



ZACUTO GROUP
COMMERCIAL REAL ESTATE

321

SANTA MONICA
BOULEVARD

Santa Monica

BUILD-TO-SUIT
CREATIVE OFFICE
RESTAURANT | RETAIL

LEASE





HIGH-DESIGN RENOVATION BY LUNO ARCHITECTS *IN PROGRESS*

Ground Floor & Basement

- Restaurant / Retail
- Basement Bar / Nightclub
- Experiential Space

Opportunities for Direct Lease, JV
and revenue share possible

Floors 2, 3, Penthouse

- Creative Office
- Boutique Hotel
- School / Medical / Salon

Build-to-Suit Opportunity
High Ceiling Spaces with Indoor/
Outdoor Flow, Balconies and
Rooftop deck.

LEASE DETAILS

321 SANTA MONICA BOULEVARD
SANTA MONICA, CA 90401

AVAILABLE

± 1,925 - 28,987 SF

RATE **TERM**

Negotiable *3-10 years*

TI ALLOWANCE

Negotiable

MULTI-USE PROPERTY

Zoning allows for a wide range of possible uses.

SIGNAGE OPPORTUNITY

Building Identity signage available

DYNAMIC LOCATION

Incredible proximity to dining, shopping, and neighborhood amenities. Steps to Santa Monica Beach, pier, and boardwalk.



SANTA MONICA
BOULEVARD
Santa Monica



FLOOR PLATE DETAIL

PENTHOUSE (SUITE 400)

3,551 SF - Unique 2-story space with expansive ocean view deck. Loft like layout. Potential for building top signage.

OFFICE (3RD FLOOR)

1,926 - 4,553 SF - Flex suite with front balcony.

CREATIVE / MEDICAL / SCHOOL (2ND FLOOR)

7,537 SF - Full floor space.
Landlord will build-to-suit per tenants needs.

RESTAURANT / RETAIL (GROUND FLOOR)

4,744 SF - High ceilings with exposed brick and excellent street visibility. Possibility to connect and expand with basement level.

BAR/SPEAKEASY/EXPERIENTIAL (BASEMENT)

7,762 SF (DIVISIBLE) - Ideal for Bar/Hospitality uses.
Dedicated entry. Elevator access.

