



FOR LEASE

1705 OCEAN AVE. SUITE 111

SANTA MONICA, CA 90401

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Property Highlights

1705 OCEAN AVENUE SANTA MONICA, CA 90401

Anchored by Starbucks and Bank of the West and walking distance to the new ExpoLine, Santa Monica Place, Third Street Promenade and Santa Monica Pier. The Waverly offers 35 on-site retail parking spaces and 45 shared guest parking spaces. The Seychelle offers 39 on-site retail parking spaces and 19 shared guest parking spaces.

The property is strategically positioned to capture both local and tourist foot traffic, with easy access to major attractions and public transportation. Its proximity to well-known destinations such as the Santa Monica Pier, Third Street Promenade, and the Santa Monica Place shopping center makes it an ideal location for businesses seeking to thrive in a high-traffic area. This dynamic environment offers the opportunity for substantial visibility and growth, catering to both a loyal residential population and a diverse visitor base.



Subject Property

The affluence of the immediate population is demonstrated by the condominium units directly above the Property that have sold with an average price of nearly \$3,800,000 - the highest sale reaching \$12,500,000.

The average unit rents for over \$9,900 per month. Additional traffic is generated by Santa Monica's 15 million annual visitors, and the Property is positioned within a 3-mile radius of over 5,700 hotel rooms.

Downtown Santa Monica is home to numerous innovative, industry-leading retailers and restaurants, setting an impressive gold standard for Southern California. Be a part of this trend setting shopping, dining and travel destination.



Unit 1 Overview

2ND GENERATION RESTAURANT / CAFE FOR LEASE

This prime 2,153 SF space, complete with a 660 SF patio, is just one block away from Santa Monica Beach and comes fully equipped - no key money required. Previously home to Sushi Gozen, this space is set to showcase your unique culinary concept. Let's bring your concept to life in one of LA's most desirable neighborhoods. Join Sweet Maple, Fitoor, and Box Union.



