

ASSET SALE / LEASE

SHOWN BY APPOINTMENT ONLY - DO NOT DISTURB EMPLOYEES

2823 MAIN STREET
SANTA MONICA, CA 90405



JOHN MOUDAKIS

310.395.2663 X116

JOHNM@PARCOMMERCIAL.COM

LIC# 01833441



INVESTMENT OVERVIEW

2823 MAIN STREET
SANTA MONICA, CA 90405

ASSET SALE: \$99,000

SIZE: Approximately 1,800 square feet

RENTAL RATE: \$9,500 per month, NNN with 3% annual increases (NNN Estimated to \$590 per month)

LEASE TERM: Landlord will provide new lease to approved tenant

AMENITIES

- » Type 41 license
- » List of FF&E Available Upon Request
- » Type 2 hood
- » High ceilings and concrete floors
- » Air conditioning
- » Excellent street visibility with Main Street frontage and tremendous daily pedestrian and auto traffic
- » Close to the beach and downtown Santa Monica
- » High income area with strong demographics and eclectic mix of neighboring retailers
- » Metered parking in the rear
- » Separate storage space available for lease for \$300 per month

NEIGHBORING TENANTS & AREA MARKETS

- » Nearby tenants include Urth Caffe, Jameson Pub, The Victorian, Heavy Handed, The Gallery, Jinya Ramen Bar, and Wells Fargo Bank
- » Located in the heart of Main Street with convenient access to the 10 freeway, Downtown Santa Monica, Abbot Kinney, and Rose Avenue



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INTERIOR VIEWS

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AREA AMENITIES

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Situated on Main Street, in historic Ocean Park, the property resides mere blocks from the beach. There are many bars and restaurants and eclectic cafes, some with al-fresco dining. There are also many boutique retail shops that line both sides of the street.

Main Street is a wonderful walking street for both tourists and locals alike. Seasonal events like the Christmas tree lighting and strolling carolers, and the July 4th Main Street Parade, the Farmers' Market every Sunday, and periodic street closures for different festivals. A great place to have an office!

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