AS-BUILT
PHOTOS



AS-BUILT
PHOTOS



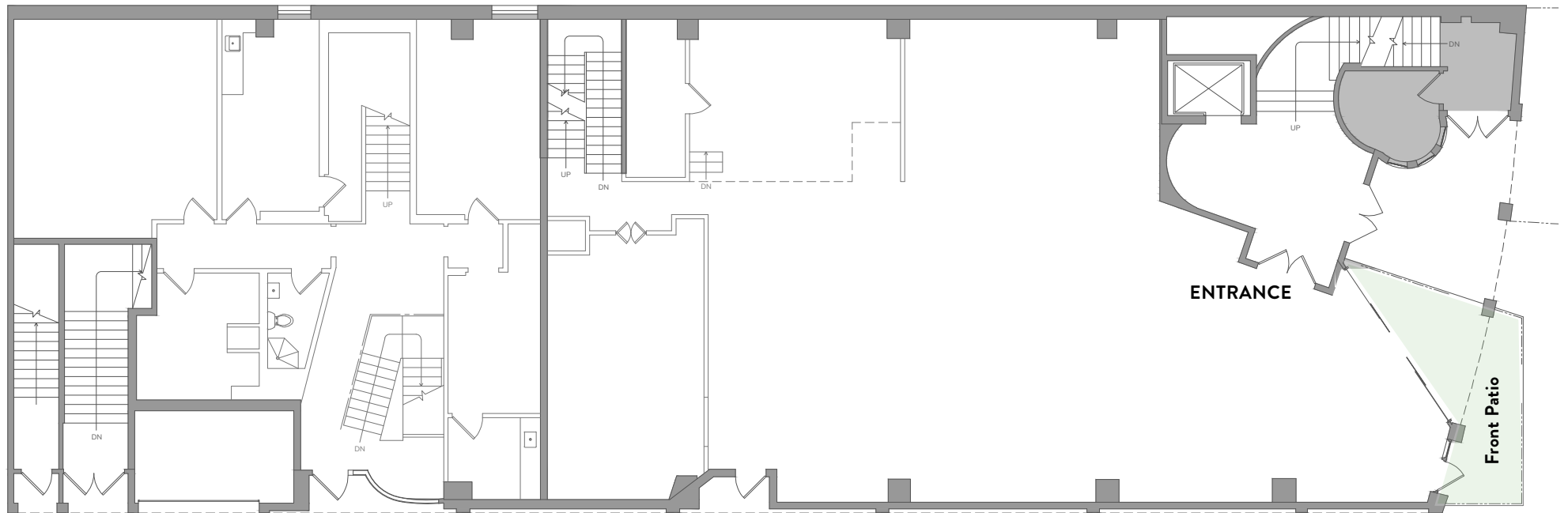
RESTAURANT RETAIL

- Negotiable TI allowance available
- Former Hooters location
- Built-out kitchen with large hood in-place
- Extremely high-traffic location with excellent street visibility
- Cantilever doors open to patio providing Indoor/Outdoor flow



