



**FOR LEASE**

**1705 OCEAN AVE  
SUITE 111**

**SANTA MONICA, CA 90401**

**STEVE RAVAN**

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DRE LICENSE #02099173

# *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

## 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.



# Map Overview

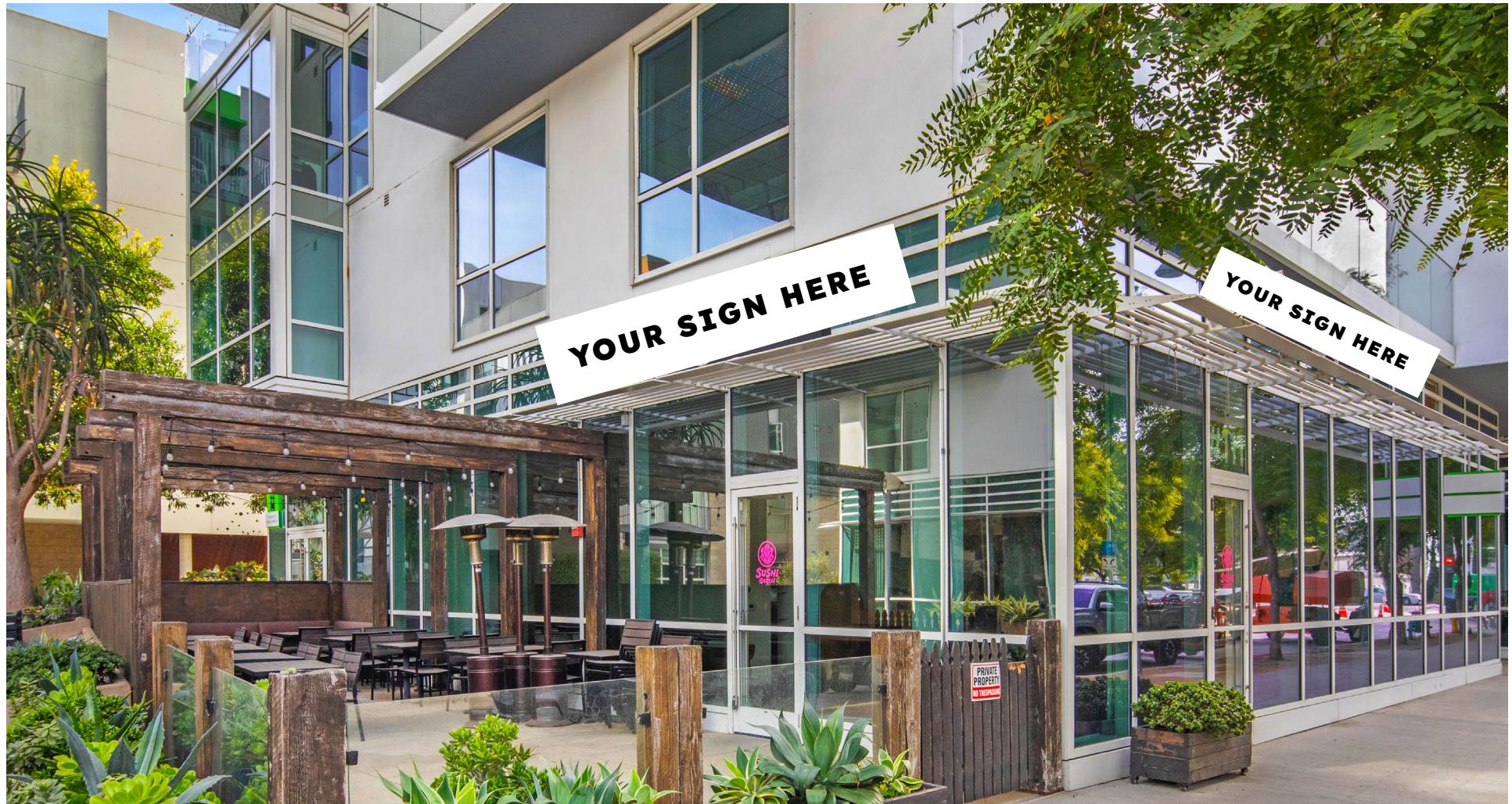
The affluence of the immediate population is demonstrated by the condominium units directly above the Property that have sold with an average price of nearly \$3,800,000 - the highest sale reaching \$12,500,000.

