



ZACUTO GROUP  
COMMERCIAL REAL ESTATE

# RETAIL

WITH FULLY  
BUILT OUT KITCHEN  
FOR LEASE



SANTA MONICA  
BOULEVARD

*Santa Monica*

321



# LEASE DETAILS

321 SANTA MONICA BOULEVARD  
SANTA MONICA, CA 90401

## PRIME RETAIL OPPORTUNITY

Street level space of a boutique building at the crossroads of Santa Monica Boulevards and The 3rd Street Promenade.

*Full basement is also available*

## 2ND GEN KITCHEN IN PLACE

## AVAILABLE:

SUITE 100: ± 5,389 SF @ \$5.00/SF NNN

SUITE 101: ± 2,371 SF @ \$5.00/SF NNN

*Contiguous to ±7,760 SF*

BASEMENT: ± 5,439 SF @ \$2.50/SF MG

**TERM:** Negotiable

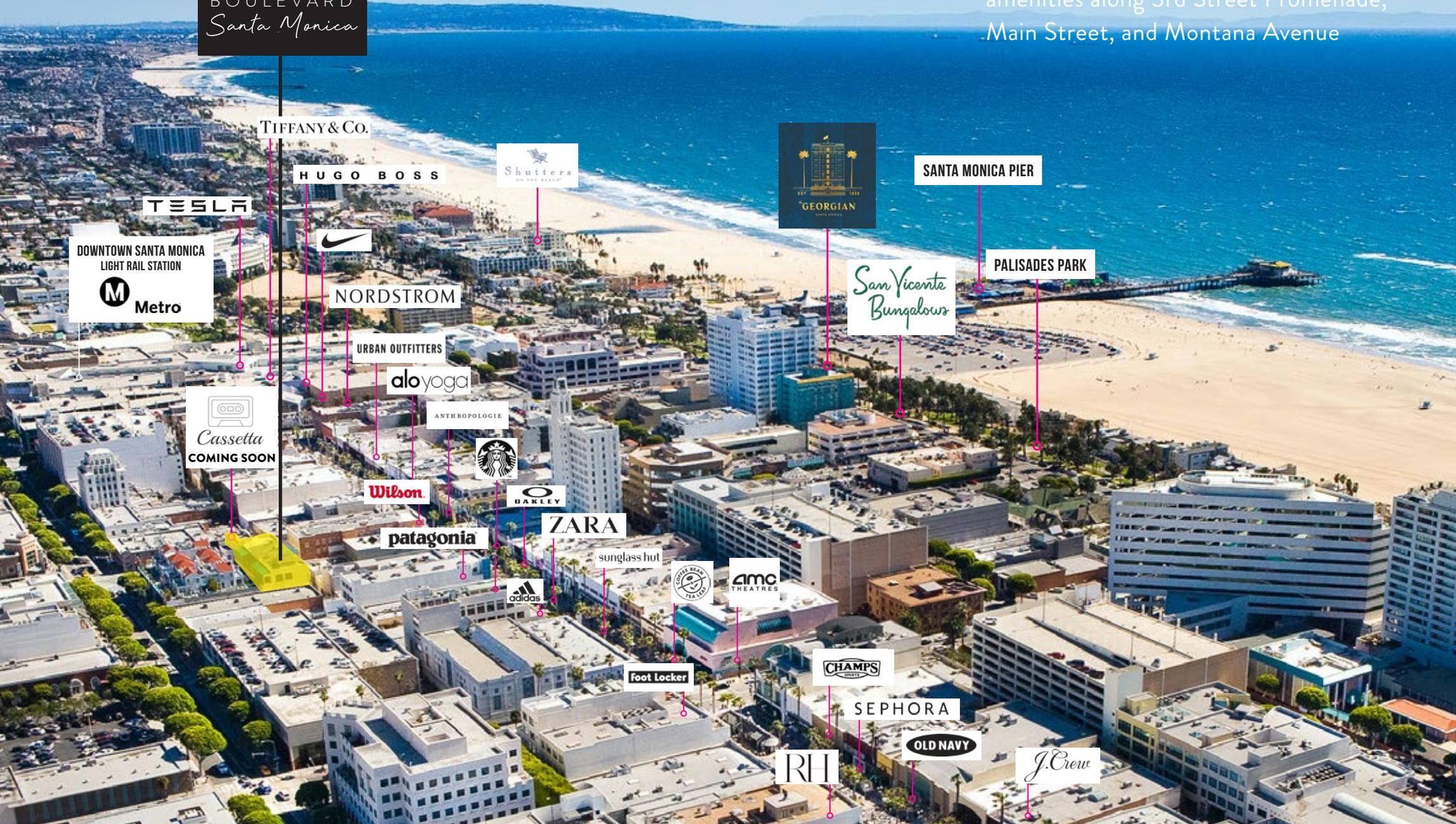
**TI ALLOWANCE:** Negotiable





## EXCELLENT BEACHSIDE LOCATION

Steps to the boardwalk, and famous pier, the property is within incredible proximity to dining, shopping, and amenities along 3rd Street Promenade, Main Street, and Montana Avenue



TIFFANY & Co.

