

# CAFE BUSINESS FOR SALE

SHOWN BY APPOINTMENT ONLY - DO NOT DISTURB EMPLOYEES

2510 MAIN STREET  
SANTA MONICA, CA 90405



**JOHN MOUDAKIS**

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# INVESTMENT OVERVIEW

2510 MAIN STREET  
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**BUSINESS FOR SALE:** \$129,000

**SIZE:** Approximately 650 square feet

**RENTAL RATE:** \$3,419 per month, NNN  
(NNN Estimated to \$809 per month)

**LEASE TERM:** Landlord will provide new lease to approved tenant

## AMENITIES

- » Type 41 license + type 58 license included
- » List of FF&E Available Upon Request
- » No 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

## NEIGHBORING TENANTS & AREA MARKETS

- » Nearby tenants include Urth Caffe, ZJ's Shoop's Deli, Rabano Cafe, The Vitorian, Samosa House, The Gallery, Manchego and Jinya Ramen Bar.
- » 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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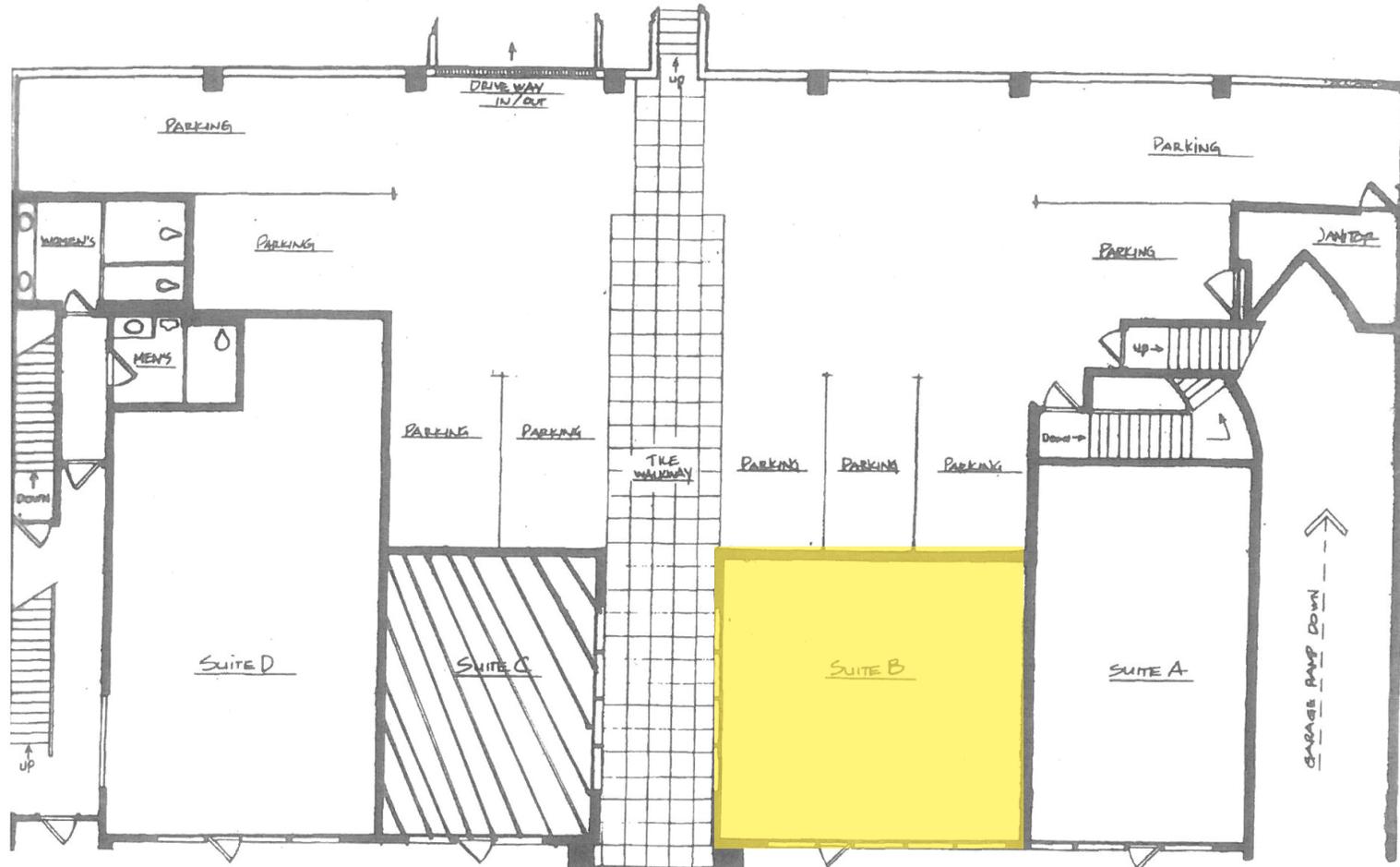
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# SITE PLAN