SIZE

Approx. 2,153 SF + 660 SF Patio

USE

Restaurant with hood

PARKING

Abundant Parking On Site

PRICE

\$3.50 / SF + NNNs

Subject Property



Interior Photos – Unit 1



Interior Photos – Unit 1



Interior Photos – Unit 1



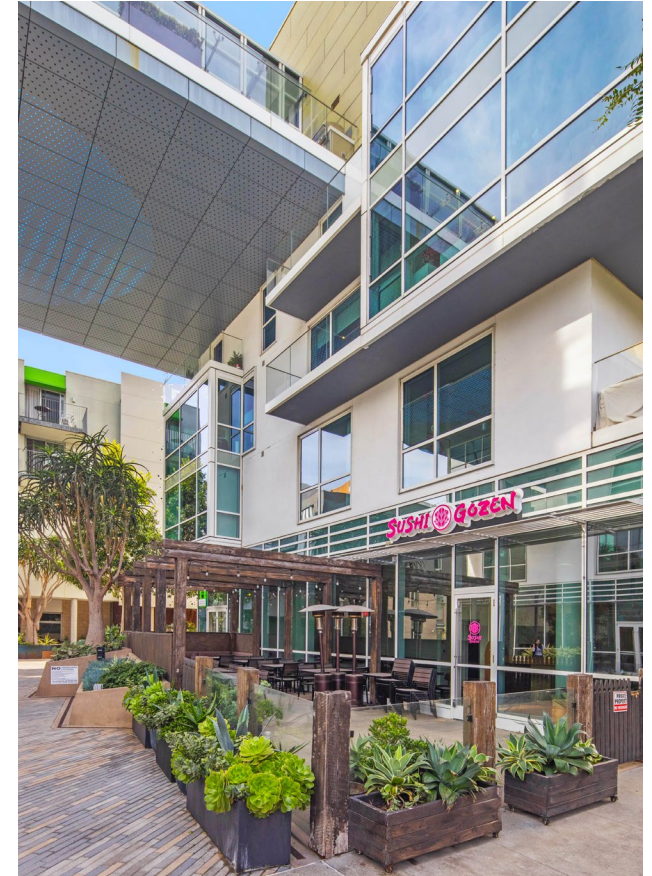
Exterior Photos – Unit 1



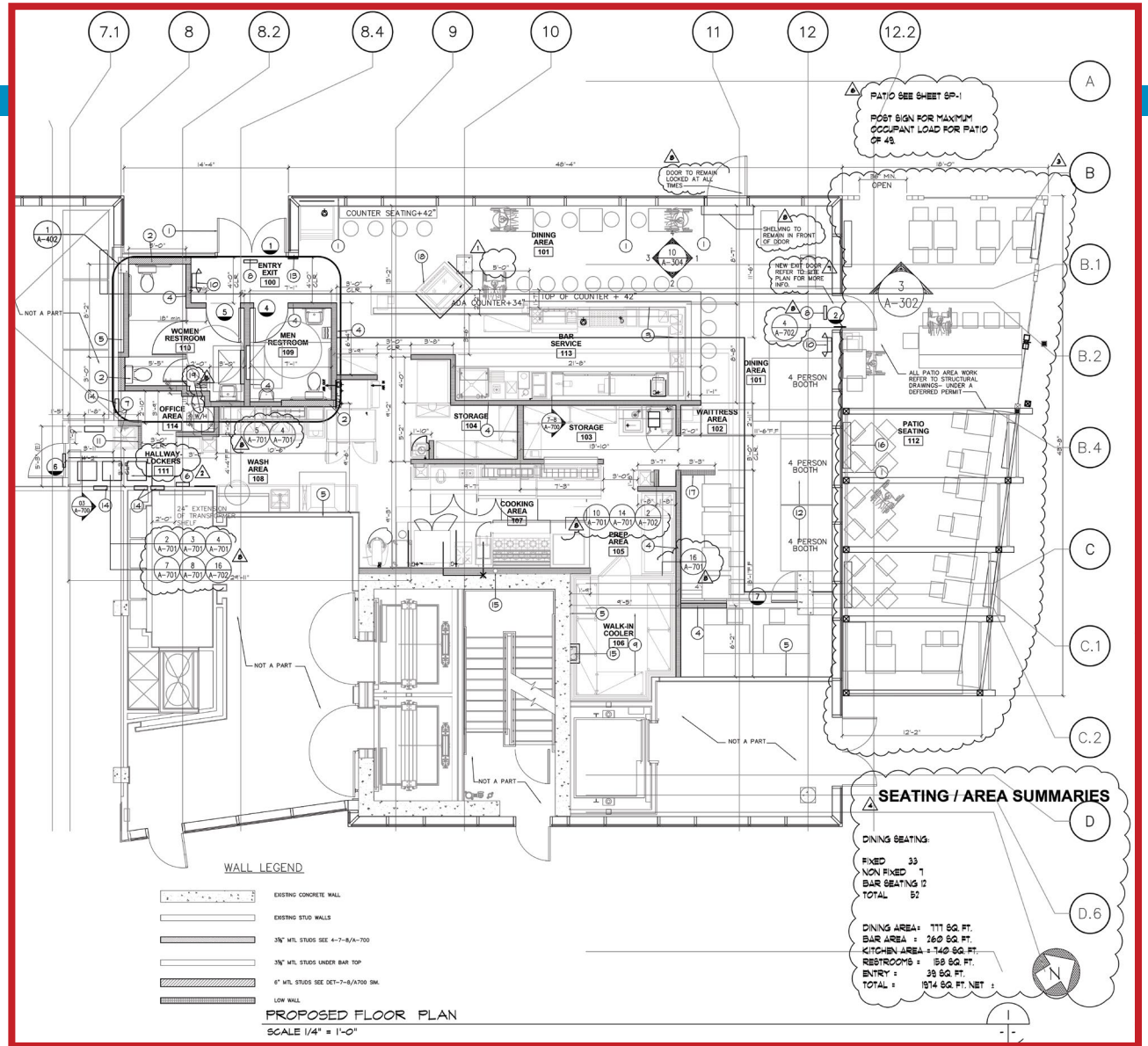
Exterior Photos – Unit 1



Exterior Photos – Unit 1



Floor Plan - Unit 1



Unit 2 Overview

2ND GENERATION RESTAURANT / CAFE FOR LEASE

This 2,372 SF corner space offers excellent street visibility in one of Santa Monica's most trafficked retail corridors, just steps from the beach. Previously operated by Starbucks, the space is well suited for a cafe/coffee operator looking to capture both local and visitor foot traffic in this high-demand location.



