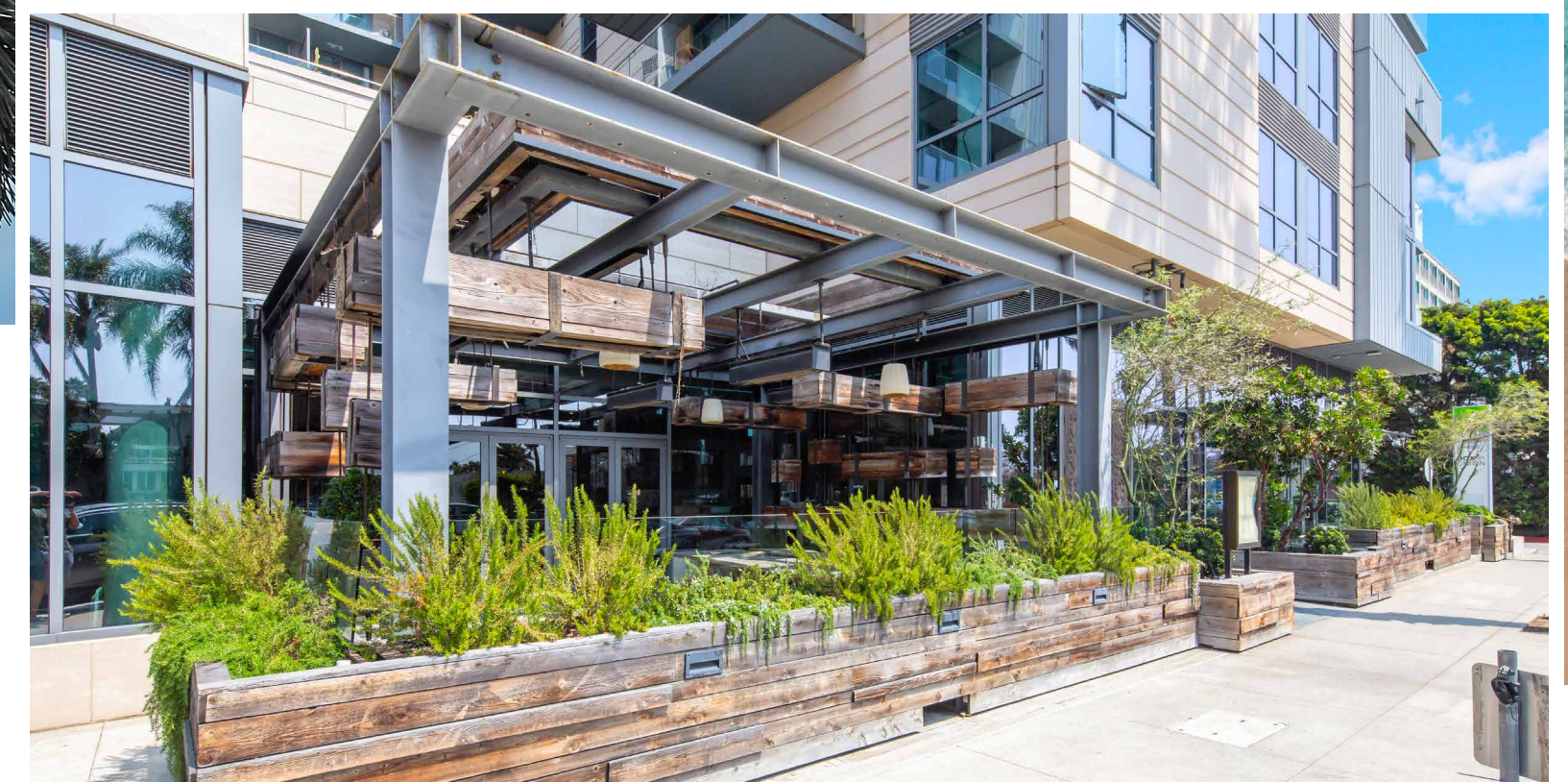


*Santa Monica, Ca*



**1755**  
*Ocean Avenue*

FULL SERVICE RESTAURANT & BAR  
W/ PATIO ACROSS FROM THE BEACH

FOR INQUIRIES

**ZACHARY CARD**  
+1 310 550 2542  
Lic. 01717802  
zachary.card@cbre.com

**ERIK KRASNEY**  
+1 310 550 2680  
Lic. 01970585  
erik.krasney@cbre.com

*Santa Monica, Ca*



1755 OCEAN  
SANTA MONICA,  
CA, 90401

*location*

7,413 SF  