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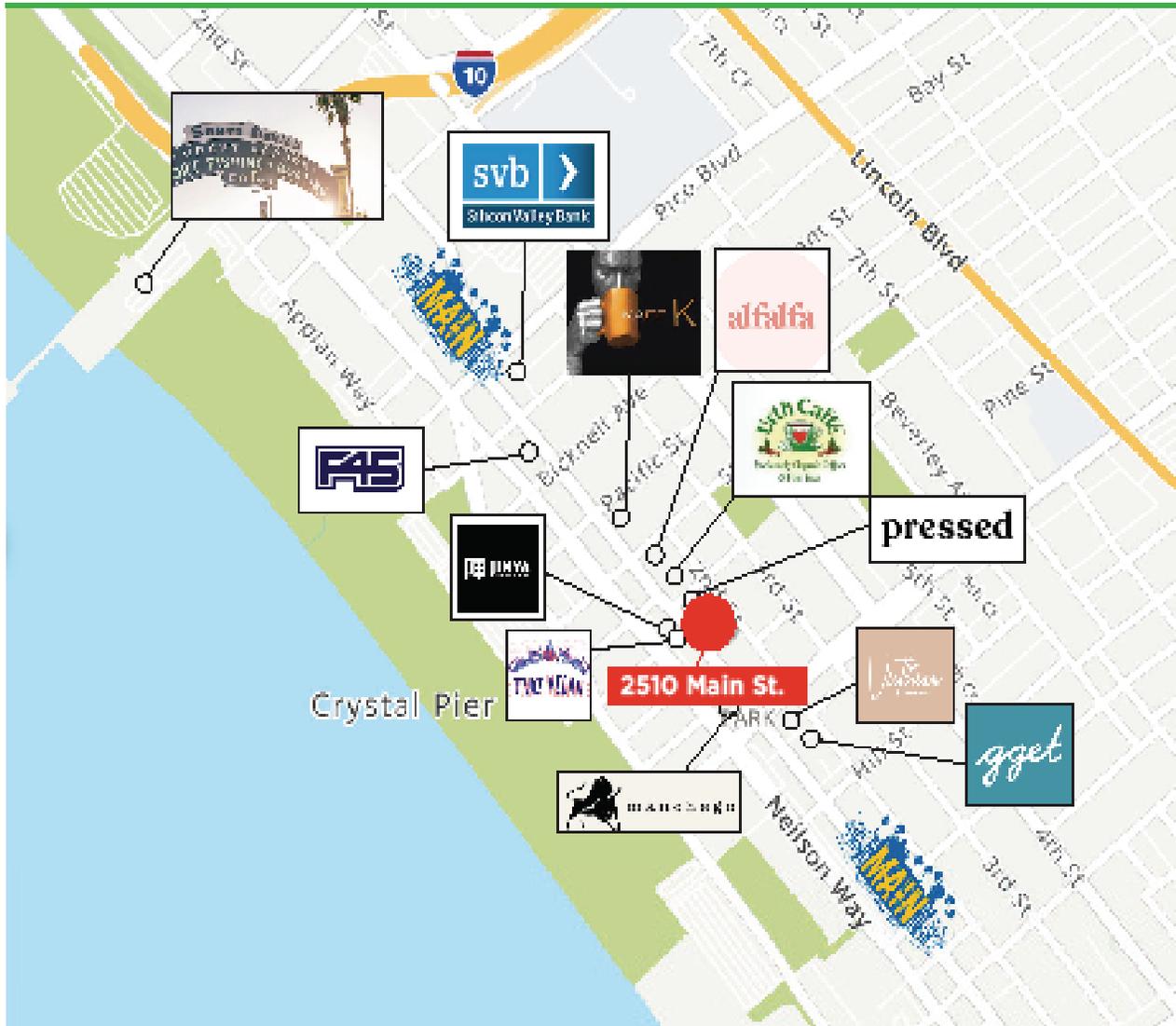


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# AREA AMENITIES

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This building is situated on Main Street, in historic Ocean Park, just two 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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