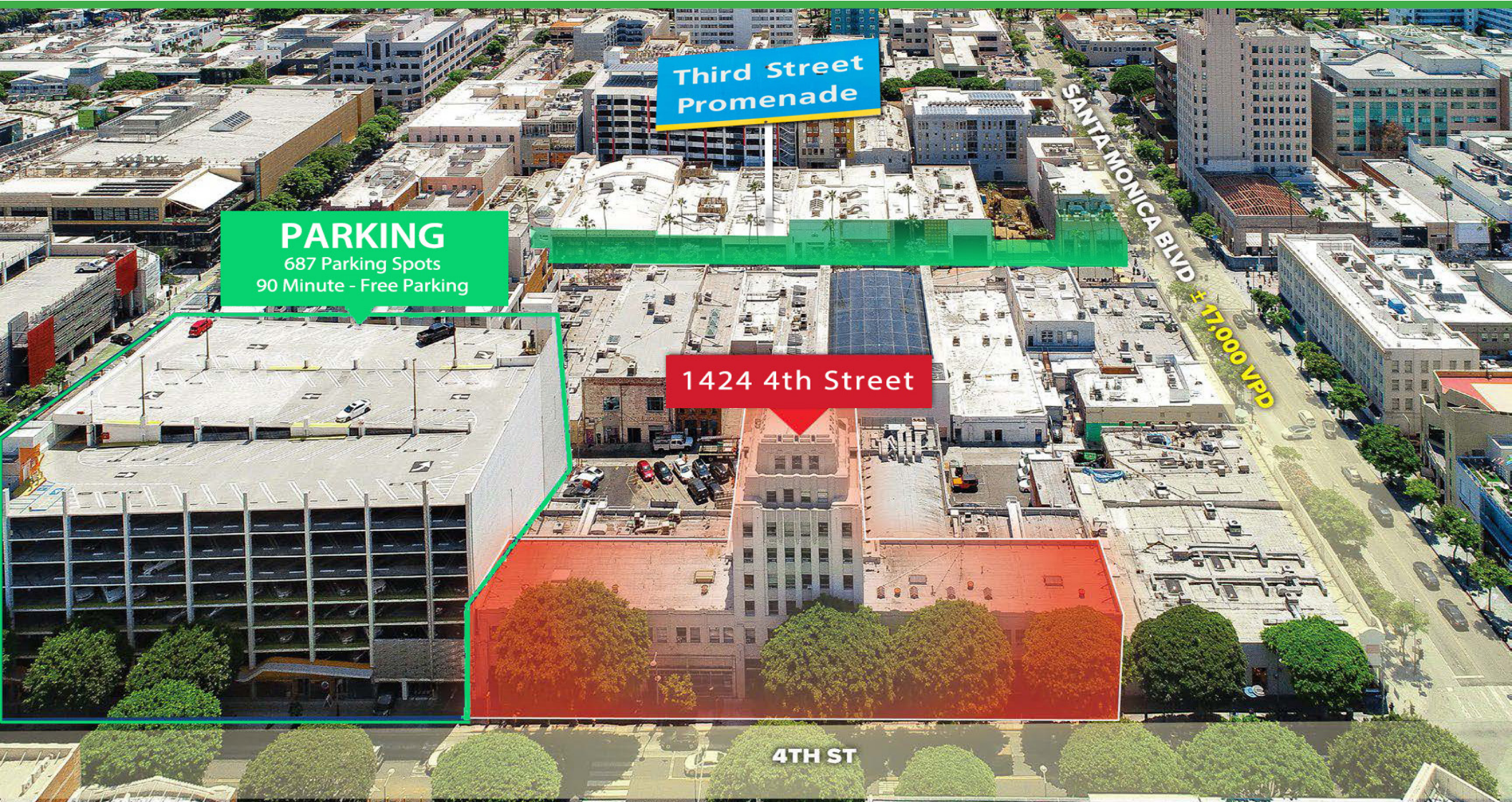


# FOR LEASE

## RESTAURANT & RETAIL SPACE

1424 4TH STREET  
SANTA MONICA, CA 90401



RUDY QUINTANAR

310.395.2663 X128

RUDY@PARCOMMERCIAL.COM

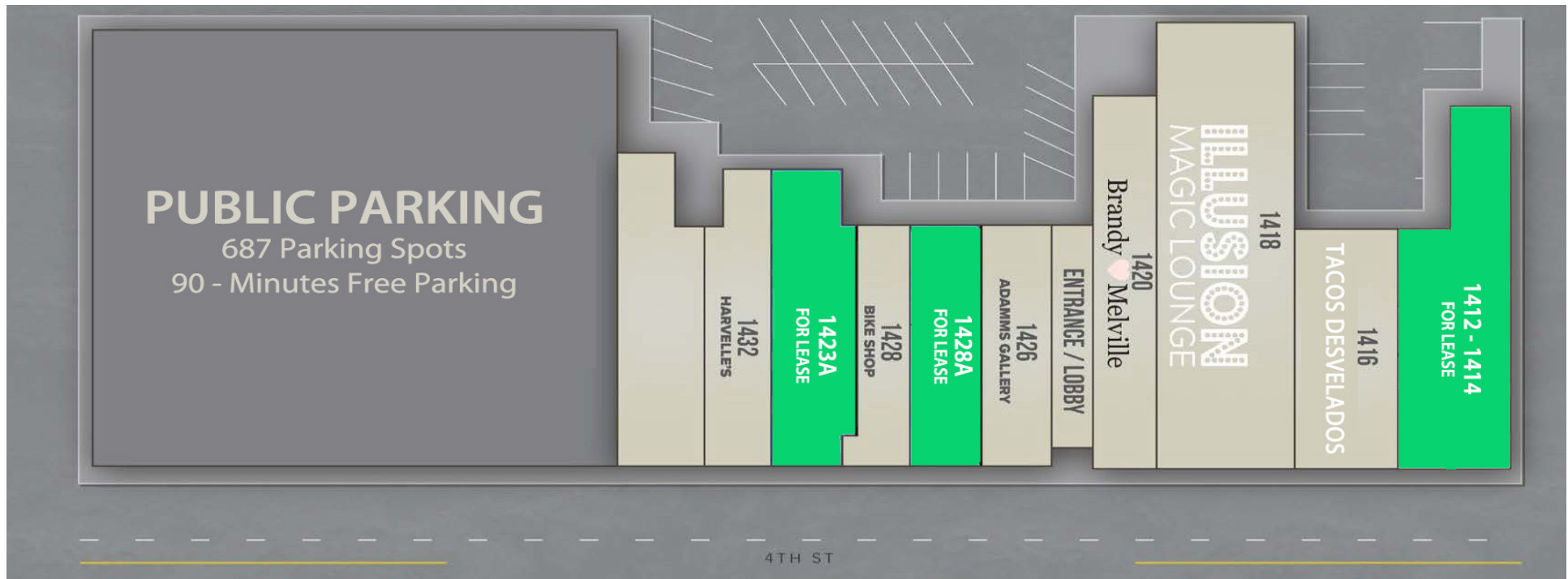
LIC# 00912513



# PROPERTY OVERVIEW

1424 4TH STREET  
SANTA MONICA, CA 90401

1424 4th STREET is located one block from Third Street Promenade, in the center of Downtown Santa Monica, within walking distance of the Metro E Line at Colorado and 4th Street, the beach, Santa Monica Pier, and more. Downtown Santa Monica brings about 20.6 million