RESTAURANT RETAIL

floor plan

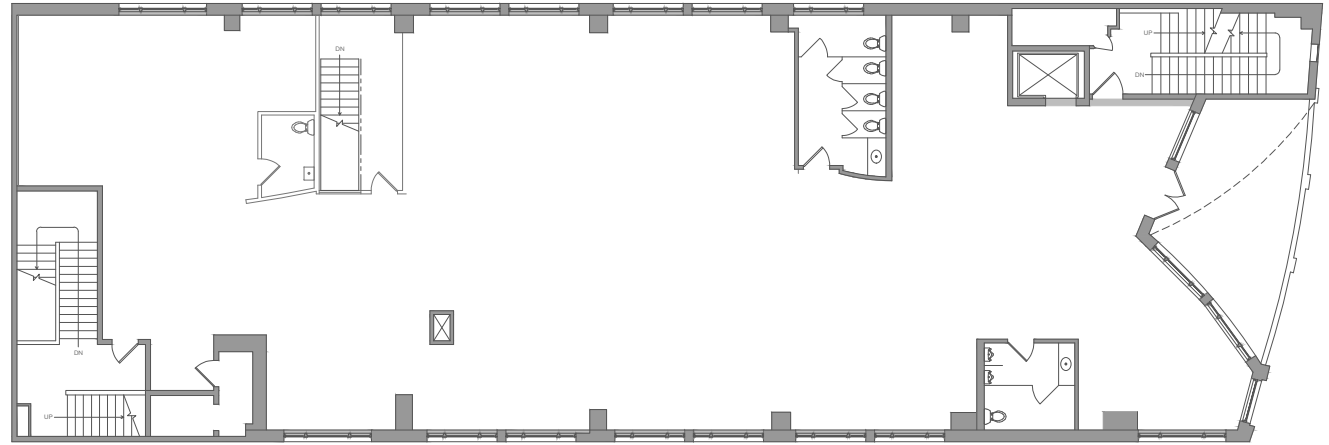


2ND FLOOR

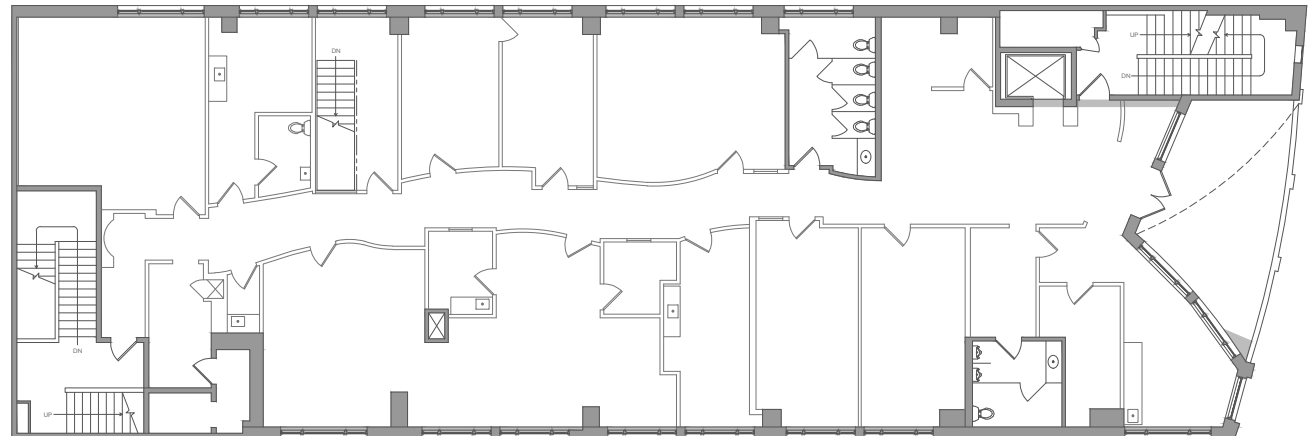
SIZE: 7,395 SF

- Light and bright full floor opportunity
- High visibility location
- Landlord will build-to-suit to tenants needs
- Previous tenant was Vidal Sassoon Beauty School (infrastructure still in place)
- Ideal for school, medical, or conversion to creative office.

