

FOR LEASE
RESTAURANT / RETAIL

315 PICO BLVD
SANTA MONICA, CA 90405

FOR LEASE

3115 PICO BOULEVARD, SANTA MONICA, CA 90405



FREE STANDING RESTAURANT/RETAIL BUILDING IN SANTA MONICA!

The Passman Group
145 S. Fairfax Ave.
Suite 200
Los Angeles, CA 90036
(310) 859-8100
info@thepassmangroup.com

David Passman
DRE#01795153

Melissa Miller
DRE# 01918865

THE PASSMAN GROUP

REAL ESTATE BROKERAGE

The Passman Group, Inc. or its personnel makes no warranties, representations or guarantees about the information provided herein. These materials are based on information and content provided by others, which we believe are accurate, however, it has not been verified and all interested parties must independently confirm its accuracy. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and estimates provided are for purposes of example and may not represent the current or future performance of this property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations.

PROPERTY FEATURES



For Lease: Approximately 8,338 square feet available with fully built out restaurant



Ground Floor: Approximately 6,088 square feet
Second Floor: Approximately 2,250 square feet



Rate: Upon Request



Parking: Enclosed parking lot for approximately 22 cars and valet



With excellent frontage on Pico Blvd, the opportunity can be used for a restaurant, ghost kitchen, retail, creative office and more...



Restaurant has multiple rooms and bar area (160 seats plus the bar area). The upstairs has its own dedicated entrance and outdoor space

