAILABLE SF**

± 5,000 RSF  
± 5,000 RSF Roof Deck

**RATE**

\$5.75/SF per Mo. MG

**OCCUPANCY**

1/25/2025

**TERM**

3-10 Years

**PARKING**

10 Spaces  
@ \$185 / Space / Mo.

## Office / Retail opportunity on Main Street

**FEATURES**

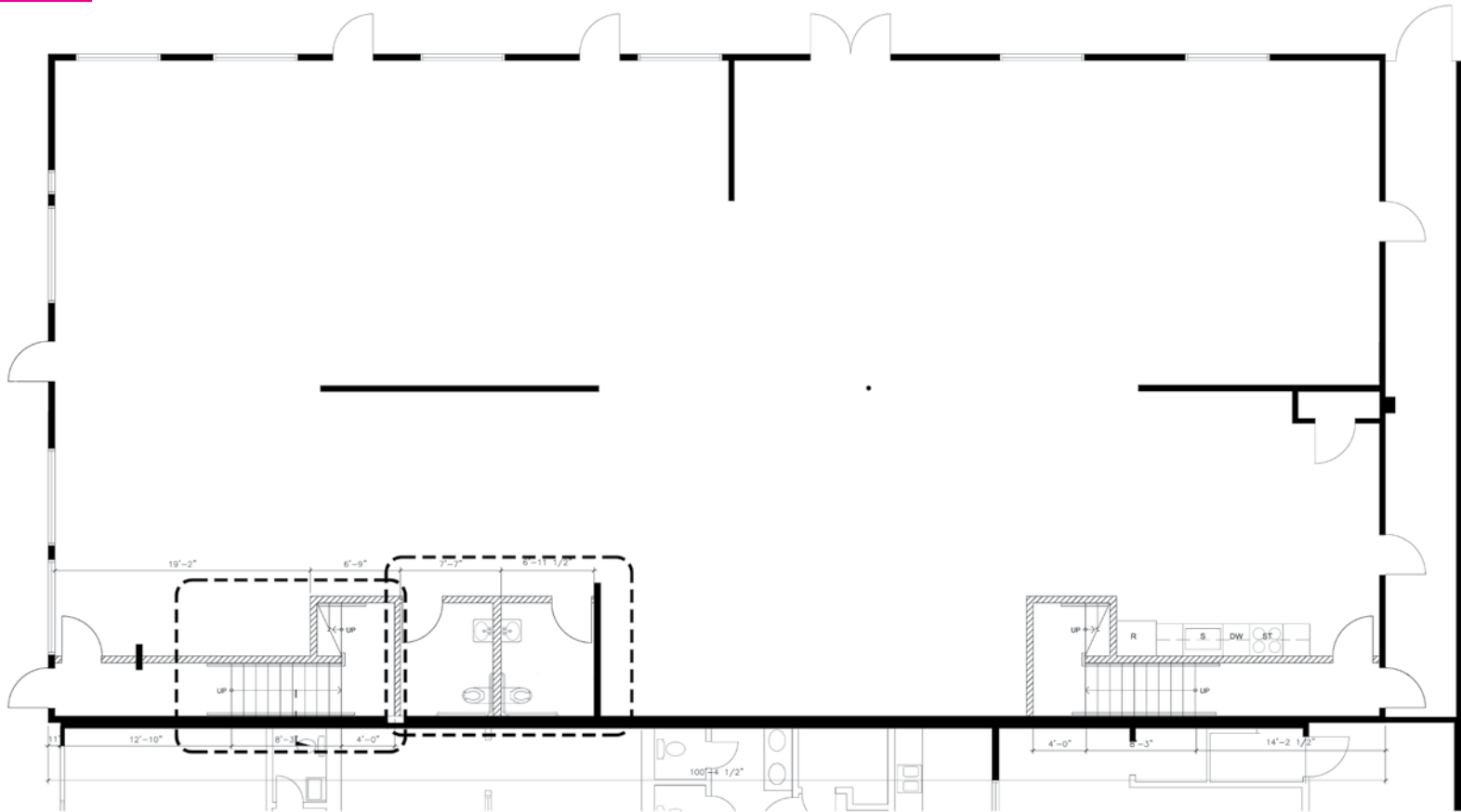
- **Prime Location on Main Street:** Situated in the heart of Santa Monica's bustling Main Street corridor, this space benefits from heavy foot traffic and high visibility, attracting both locals and tourists alike.
- **Versatile Space:** With an adaptable layout, 2217 Main St is suitable for various business types, including retail, showroom, studio, art gallery, office use, fitness use, and others, providing flexibility for potential tenants.
- **Proximity to Popular Attractions:** Located near Santa Monica Beach, the Pier, and other iconic attractions, the space is ideal for capturing the interest of visitors while being well-positioned to serve the local community. The space is steps away from popular restaurants like Edgemar, Urth Caffé, Manchego, and Shoop's.
- **Strong Consumer Demographics:** The surrounding area boasts a wealthy and diverse demographic, supporting businesses with customers who have a high spending capacity, especially within the retail and dining sectors.
- **Historic and Stylish Architecture:** The building combines historic charm with modern amenities, providing a distinctive aesthetic that can enhance branding and attract clientele looking for a unique ambiance.
- **Accessibility and Parking Options:** On-site parking with additional nearby parking options, this location offers ease for customers and employees, boosting its appeal to potential tenants.