OPEN PLAN



AS-BUILT CONFIGURATION



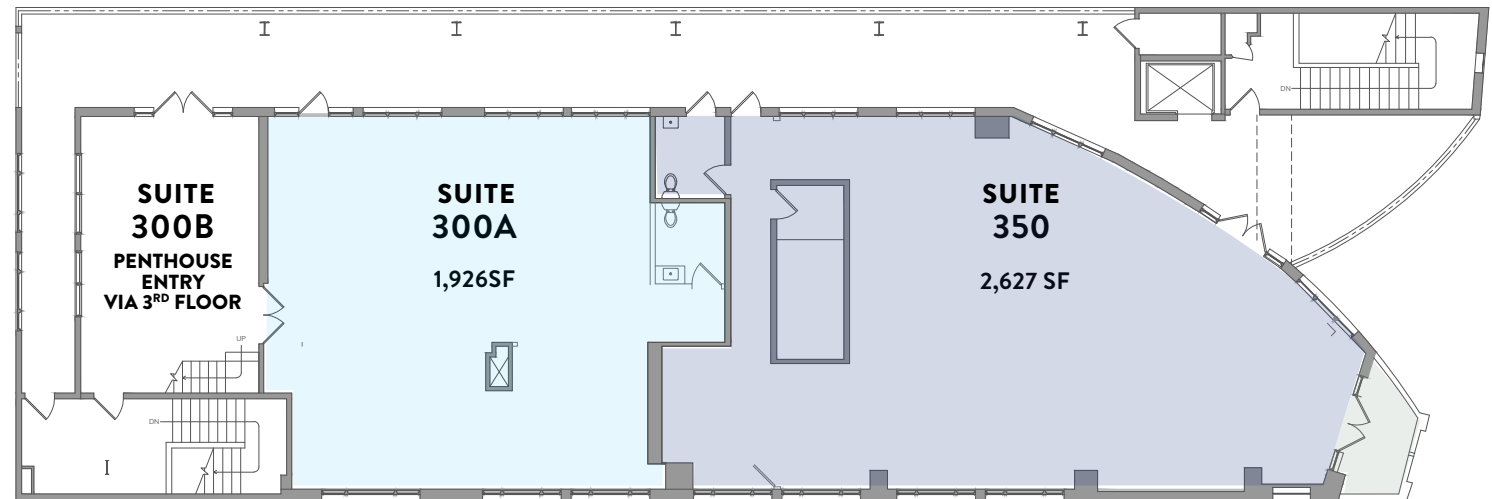
SUITE 300

OFFICE / SCHOOL / MEDICAL
+ STREET FACING BALCONY

- SUITE 300 A: 1,926 SF
- SUITE 350: 2,627 SF

SPACES CONTIGUOUS UP TO 4,553 SF

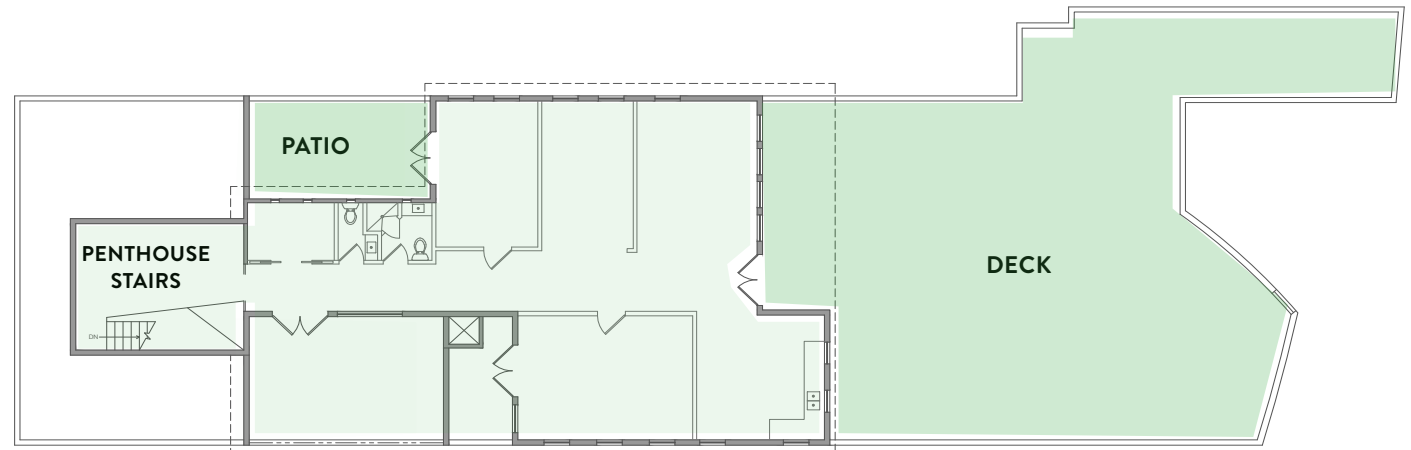
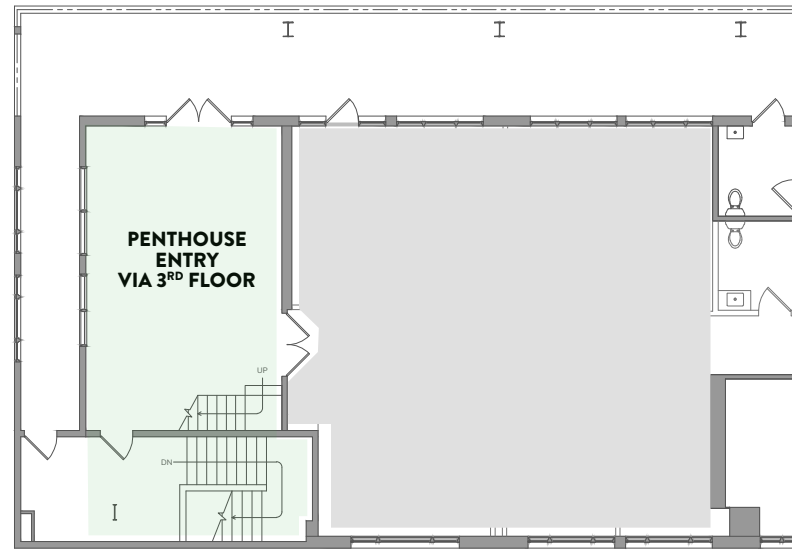
- High ceilings, light and bright front facing suite with private balcony.
- Currently built out as a salon, but can be opened up and made into open space



PENTHOUSE SUITE 400

CREATIVE OFFICE + LIVE/WORK
SIZE: 3,551 SF

- Bi-level space with multiple configurations, outdoor patios and in suite restroom.
- Exclusive and private use of ocean view roof
- Potential for building top signage
- Owner will renovate to tenant's desired specifications