SIZE

Approx. 2,372 SF

USE

Cafe

PARKING

Available on site

PRICE

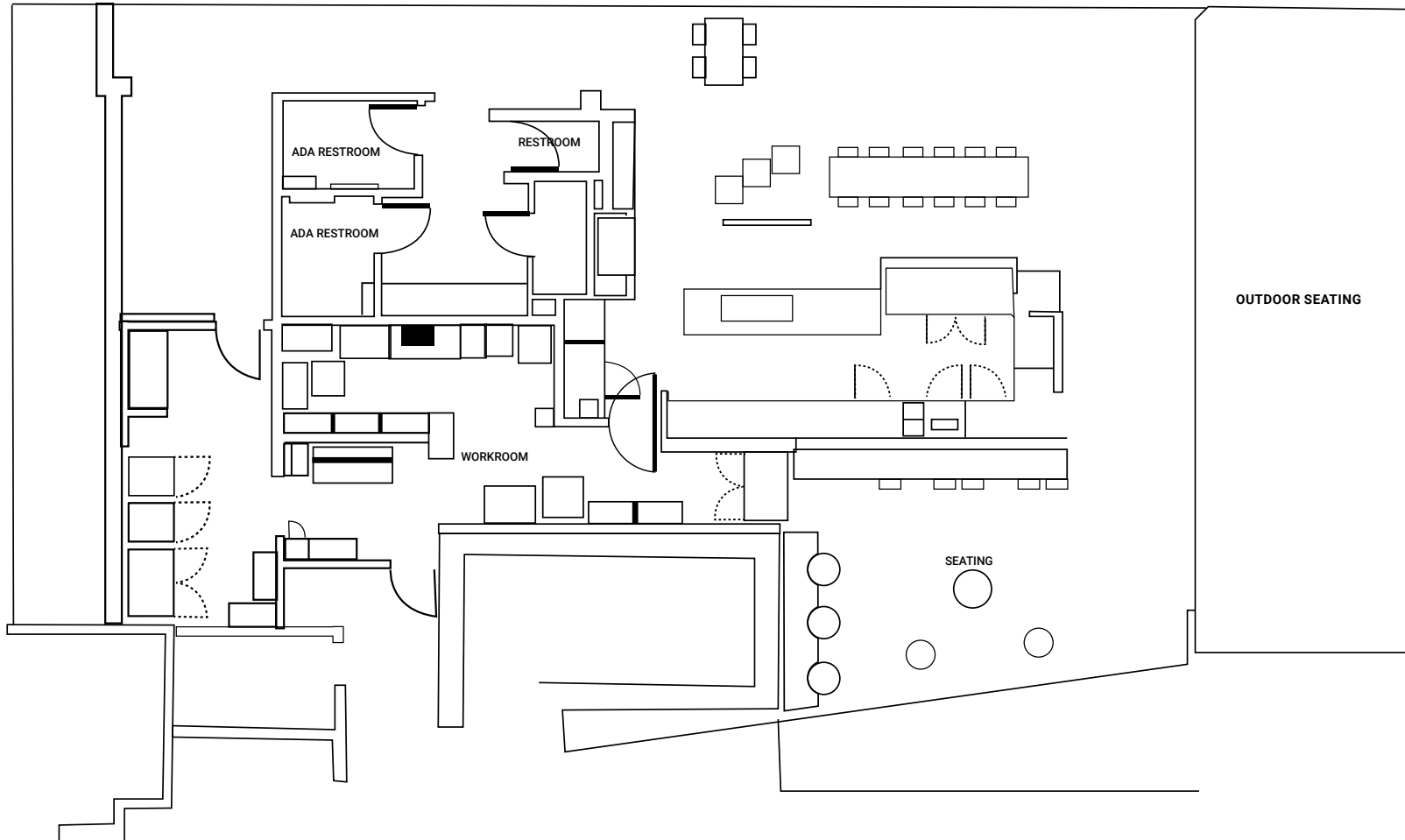
Contact Agents



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Floor Plan - Unit 2



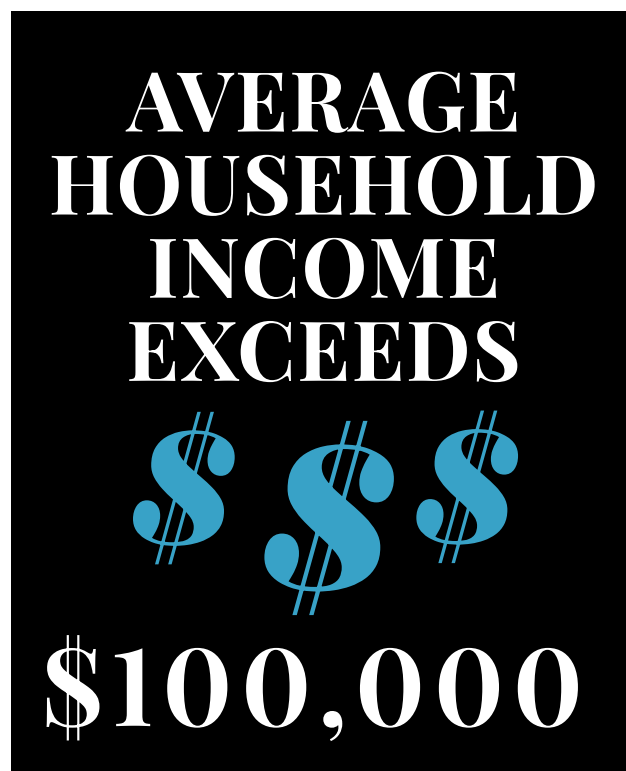
Map Overview

SWEET MAPLE
STARBUCKS
SANTA MONICA PIER
VICEROY SANTA MONICA
PARDEE RAND GRADUATE SCHOOL
SANTA MONICA CITY HALL
TONGVA PARK
REGENT SANTA MONICA
BOX UNION
BMO BANK
HILTON
COBI'S
SOLIDCORE
SANTA MONICA SHOPPING CENTER
ORLA
SANTA MONICA HIGH SCHOOL
THIRD STREET PROMENADE



Neighboring Tenants





Contact

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