RESTAURANT +  
800 SF PATIO

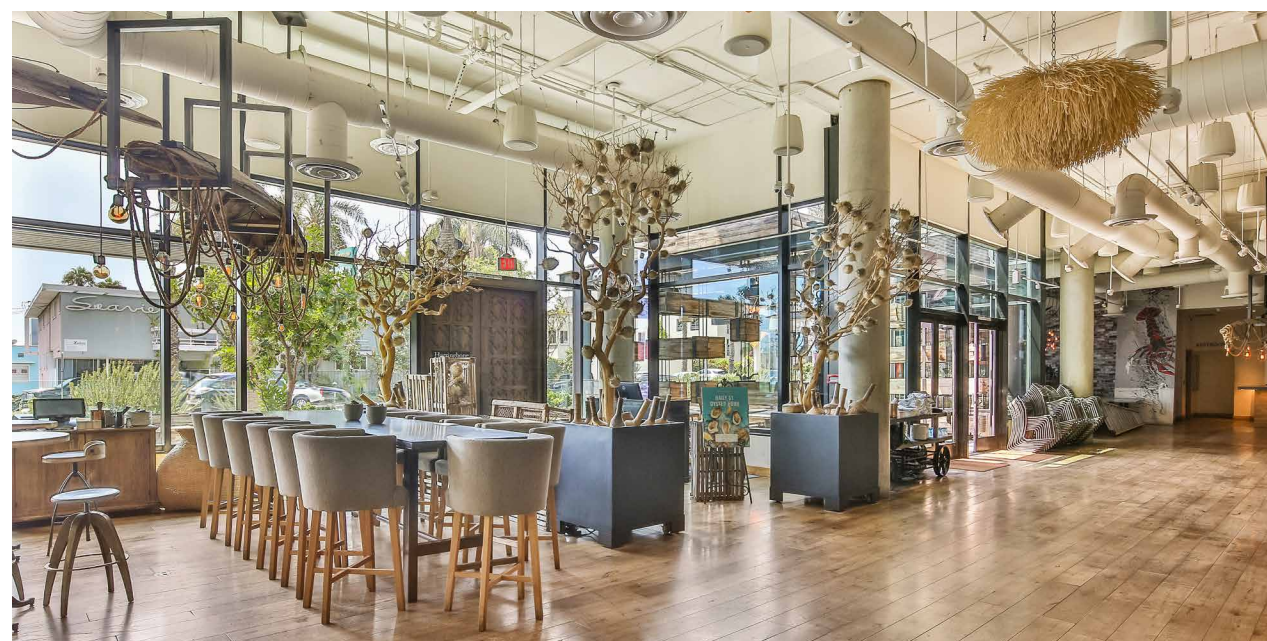
*unit size*

TYPE 47  
FULL LIQUOR  
LICENSE

*liquor license*

TURN KEY  
NO KEY MONEY

*available  
now*



TURN KEY RESTAURANT & BAR  
W/ PATIO ACROSS FROM THE BEACH

9 FLOORS  
93 CONDOMINIUM  
*units above*  
GROUND FLOOR  
RETAIL

41  
SPACES  
*parking*

8.4M  
VISITORS/YR  
*tourist hub*

# Santa Monica, Ca



SANTA MONICA BEACH