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.

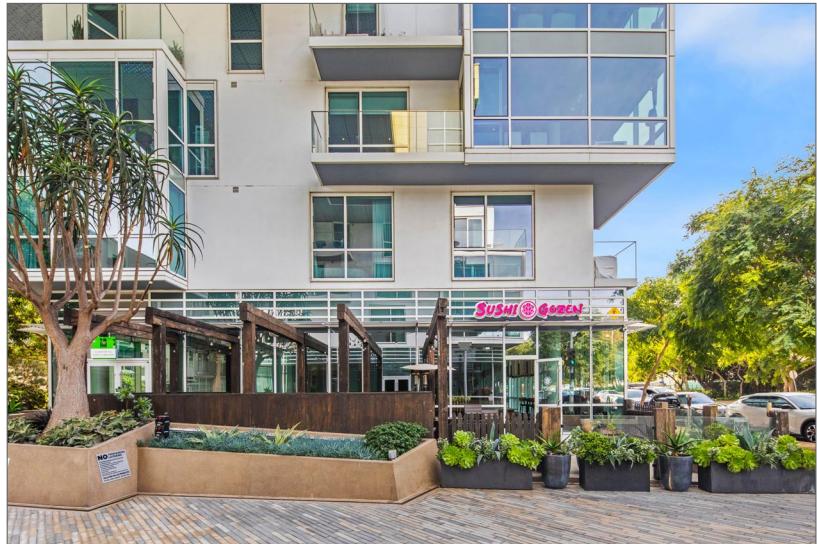


# Subject Property



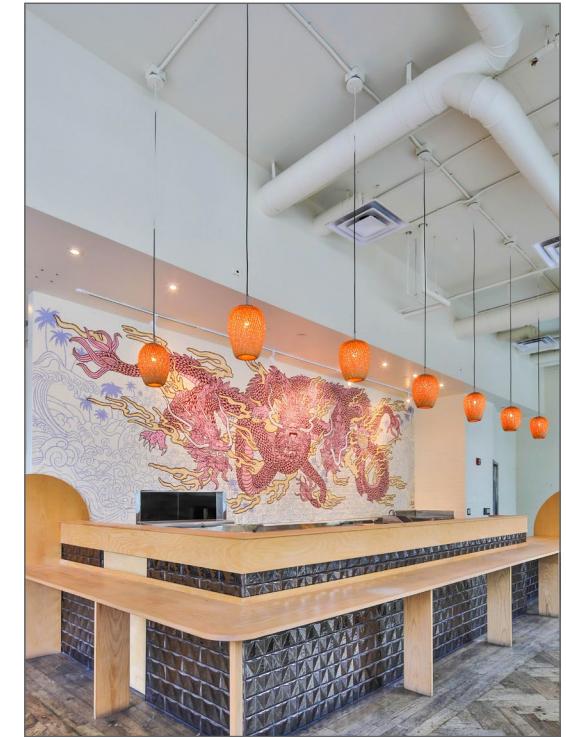
This information has been furnished by sources that we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are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