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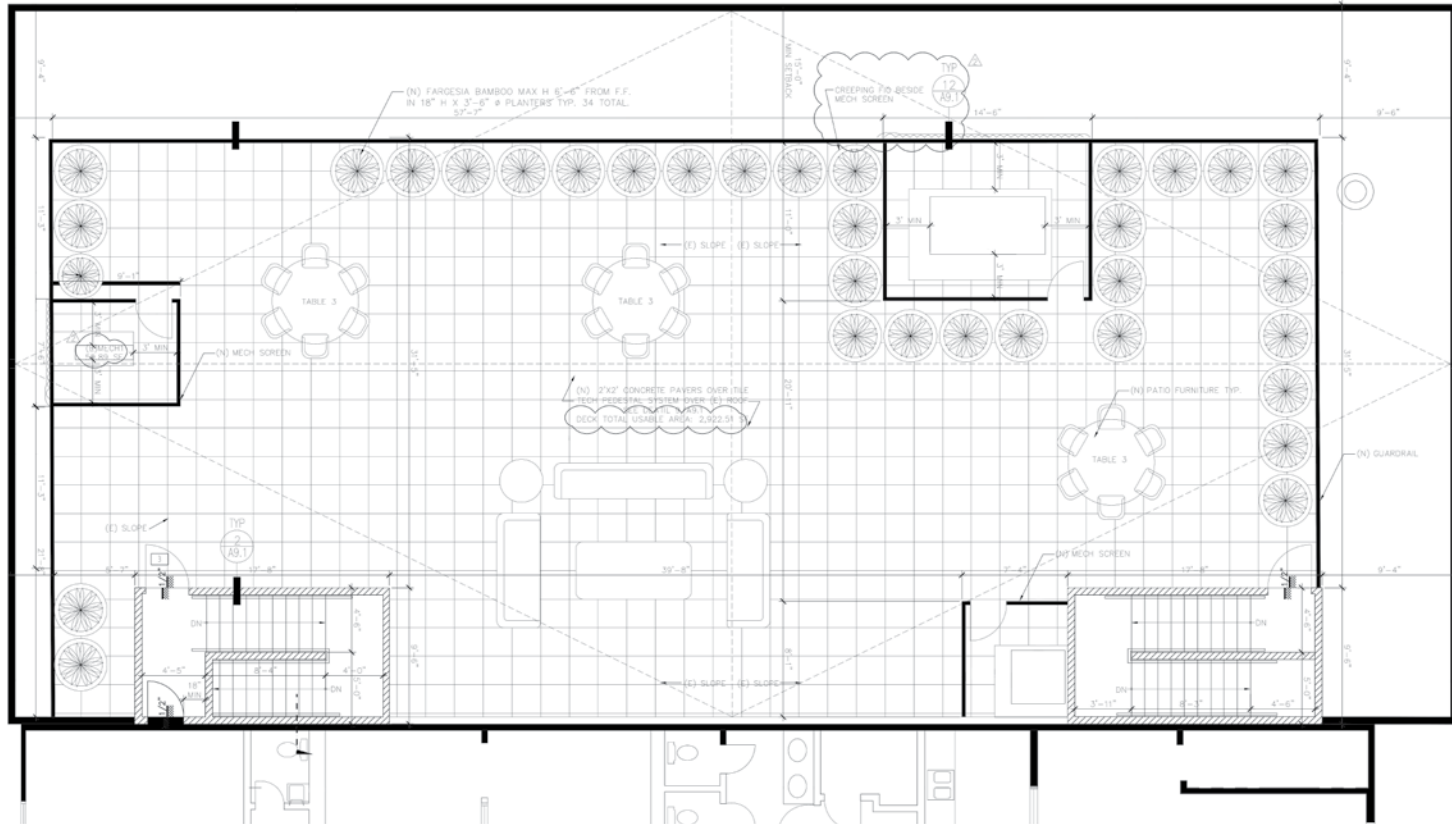
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**GROUND FLOOR**  
± 5,000 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary.  
Workstations not included.