SANTA MONICA PIER

LOEWS

JW MARRIOTT

SHUTTERS ON THE BEACH

CASA DEL MAR

OCEAN AVENUE

Subject Space

1755  
Ocean Avenue

FAIRMONT MIRAMAR

HUNTLEY

SHANGRI-LA

SHORE

COLORADO AVENUE

WAVERLY CONDOS

OLYMPIC DRIVE

SEYCHELLE CONDOS

VICEROY

3RD ST PROMENADE

TONGVA PARK

BELMAR APARTMENTS

SANTA MONICA PLACE

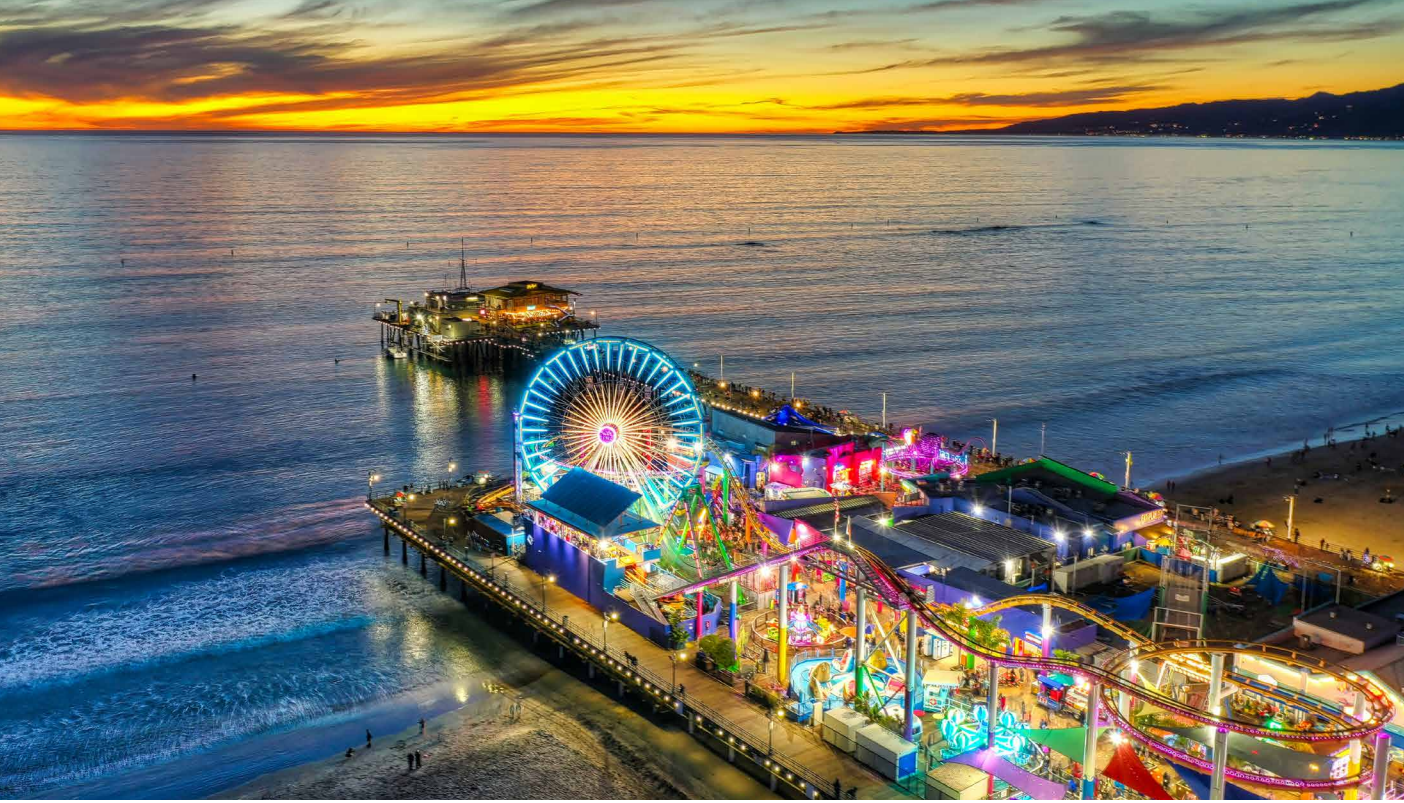
RAND CORPORATION (+800 EMPLOYEES)