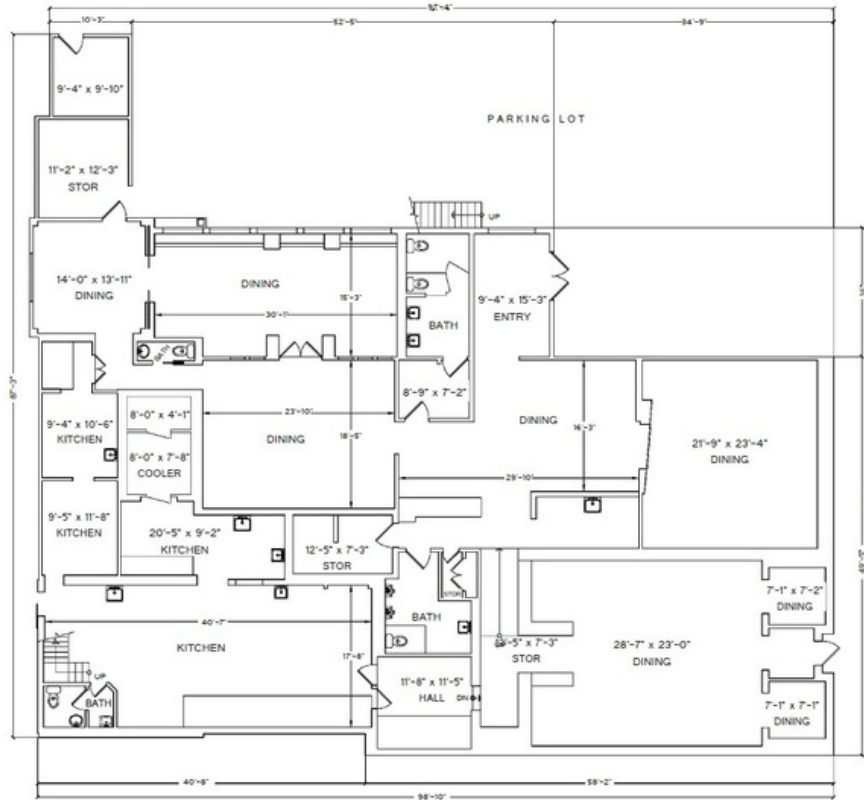


The previous restaurant had a Type 47 liquor license until 2:00 AM

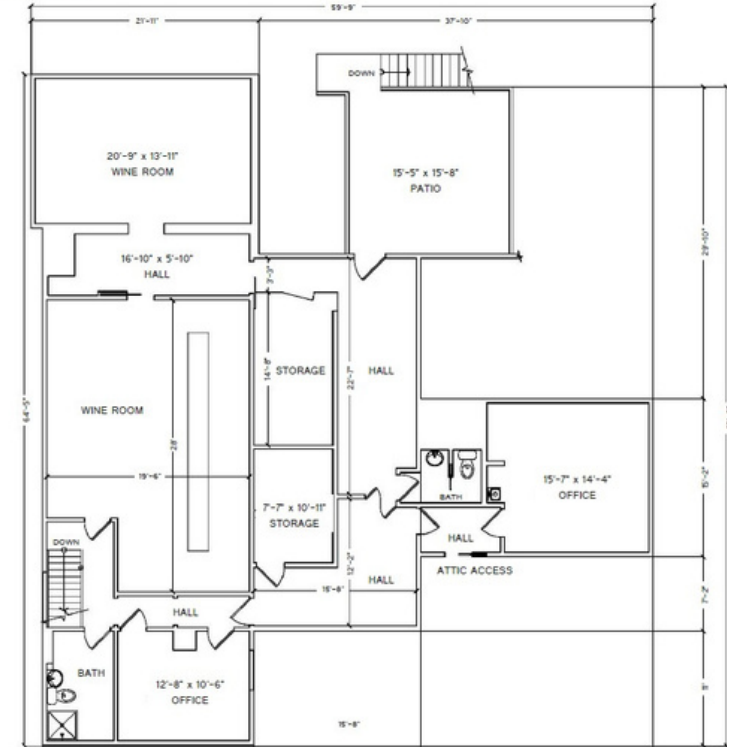


FLOOR PLANS

As-Builts | First Floor - 6088 sf

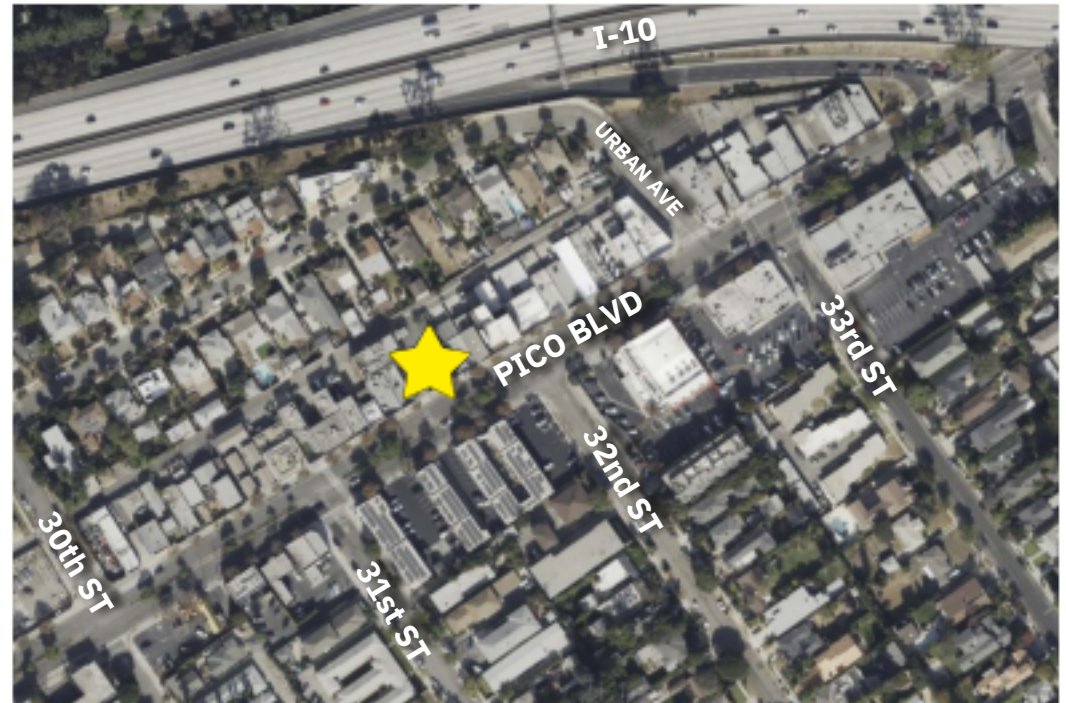


As-Builts | Second Floor - 2250 sf



*NOT TO SCALE

PROPERTY PHOTOS



AREA INFO, DEMOGRAPHICS & NEIGHBORING TENANTS

Neighboring Tennants

Trader Joe's
 Upperwest
 Wired Golf Club
 The Brixton
 Get 'Em Tiger
 McCabe's Guitar Shop
 Santa Monica College
 Ocean Park
 And many more...

Demographics	1 Mile	3 Miles
Total Population	28,051	330,956
Total Households	12,795	159,127
Median Age	41.40	41.20
Median HH Income	\$96,006	\$97,862
Daytime Employees	38,585	307,188

Additional Highlights

Convenient access to the 10 and 405 freeways