**ROOF DECK**  
±5,000 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
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Workstations not included.

1 min WALK



**Urban Skillet:** A hip, modern burger spot serving gourmet burgers, loaded fries, and hand-crafted shakes. Known for its diverse menu that includes classic beef, chicken, and veggie burgers, Urban Skillet offers bold flavors in a casual, trendy environment.

1 min WALK



**Kafe K:** A charming, European-inspired cafe with a welcoming ambiance, perfect for a morning coffee or a light snack. Kafe K serves a range of espresso drinks, pastries, and small plates, making it a local go-to for those seeking a relaxed yet refined cafe experience.

2 min WALK



**Urth Caffe Santa Monica:** This popular cafe chain is renowned for its organic coffees and teas, paired with an extensive menu of wholesome, eco-friendly dishes. With options like fresh salads, hearty sandwiches, and organic pizzas, Urth Caffe offers an inviting spot for brunch or a casual meal with friends.

3 min WALK



**Shoop's Delicatessen:** An old-school deli with a European twist, Shoop's serves hearty, authentic deli sandwiches, soups, and other comfort food classics. Known for its German influence, it's a great spot for a satisfying, nostalgic meal in a laid-back setting.

1 min WALK



**Alfalfa:** A health-conscious eatery with a focus on fresh, locally-sourced ingredients, Alfalfa is known for its creative salads, unique donuts, and seasonal dishes. Their menu caters to a variety of diets, offering fresh flavors that appeal to both wellness enthusiasts and food lovers.

3 min WALK



**Cobi's:** A vibrant, vintage-themed restaurant serving inventive Southeast Asian-inspired cuisine. With an eclectic mix of bold flavors, colorful decor, and a lively cocktail menu, Cobi's is a trendy choice for those looking to experience a creative twist on Asian dishes.

4 min WALK



**Dogtown Coffee:** This surf-themed coffee shop is a Santa Monica staple, known for its relaxed vibe and diverse menu. Dogtown Coffee serves everything from strong coffee and smoothies to wholesome breakfast items and sandwiches, making it a great hangout for locals and surfers alike.

3 min WALK



**Thai Vegan:** A cozy restaurant offering a fully plant-based Thai menu, featuring vegan versions of beloved Thai classics like pad Thai, green curry, and spring rolls. Thai Vegan is a perfect pick for vegans and vegetarians looking for authentic Thai flavors with a health-conscious spin.

4 min WALK



**The Galley:** Santa Monica's oldest restaurant, this nautical-themed spot is known for its cozy ambiance, seafood specialties, and classic steakhouse dishes. The Galley offers an old-school vibe with a touch of charm, making it a popular place for a special night out or a casual dinner with friends.

4 min WALK



**Holey Grail Donuts:** A unique donut shop specializing in taro-based donuts with creative flavors and sustainable practices. Holey Grail Donuts has gained a loyal following for its crispy-on-the-outside, soft-on-the-inside donuts, which offer a modern take on a classic treat.

About the neighborhood

Very walkable and bikeable neighborhood with a diverse, high-quality amenity base

Next to the beach, and one block away from a Breeze bike-share station

On one of the most active retail strips in Santa Monica

Walkscore breakdown:

- 97/100 Dining and Drinking
- 97/100 Groceries
- 100/100 Shopping
- 100/100 Parks
- 96/100 Culture and Entertainment

4-MIN DRIVE TO 10 FWY  
 6-MIN BIKE RIDE TO EXPO LINE  
 96/100 WALKSCORE

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