CITY HALL

EXPO STATION

4th STREET

10



5 LUXURY HOTELS IN A ONE BLOCK RADIUS & OVER 3,500 ROOMS IN SANTA MONICA

*Lodging*

TOP RETAILERS, & UNIQUE DESTINATIONS ATTRACT 8.4M VISITORS/YR

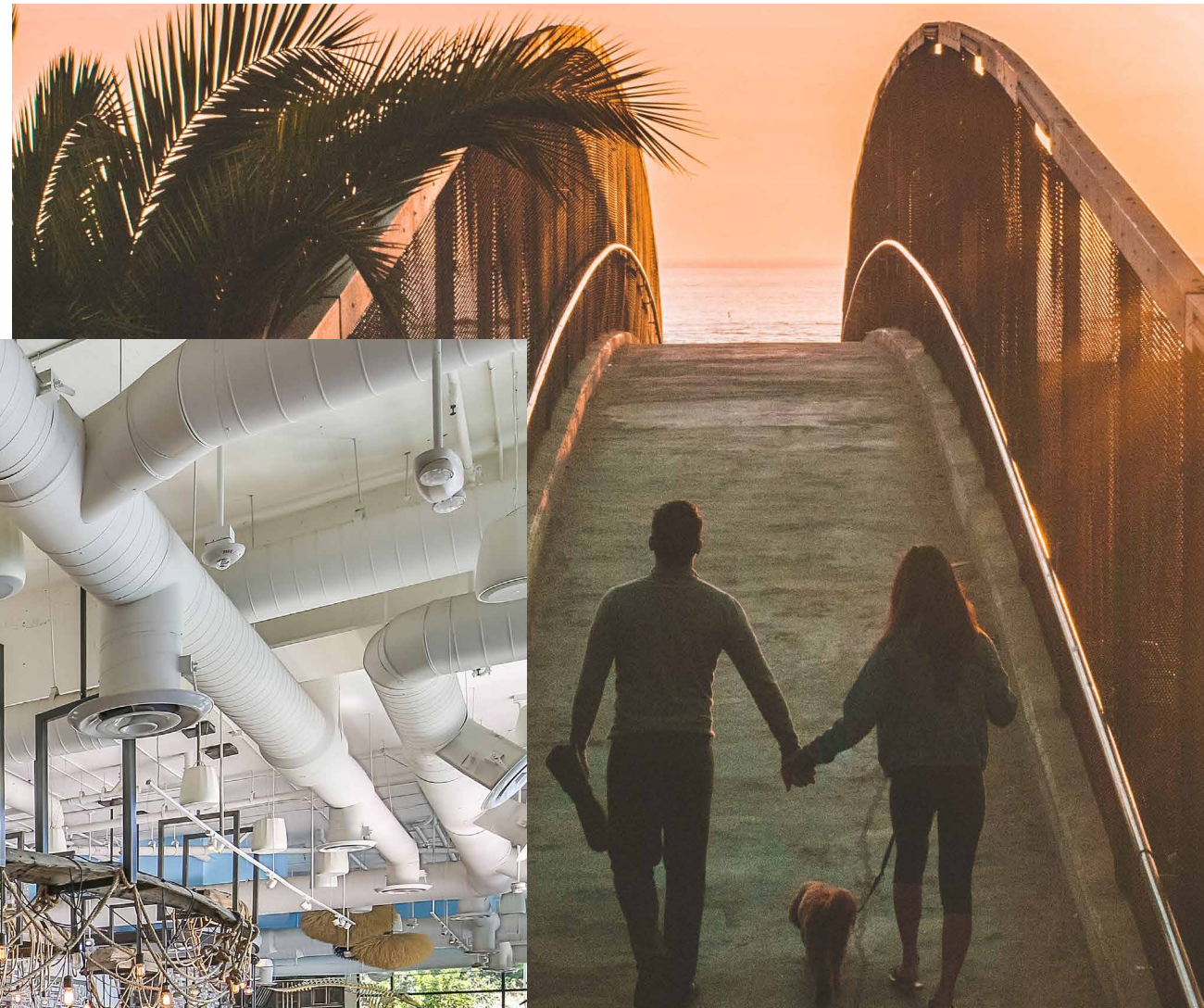
*Tourism*

MICRO-MARKET ACCESSIBLE AND APPROACHABLE TO THE 'LOCALS'

*Residential*

ADJACENT TO RAND, UBER, CIVIC CENTER + OTHER LARGE OFFICE OCCUPIERS

*Employment*



I-10 FWY TO DTLA & CA-1 HWY TO MALIBU

*Freeways*

(E) EXPO LINE STATION TERMINUS (0.5 MILES)