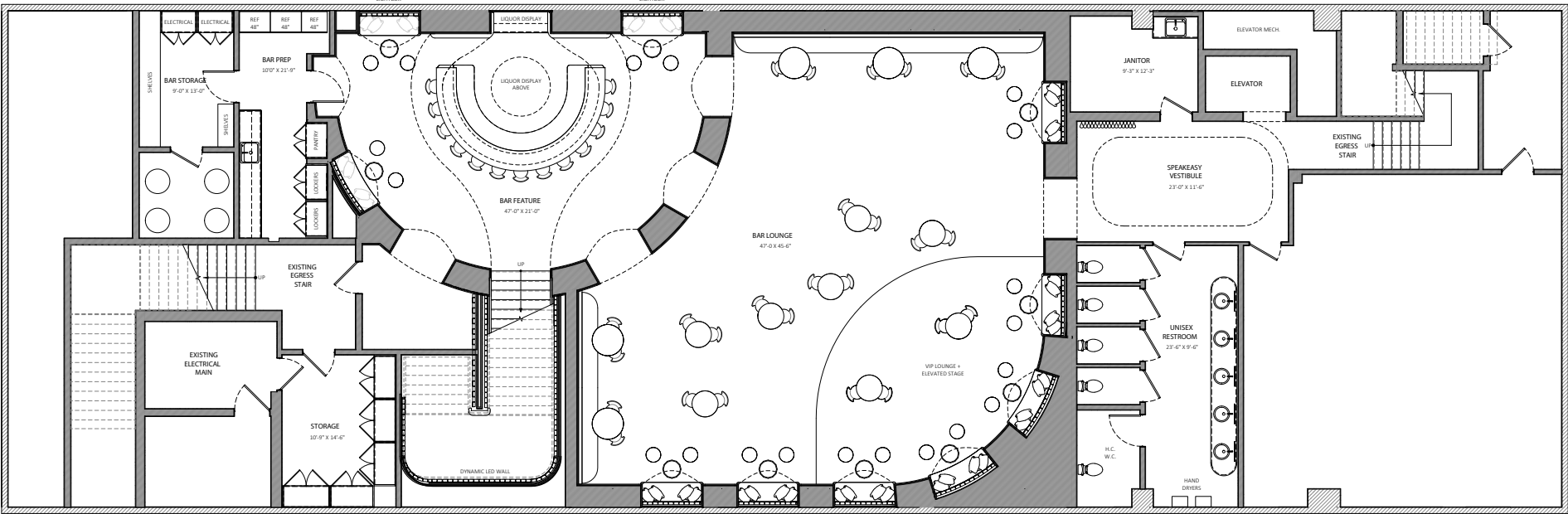
BASEMENT SPEAKEASY/BAR NIGHTCLUB

- Owner is proceeding with full design and build-out of a high-design Speakeasy Bar and Nightclub.
- We are looking for experienced operators to lease and/or partner.



BASEMENT SPEAKEASY/BAR NIGHTCLUB

floor plan



321

SANTA MONICA BOULEVARD
Santa Monica



TIFFANY & Co.

HUGO BOSS



SANTA MONICA PIER

TESLA



DOWNTOWN SANTA MONICA
LIGHT RAIL STATION



NORDSTROM

URBAN OUTFITTERS

PALISADES PARK

alo yoga

H&M

ANTHROPOLOGIE



Levi's



patagonia

ZARA

ATHLETA

sunglass hut



AMC
TREATRES

adidas

Foot Locker

CHAMPS
SPORTS

SEPHORA

OLD NAVY

IRI

J.Crew

WITHIN A FEW BLOCKS WALKING DISTANCE

ENTERTAINMENT & AMENITIES



NOTABLE RESTAURANTS

HILLSTONE



RETAIL



NORDSTROM



DYNAMIC LOCATION

STEPS TO THE ICONIC 3RD STREET PROMENADE & BEST RESTAURANTS + AMENITIES IN SANTA MONICA



📍 HILLSTONE / 202 WILSHIRE BLVD



📍 SUGARFISH / 1345 2ND STREET



📍 APPLE / 1415 3RD STREET PROMENADE



📍 MISFIT / 225 SANTA MONICA BLVD



📍 BLUE BOTTLE / 415 SANTA MONICA BLVD



📍 WALLY'S / 214 WILSHIRE BLVD





ZACUTO GROUP
COMMERCIAL REAL ESTATE

JAKE ZACUTO

Managing Director

310.469.9012

jake@zacutogroup.com

BRE #01377441

JACKIE LUBRANO

Vice President

310.469.9376

jackie@zacutogroup.com

BRE #02024601

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