visitors each year whose spending has reached roughly \$954 million. Local residents, tourists, and employees from all over Los Angeles visit Downtown Santa Monica to enjoy the relaxing vibes and outdoor dining options. 4th Street is home to various Banks (Chase Wells Fargo, Bank of America) fitness businesses, spa's, ETC. This property benefits from being located adjacent one of Downtown's public parking structure – offering 90 minutes of free parking to all daily.



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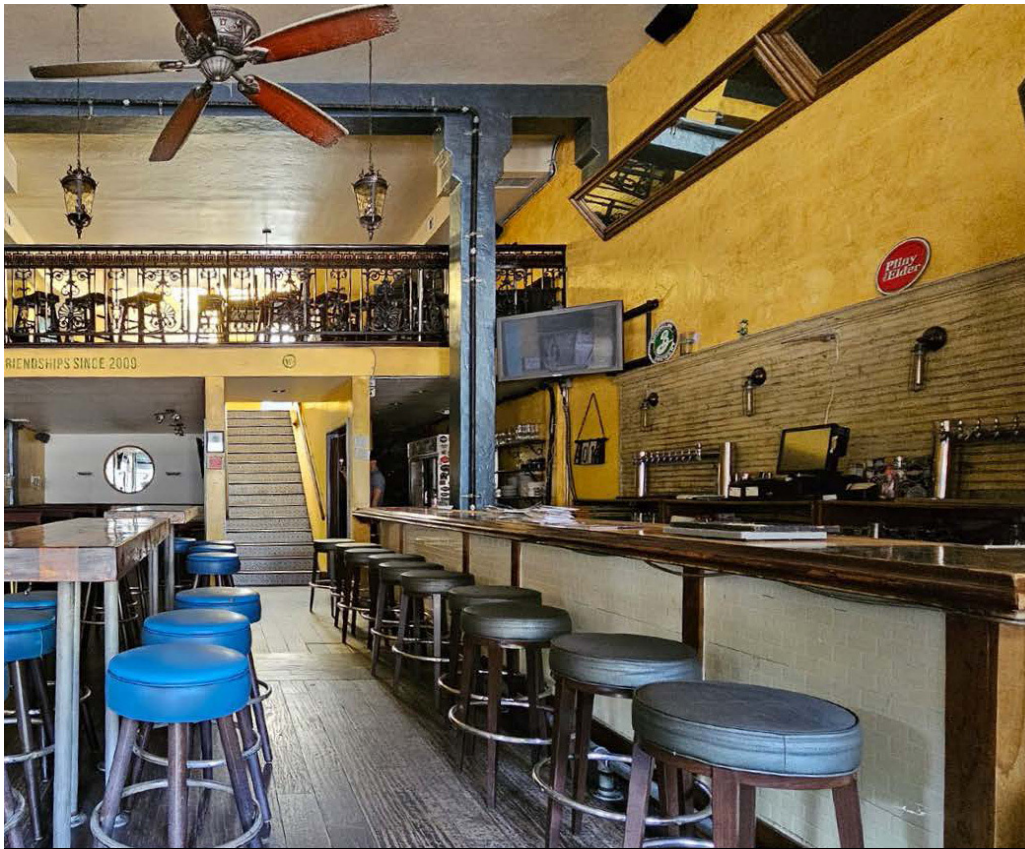