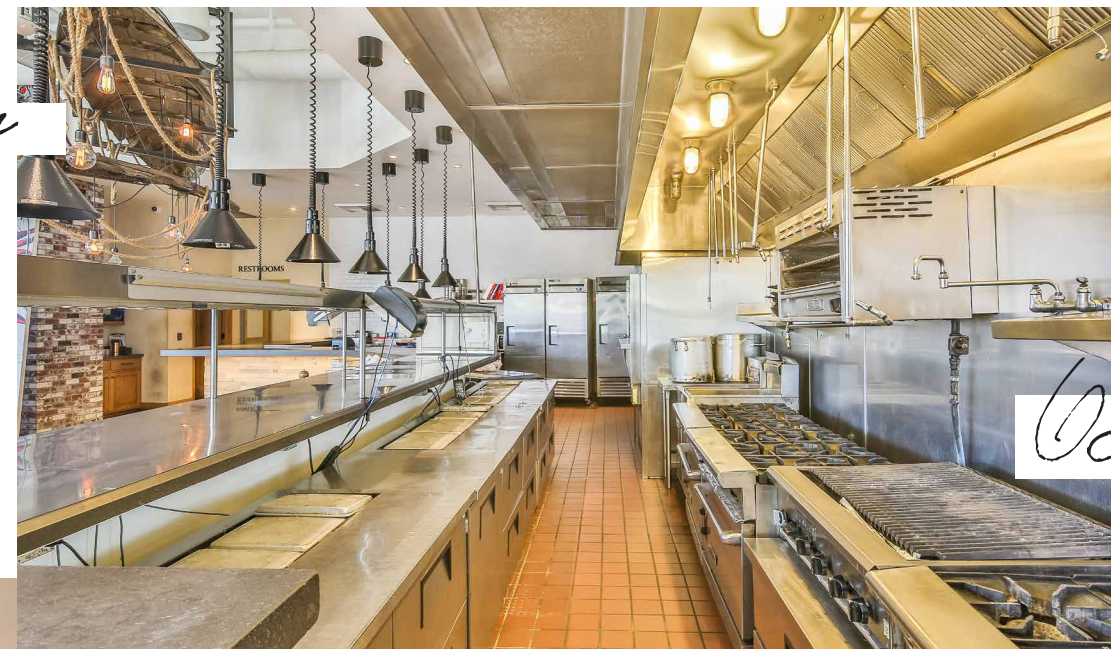
*Metro Rail*

CONNECTED TO CULVER CITY, USC, AND DOWNTOWN LA





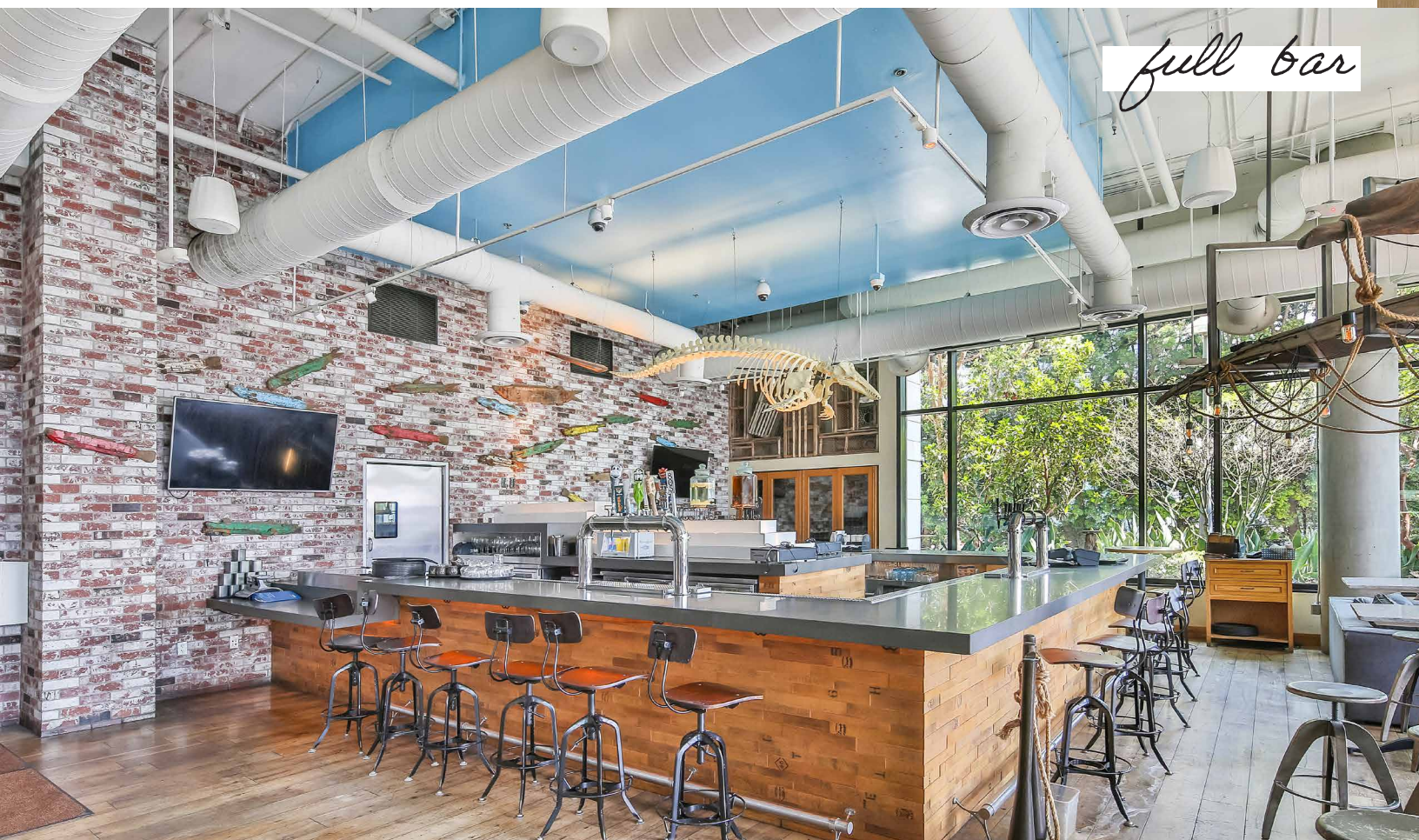
*open kitchen*



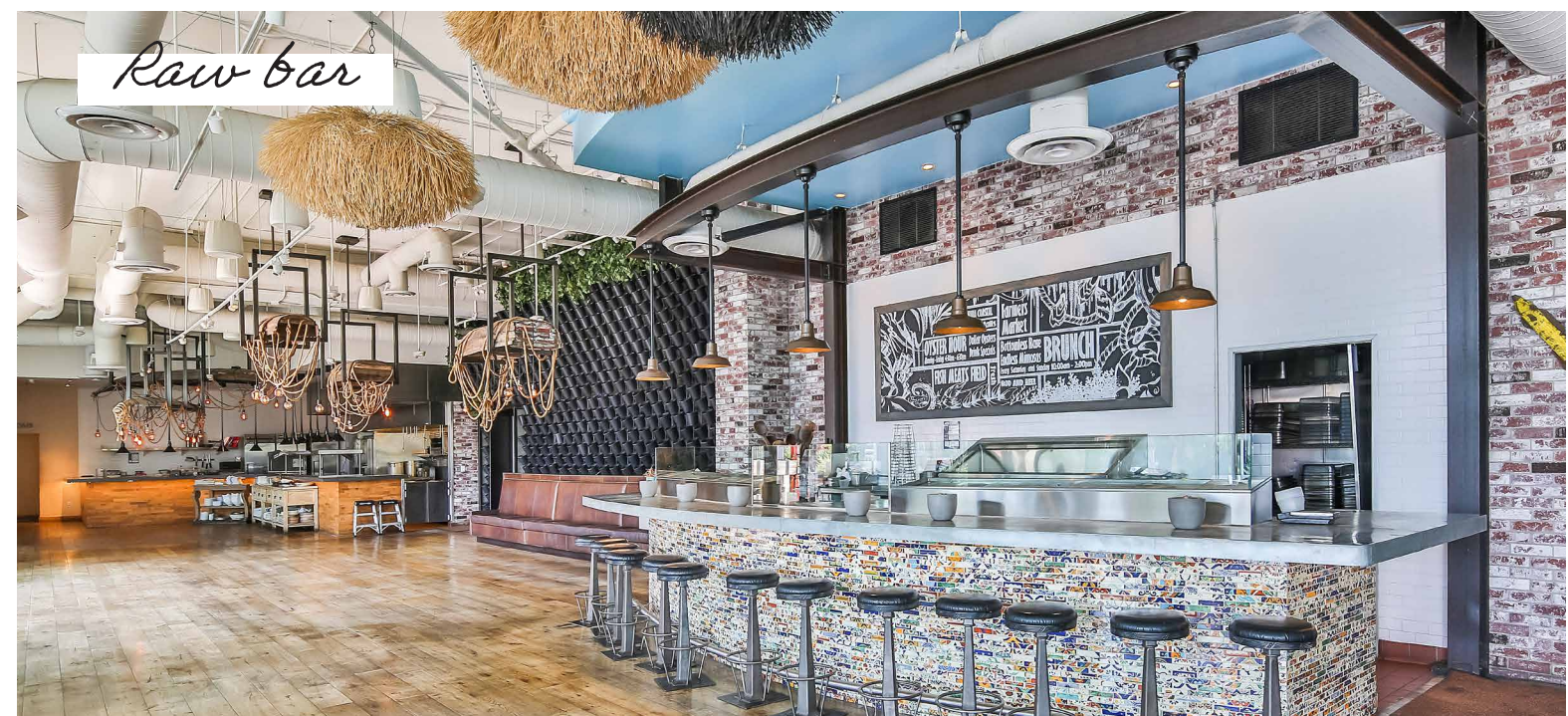
**1755**  
*Ocean Avenue*

*Features + Amenities*

- + FULLY EQUIPPED KITCHEN W/ BAR + RAW BAR
- + AMPLE FRONTAGE ON OCEAN AVENUE
- + GATED 800 SF OUTDOOR PATIO
- + HIGH CEILING HEIGHTS
- + RECESSED LIGHTING + NATURAL LIGHT
- + PLENTIFUL GAS + ELECTRICAL + GREASE CAPACITY



