



FOR LEASE

**1705 OCEAN AVE
SUITE 111**

SANTA MONICA, CA 90401

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Property 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 Starbucks, Sweet Maple, and Fitoor (opening soon).



SIZE

Approx. 2,153 SF + 660 SF Patio

USE

Food Use

PARKING

Abundant Parking On Site

PRICE

Contact Agents

Property Highlights

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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.



Map Overview

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.

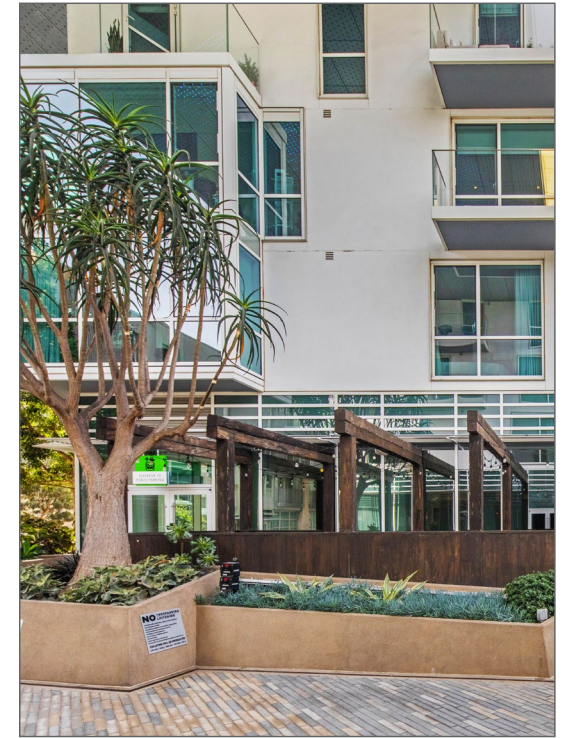
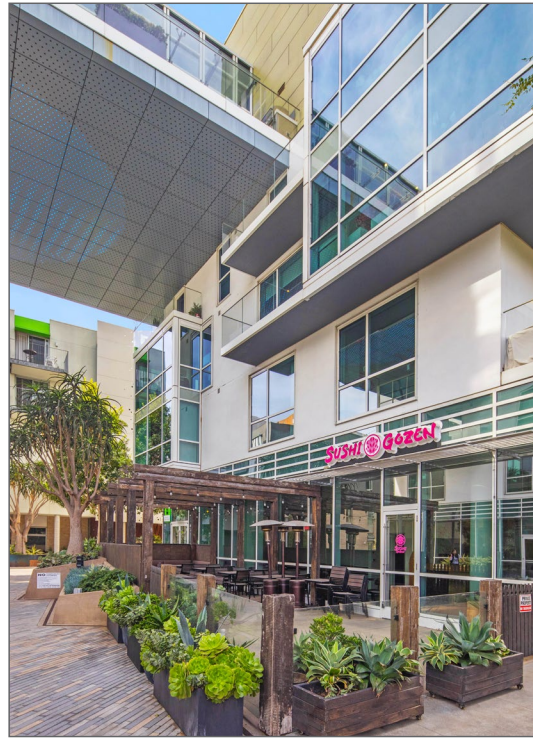


Subject Property



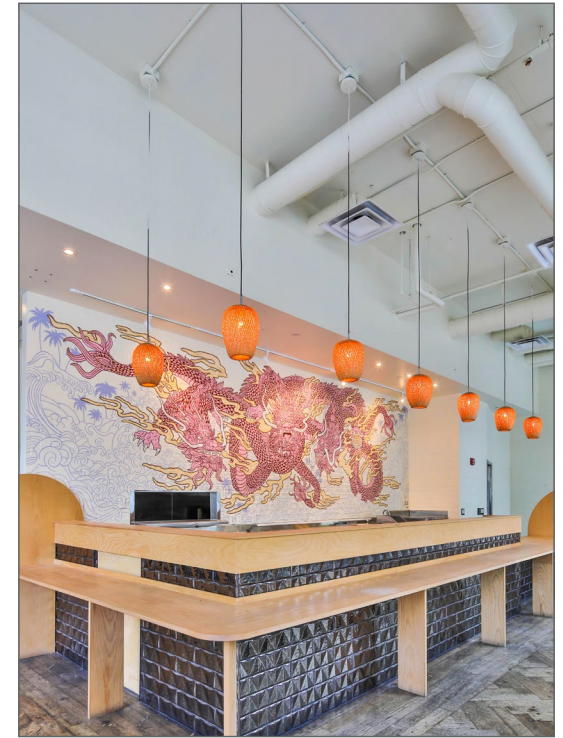
This information has been furnished by sources that we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