# Exterior Photos



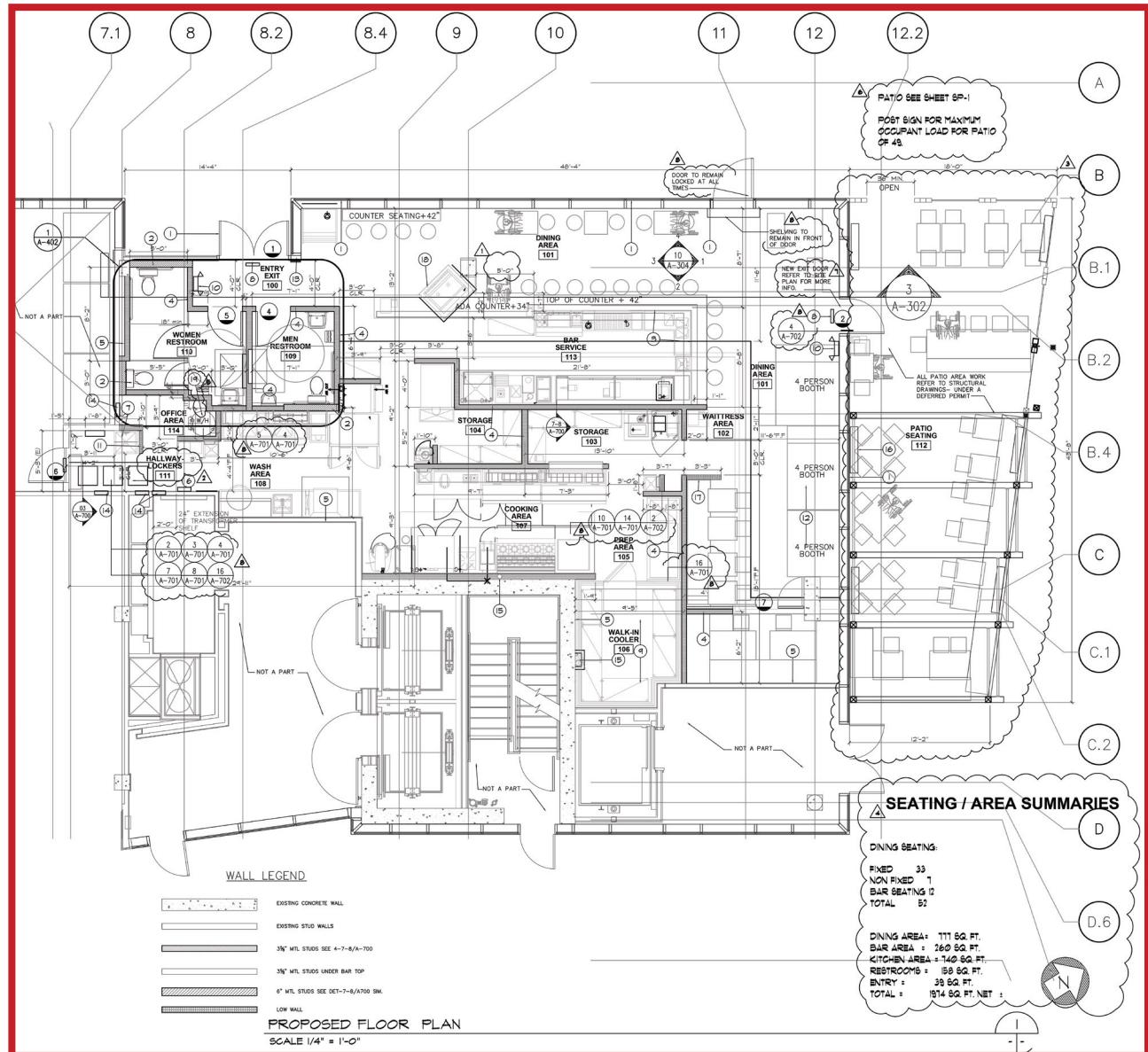
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# Interior Photos