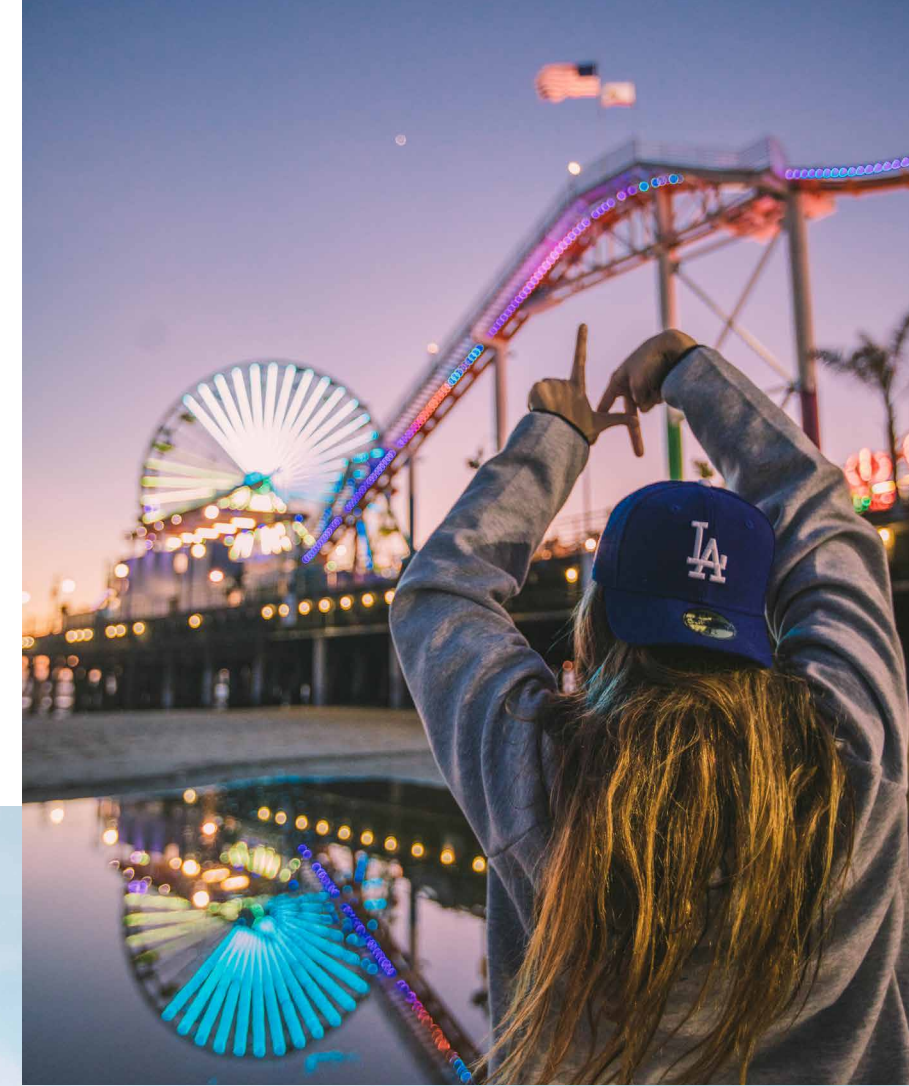
*full bar*



*Raw bar*



# Santa Monica, Ca



A TRIFECTA OF RESIDENTIAL DENSITY, OFFICE DENSITY AND TOURISM, SANTA MONICA HAS LONG BEEN A JUMPING OFF POINT FOR BEST-IN-CLASS LOCAL, REGIONAL AND NATIONAL BRANDS. A NEIGHBORHOOD WITH EQUAL INTERNATIONAL RENOWN AS ITS LARGER CITY, SANTA MONICA ENCOMPASSES THE BEST OF THE CALIFORNIA LIFESTYLE.

ALWAYS ONE TO INNOVATE, CITY OF SANTA MONICA HAS BEEN PURSUING INVENTIVE NEW URBANISM PROGRAMS TO FURTHER CEMENT ITS ROLE AS A WORLD-CLASS CITY.