Exterior Photos



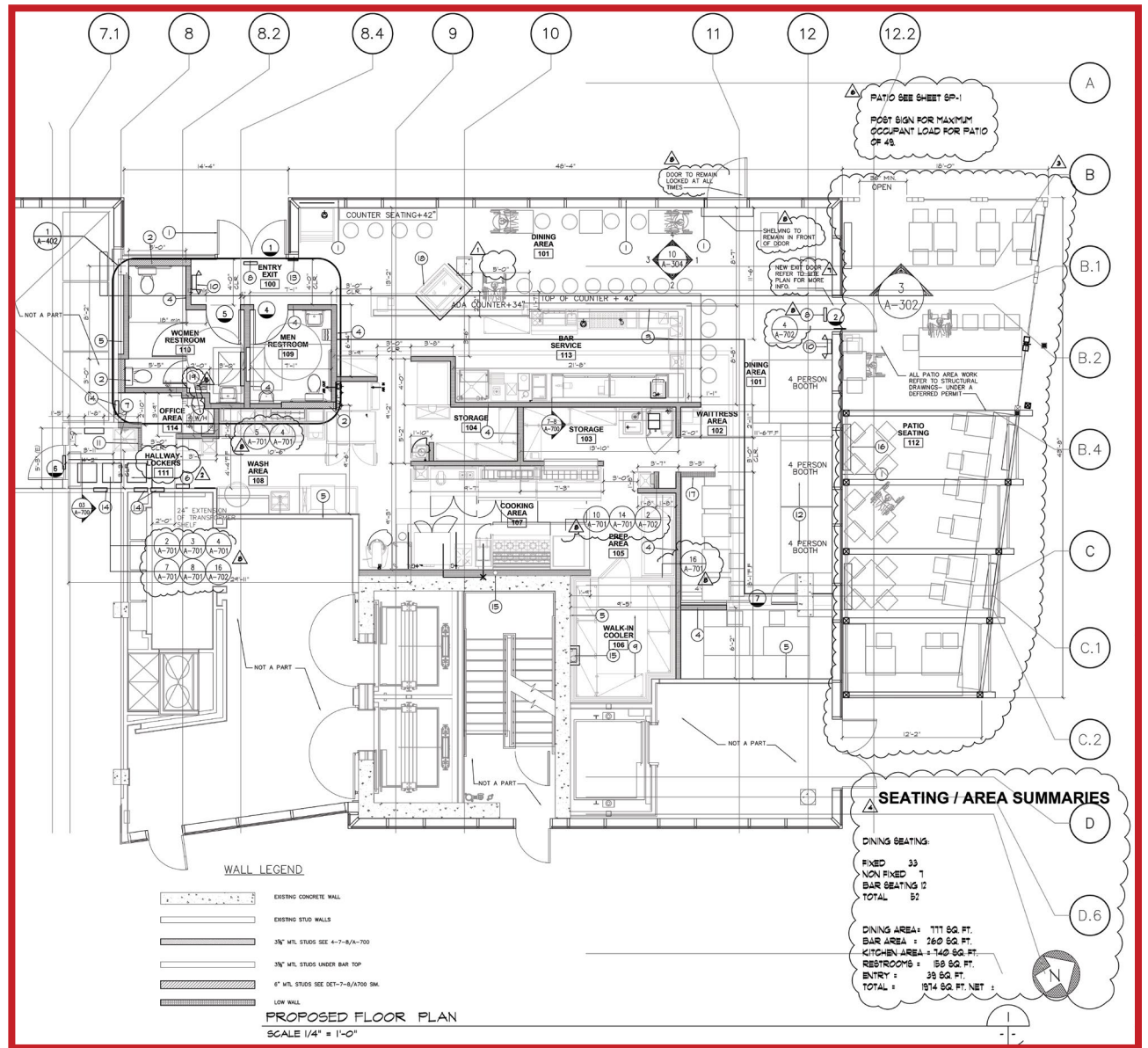
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Interior Photos