HUGO BOSS



TESLA



SANTA MONICA PIER

DOWNTOWN SANTA MONICA LIGHT RAIL STATION



NORDSTROM

San Vicente Bungalows

PALISADES PARK

URBAN OUTFITTERS

alo yoga

ANTHROPOLOGIE



Cassette COMING SOON



Wilson



patagonia

ZARA

sunglass hut



AMC THEATRES

Foot Locker

CHAMPS SPORTS

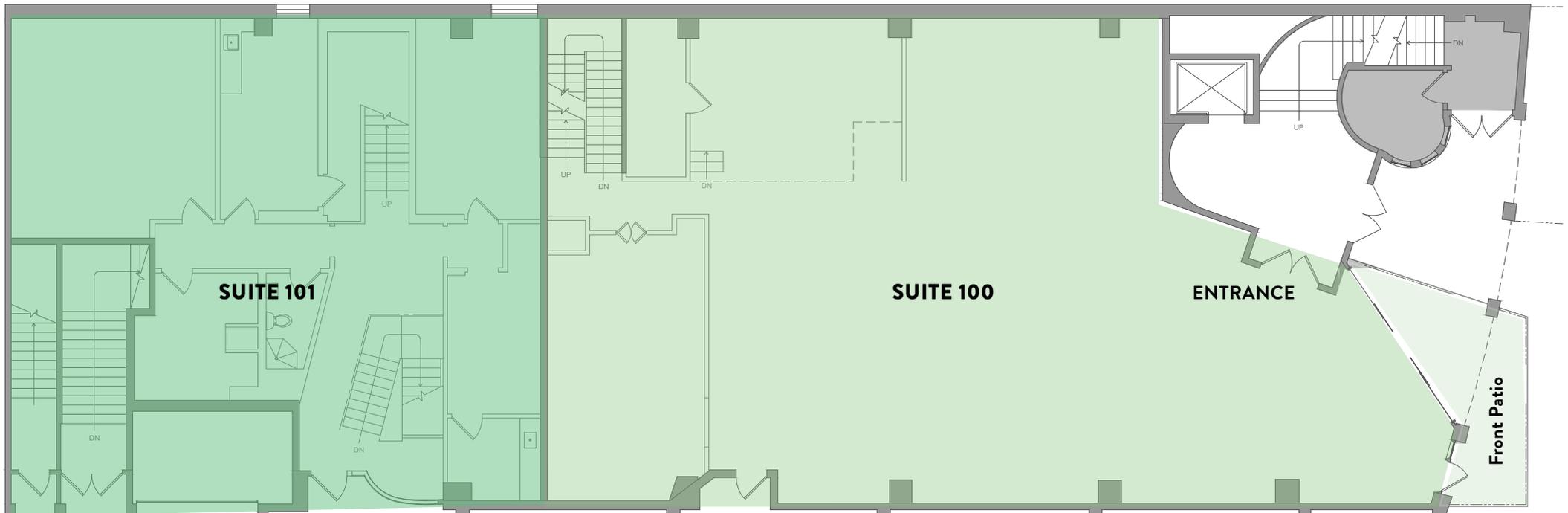
SEPHORA

OLD NAVY

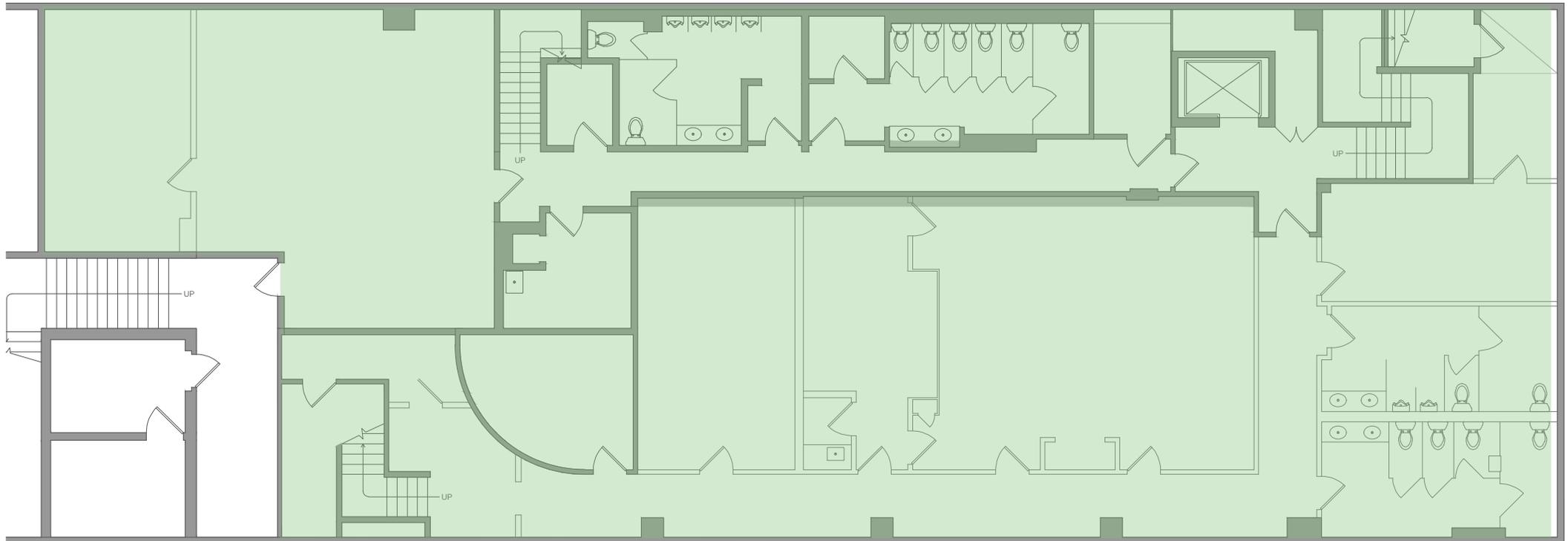
IRI

J.Crew

# FLOOR PLAN - RETAIL



# FLOOR PLAN - BASEMENT



# INTERIOR DETAILS

- Retail/restaurant opportunity
- Kitchen with hood in place
- Expansive floor plan with high ceilings, open flow, and flexible configurations
- Private front facing patio space allows for indoor/ outdoor accessibility
- Excellent foot traffic from Third Street Promenade
- *Owner will renovate to tenant's desired specifications*

The Splatter Studio



SANTA MONICA  
BOULEVARD  
*Santa Monica*

EXIT

THESE DOORS TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED

LIVE  
WIN  
\$100



**BUILT-OUT KITCHEN WITH LARGE HOOD**



WITHIN A FEW BLOCKS WALKING DISTANCE

ENTERTAINMENT  
& AMENITIES



NOTABLE  
RESTAURANTS

HILLSTONE

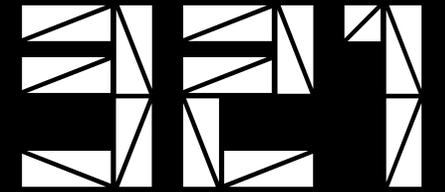


RETAIL



NORDSTROM





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