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# AVAILABLE UNITS

1424 4TH STREET  
SANTA MONICA, CA 90401

UNIT #	SQUARE FEET	RENT	NNN	USE
1412-14	1,935 SF	\$6,300	\$0.50 PSF	RETAIL
1428A	2,136 SF	\$5,100	\$0.50 PSF	RETAIL
1432A	3,500 SF	\$10,500	\$0.50 PSF	RESTAURANT



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# AREA AMENITIES

1424 4TH STREET  
SANTA MONICA, CA 90401

## BY YOUR SIDE

### CAFES/RESTAURANTS

- 1 Fig
- 2 800 Degrees
- 3 Hillstone
- 4 Wally's Wine
- 5 California Pizza Kitchen
- 6 Wokano
- 7 1212 Santa Monica
- 8 Lemonade
- 9 Locanda Del Lago
- 10 Tender Greens
- 11 Uovo
- 12 HiHo Burger
- 13 Cava
- 14 Sugarfish
- 15 The Misfit
- 16 Barney's Beanery
- 17 BOA Steakhouse
- 18 Water Grill
- 19 The Veranda
- 20 Thai Dishes
- 21 KazuNori
- 22 Meat on Ocean
- 23 Del Frisco's
- 24 True Food
- 25 Bruxie
- 26 BIBIBOP

### SHOPPING

- |                    |                  |                       |
|--------------------|------------------|-----------------------|
| 27 Banana Republic | 36 Madewell      | 41 Papyrus            |
| 28 J. Crew         | 37 The Body Shop | 42 Nordstrom          |
| 29 Old Navy        | 38 Lululemon     | 43 Santa Monica Place |
| 30 Sephora         | 39 Anthropologie |                       |
| 31 Max Studio      | 40 LUSH          |                       |

### ARTS & ENTERTAINMENT

- 44 Arclight Cinemas
- 45 AMC Broadway 4
- 46 AMC Santa Monica 7

### HOTELS

- |                     |                   |
|---------------------|-------------------|
| 47 Fairmont Miramar | 52 Georgian Hotel |
| 48 The Huntly       | 53 Hotel Carmel   |
| 49 Shore Hotel      | 54 Shangri-La     |
| 50 Wyndham          | 55 Loews          |
| 51 Ocean View Hotel |                   |

### SPAS/BEAUTY

- 56 Exhale LA
- 57 Massage Co
- 58 Ocean Oasis
- 59 Skin Med Spa
- 60 Burke Williams
- 61 Tikkun Holistic
- 62 Lloyd's Barbershop
- 63 Glam&Go
- 64 Salon Republic
- 65 Saulino Smith
- 66 Drybar
- 67 Brambila Salon
- 68 Carlton Hair

### BANKS

- 69 Bank of America
- 70 OneWest Bank
- 71 Chase Bank
- 72 Wells Fargo
- 73 U.S. Bank
- 74 Citibank
- 75 Union Bank

### FITNESS

- 76 Burn Fitness
- 77 SoulCycle
- 78 Pure Barre
- 79 Pilates Platinum
- 80 Equinox
- 81 Yogaco
- 82 24 Hour Fitness
- 83 Orangetheory
- 84 Hot 8 Yoga
- 85 Cycle House



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# COMMUNITY PROFILE

1424 4TH STREET  
SANTA MONICA, CA 90401

## SANTA MONICA

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts and recreational venues. Recently named by National Geographic as one of the "Top 10 Beach Cities in The World", and by TIME as one of the "Best Places to Live", Santa Monica features 3 miles of Pacific beaches and the Santa Monica Pier. Santa Monica's residential population is approximately 93,000 increasing to an estimated 250,000 during the day with tourist, shoppers and employees. Tourism attracts over 8 million visitors annually.

Part of the reason that so many world renowned chefs set up shop in Santa Monica is due to its numerous bountiful farmers markets. Named by Travel + Leisure as the best farmers market in the country, Santa Monica's four weekly farmers markets attract the city's residents and local chefs with the freshest produce, flowers, meats, cheeses, nuts, fish, and more.



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