

3021 LINCOLN BLVD

**FOR SALE - 100% VACANT
MIXED USE - RESTAURANT - BAR - RESIDENTIAL
FREESTANDING BUILDING**

\$2,700,000.00



Tonks Agency Inc

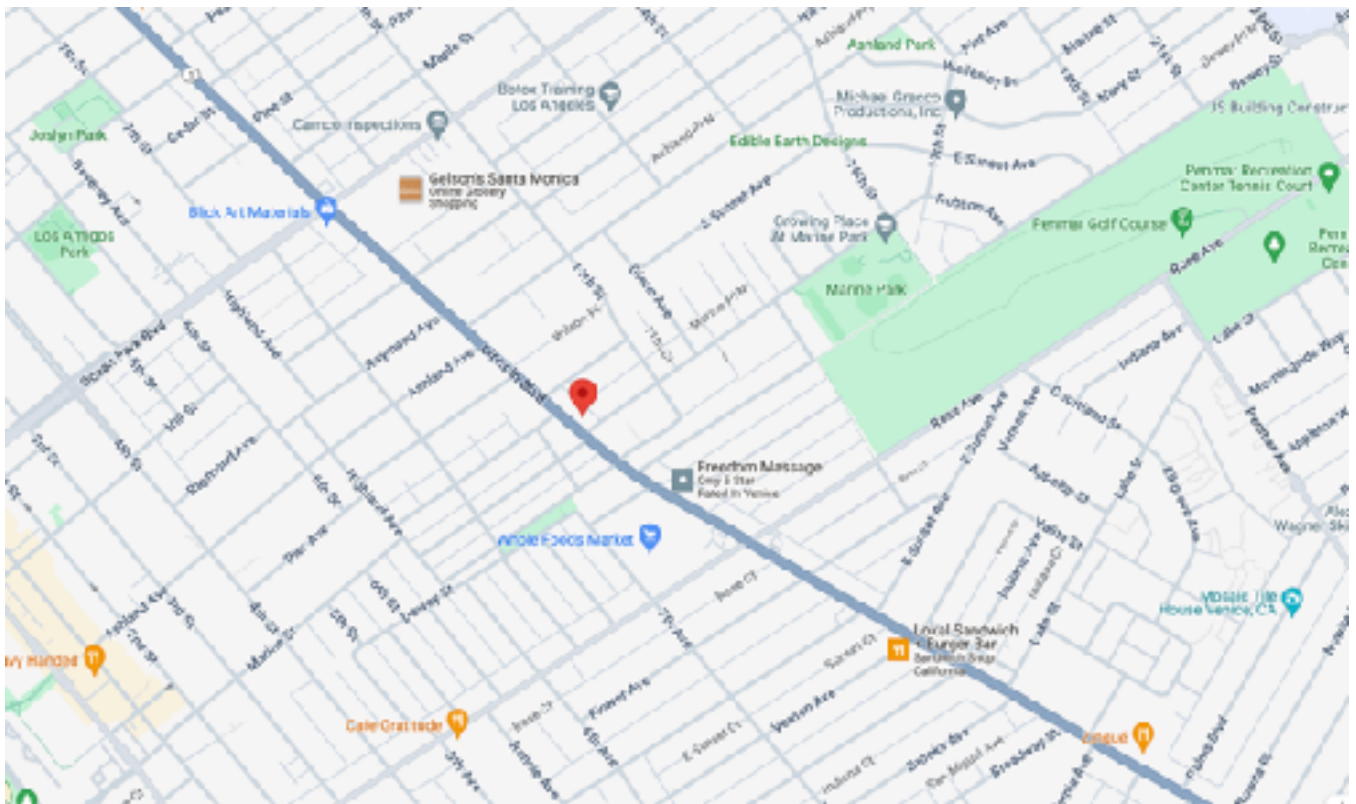
**RESIDENTIAL AND COMMERCIAL REAL ESTATE BROKER
& MORTGAGE BROKERS**

A UNIQUE OWNERSHIP OPPORTUNITY

100% VACANT - mixed use, Bar-Restaurant on the ground floor with a 2 bed 1 bath residential upstairs. Previously the home of LA Draughts and Santino's restaurant. In 2009 the building was virtually demolished due to a fire and it was rebuilt from the ground up to the 2009 building codes, including earthquake retrofitting, 750 Grease trap installed, Fire Sprinkler system, Infiltration pits, Air Conditioning, ADA approved (as of final inspection date). open flame cooking with hood. This property is ready to go for either fine dining or fast food. Seller and previous tenant states that the entire rear patio, including the 3 parking spaces is permitted for a patio. Permitted for 2 outdoor tables at front of property. All tenants previous tenants have had a beer and wine license. The property is grandfathered for the exemption for off license alcohol sales. Roofing was recently coated. ABC approved 47 license .This is a very rare opportunity to own a bar restaurant / residential delivered vacant in Santa Monica, across the street from Whole foods on Lincoln Blvd in the heart of Santa Monica

*Buyer and representatives to investigate all licenses, permits and use rights

OFFERING MEMORANDUM



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INFORMATION

Freestanding Building

2,190 square feet GLA

0.05 Acre Lot

Zoned SMC4

Permitted rear Patio

Permitted seating at front exterior

Grease Trap

Sprinkler System

Open Flame Cooking with Exhaust and Hood

Two Story Building

Built from the ground up in 2009

Includes a 2 bedroom 1 Bathroom residential on second floor

DEMOGRAPHICS

2023 Population

1 Mile - 34,573 3 Mile - 210,750 5 Mile - 458,301

2023 Total Households

1 Mile - 18,448 3 Mile - 106,139 5 Mile - 217,1000

OFFERING MEMORANDUM

Call Lee Tonks

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