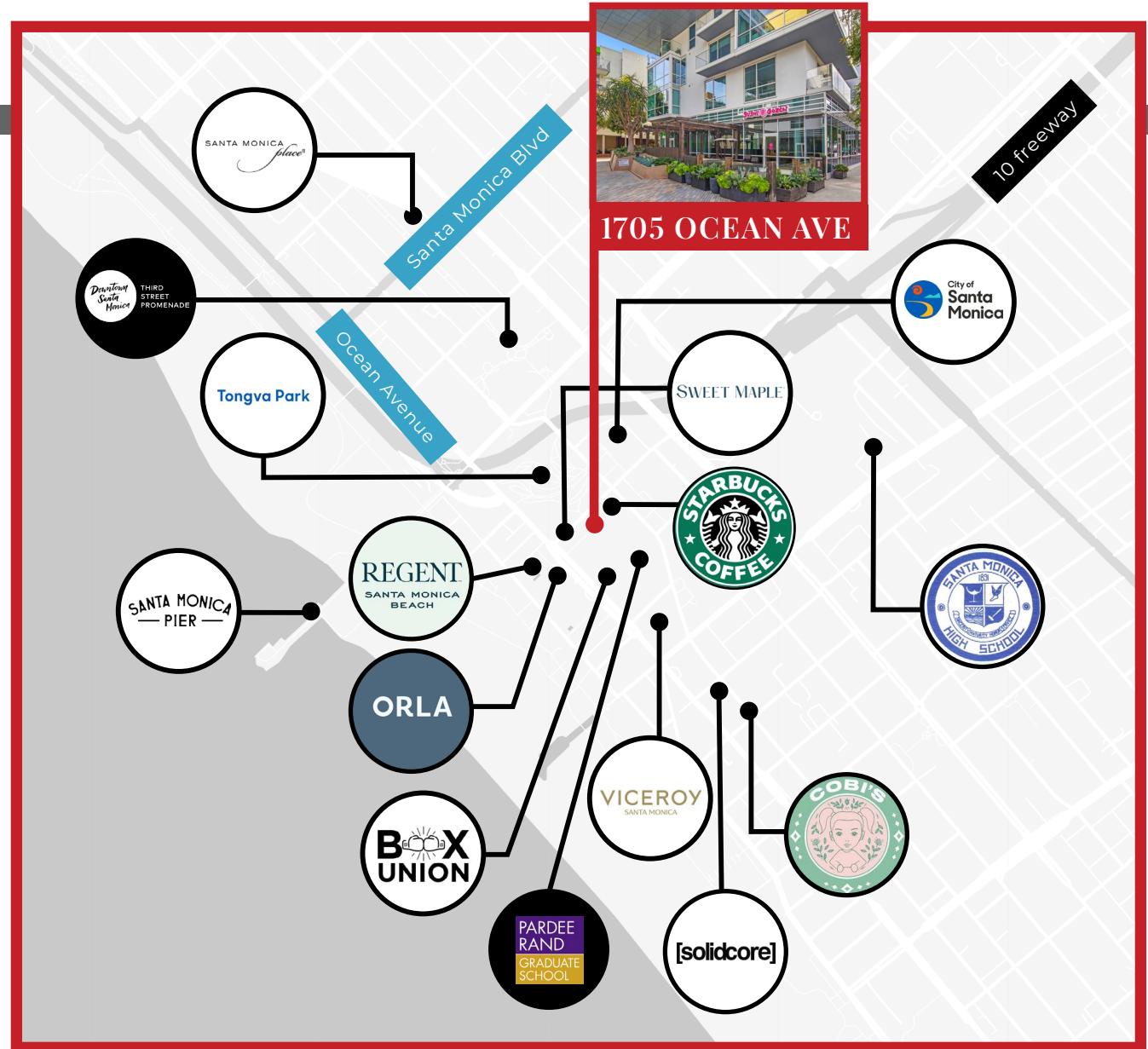
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Floor Plan



Map Overview

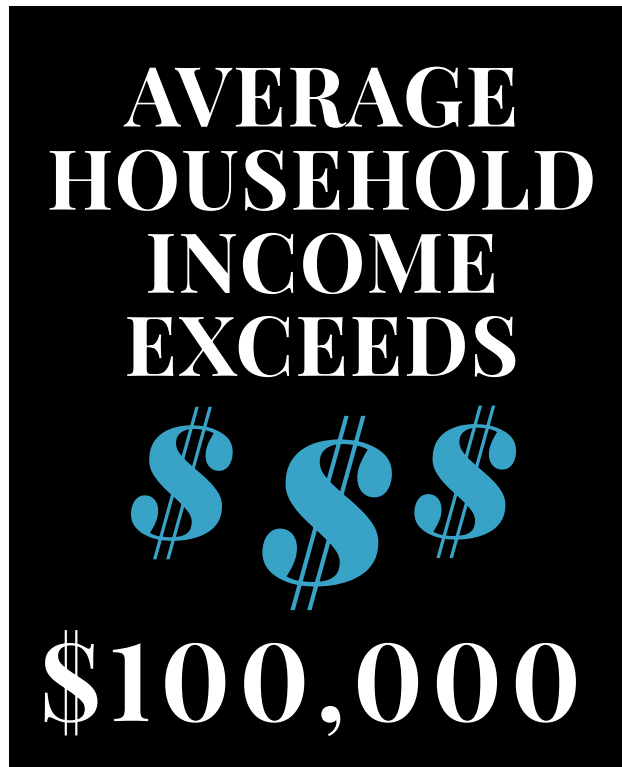
SWEET MAPLE
 STARBUCKS
 SANTA MONICA PIER
 VICEROY SANTA MONICA
 PARDEE RAND GRADUATE SCHOOL
 SANTA MONICA CITY HALL
 TONGVA PARK
 REGENT SANTA MONICA
 BOX UNION
 BMO BANK
 HILTON
 COBI'S
 SOLIDCORE
 SANTA MONICA SHOPPING CENTER
 ORLA
 SANTA MONICA HIGH SCHOOL
 THIRD STREET PROMENADE



Neighboring Tenants



Demographics



Contact

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