+93K  
RESIDENTS  
*population*

+\$98K AVG  
HOUSEHOLD  
*income*

91.4K  
EMPLOYEES  
*employment*

8.4M ANNUAL  
VISTORS  
*tourist destination*

\$1.94B  
GENERATED

# 1755 *Ocean Avenue*

FULL SERVICE RESTAURANT & BAR  
W/ PATIO ACROSS FROM THE BEACH

FOR INQUIRIES

**ZACHARY CARD**

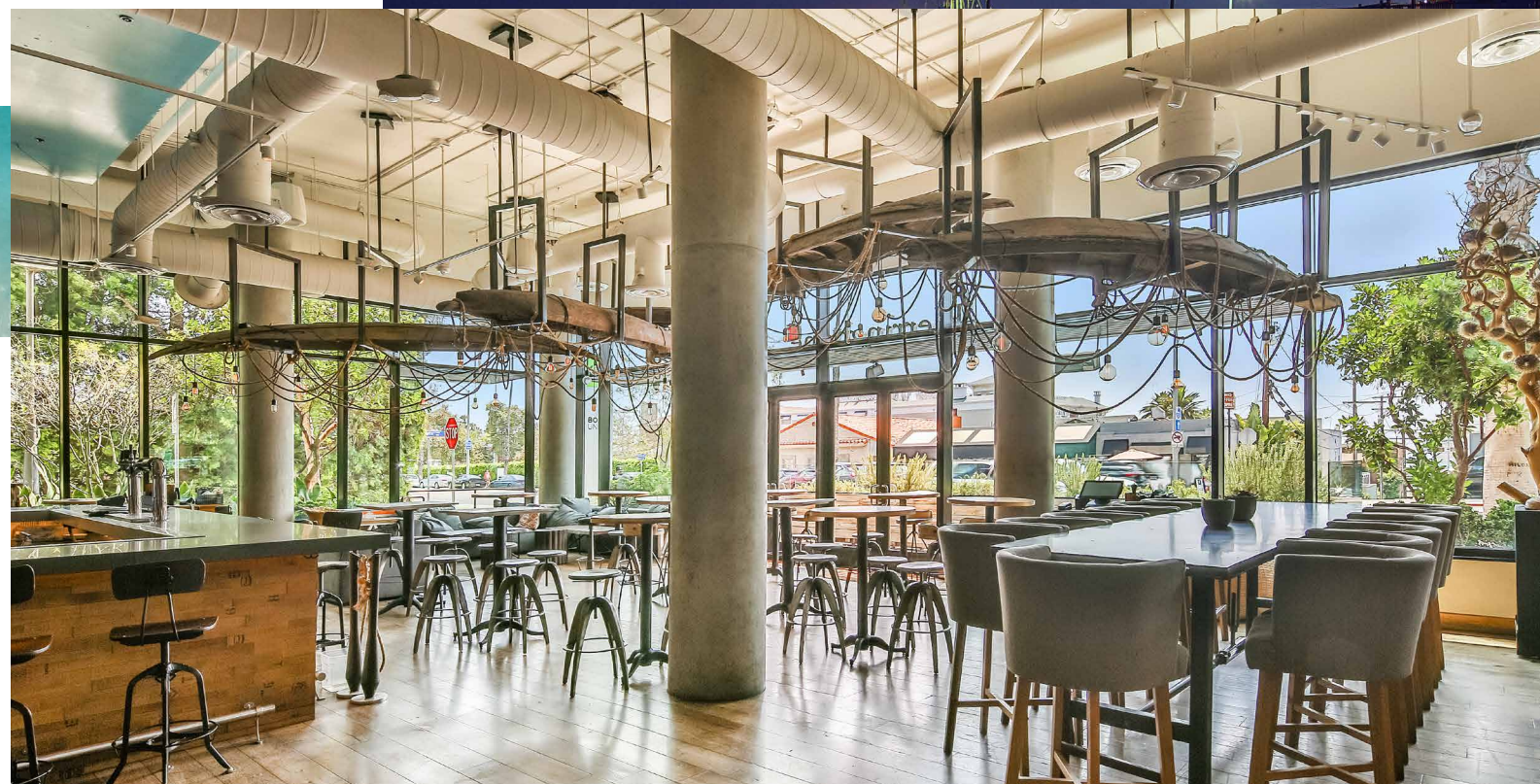
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*Santa Monica, Ca*