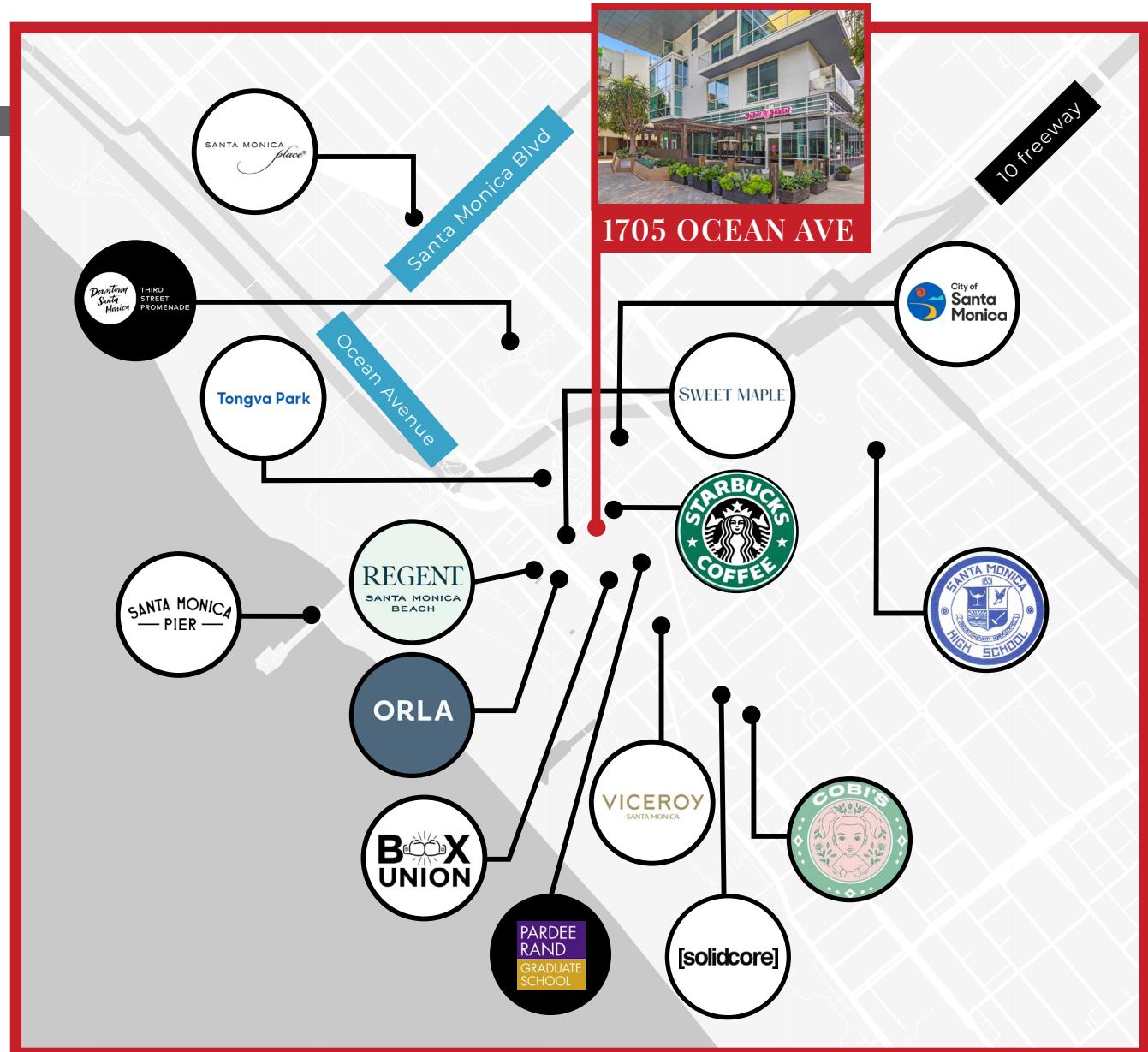
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# Floor Plan



# 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



PHOTO BY: IHG HOTEL & RESORTS



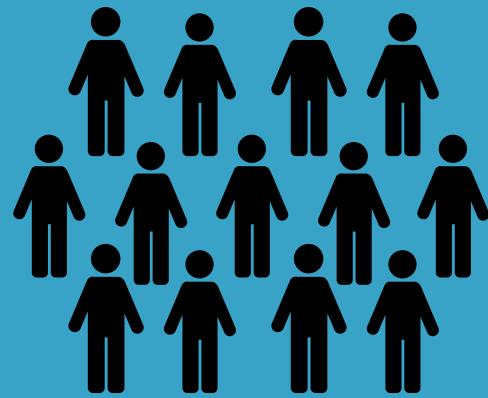
PHOTO BY: JACOB LAYMAN



## | Demographics

AVERAGE  
HOUSEHOLD  
INCOME  
EXCEEDS  
\$\$\$  
\$100,000

RESIDENTS



+90,500

EMPLOYEES



91,500

# Contact

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## STEVE RAVAN

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