

# FOR LEASE

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RESTAURANT  
WITH FULL  
HOOD SYSTEM &  
GREASE TRAP  
RETAIL USE ALSO  
ACCEPTABLE

**Sunnin**  
Lebanese Cuisine  
MEDITERRANEAN GRILL

525 Santa Monica Boulevard  
Santa Monica, CA 90401



Broadway



# DISCLAIMER & CONFIDENTIALITY

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which a prospective lessee may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or its contents. Verification of the information contained in the Marketing Package is solely the responsibility of the prospective lessee.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease space at the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to lease space at the Property.

This Marketing Package and its contents, except such information which is a matter of public record are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence and that you will not disclose the Marketing Package or any of the Contents to any other tenant or entity (except as necessary, in your reasonable opinion, to assist in your determination of whether or not to make a proposal).

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# LEASE SUMMARY

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*Former, fully built out restaurant space  
in the heart of Downtown Santa Monica.*

<b>ADDRESS:</b>	525 Santa Monica Boulevard Santa Monica CA 90401
<b>SPACE USES:</b>	Restaurant/Cafe, <b>OR Retail</b>
<b>SUITE SIZE:</b>	2,844 SF - 3,410 SF
<b>LEASE TYPE:</b>	NNN
<b>RENTAL RATE:</b>	Please Call for Details
<b>LEASE TERMS:</b>	5 - 10 years
<b>PARKING:</b>	Seven (7) employee spaces at \$150/mo.
<b>DETAILS:</b>	NO KEY MONEY

MEI Real Estate Services is pleased to offer a rare opportunity to acquire a second generation restaurant/cafe space at 525 Santa Monica Boulevard with state-of-the-art kitchen fixtures. The mixed-use retail and multifamily property is located in the heart of Downtown Santa Monica on busy Santa Monica Blvd., just three blocks away from the famous Third Street Promenade and minutes to the Santa Monica Pier & ocean. The property is centrally located at the core of an activity-filled, distinctly walkable neighborhood full of shops, restaurants, fitness clubs, luxury spas, upscale retail, bars/lounges, and everything in between. The space features subterranean parking and convenient alley access/loading. Call to tour this unique turnkey restaurant space in the heart of Santa Monica, one of the top performing markets in Southern CA. No Key Money required for space.

## SPACE HIGHLIGHTS:

- Turnkey 2nd generation restaurant
- Incredible Foot/Vehicle Traffic
- Excellent Visibility & Signage
- Unbeatable co-tenants: Philz Coffee and Southland Credit Union
- Full Kitchen buildout including: hood system, grease trap, walk-in freezer, commercial sinks, stove & grill, ice maker, prep stations, vertical meat broilers, tables & chairs, storage and more
- Two (2) ADA Restrooms
- Polished concrete floors
- Seven (7) onsite parking spaces
- Metered parking out front and potential valet service
- High, creative and exposed ceilings
- Full-glass window storefront
- Adjacent to numerous world-class amenities, shops and restaurants
- Walking distance to Metro/Expo Line, Santa Monica Pier & Beaches
- No key money required for space
- Can also accommodate retail use
- Vacant & Available to Tour Now



# LOCATION OVERVIEW

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Downtown Santa Monica is one of the most amenity rich and most recognized areas in Los Angeles County. It is the most prominent beachfront city in western Los Angeles and encompasses 8.41 square miles along the coast. With its unbeatable climate, luxury appeal, and proximity to world-renowned tourist attractions, Santa Monica is home to more than 93,000 residents.

Located along the Pacific Ocean at the Crossroads of Pacific Coast Highway and CA Interstate 10, the city is bordered by Malibu and the Pacific Palisades on the north, Brentwood and West Los Angeles on the northeast, Mar Vista on the east, and Venice on the southeast. Approximately 0.9% of the total population of Los Angeles County is in the City of Santa Monica and median existing home prices come in at \$1,850,000 compared to \$550,000 for Los Angeles County. The city contains a dynamic mixture of affluent renters, single-family homeowners, tourists, business professionals, and students.





*Lined throughout with lights, trees and unique downtown features, Santa Monica has been ranked as one of the “Top Ten Beach Cities in the World”, putting Santa Monica in a class with Barcelona, Sydney and Rio de Janerio.*

Nearly 20% of Santa Monica’s residents work in the city and enjoy a superior of life that is rich with retail, transportation, metro access, dining and lifestyle amenities. Top attractions include the world-famous Third Street Promenade, Santa Monica Pier and Pacific Park, Santa Monica Place, Tongva Park, local farmers markets, Montana Avenue, and Main Street. Other notable landmarks and attractions include the Santa Monica Mountains, the 22-Mile South Bay Bicycle Trail, the Santa Monica Stairs, historical museums, and the Playhouse. Renowned chains and local brands line the retail landscape of Santa Monica as Santa Monica’s tempting collection of global retail brands, world-renowned hotels, restaurants, haute boutiques and unique local offerings has turned the beachside city into an internationally celebrated shopping destination.

*\*Information is from sources deemed to be reliable. Select content is from SMCVB, SCAG & the Santa Monica Convention & Visitors Bureau.*

# AREA OVERVIEW

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Santa Monica is home to a number of world-renowned tourist attractions, shops and dining establishments that bring in daily domestic and international visitors. Over 8.7 Million visitors came to Santa Monica in 2017 which generated over \$1.96 Billion in tourism spending. Tourism supported over 13,300 local tourism related jobs and the tourism industry remained solid, producing record volume, spending, and taxes. The majority of visitors do not use a car once they arrive in Santa Monica, signifying the ease of mobility within the downtown area.







525 Santa Monica is situated at the core of an activity-filled, distinctly walkable neighborhood full of shops, restaurants, fitness studios, executive fitness clubs, luxury health spas, upscale retail, bars/lounges, service retailers, recreational outdoor facilities, beach clubs, and everything in between. It is home to the famous Third Street Promenade which is 3 blocks from the property, the Santa Monica Pier, Santa Monica Place, Ocean Avenue Hotels and Restaurants, Palisades Park, Main Street Shopping and Santa Monica's most pristine beaches. Pedestrian-friendly streets like 3rd Street, Ocean Avenue, Wilshire Boulevard, and Montana Avenue are minutes away and teeming with fashionable eateries, well-known retailers, boutiques and movie theatres. The average HH income within 3 miles of the Property in excess of \$149,000+ and residents enjoy 24/7 access to boutiques, restaurants, and a multitude of entertainment and shopping venues. Serviced by two major freeways, Interstate 405 and Interstate 10, and four major thoroughfares, Santa Monica is minutes away from other notable business and retail areas including Beverly Hills and Rodeo Drive, Century City, Westwood, and Brentwood Village. The eclectic Venice district borders Santa Monica to the south and Downtown Los Angeles and other notable metro areas are only a short metro ride away. It is no surprise that Santa Monica is one of the most sought-after areas to visit, shop live and dine in the world. Please call agent to tour the available space.

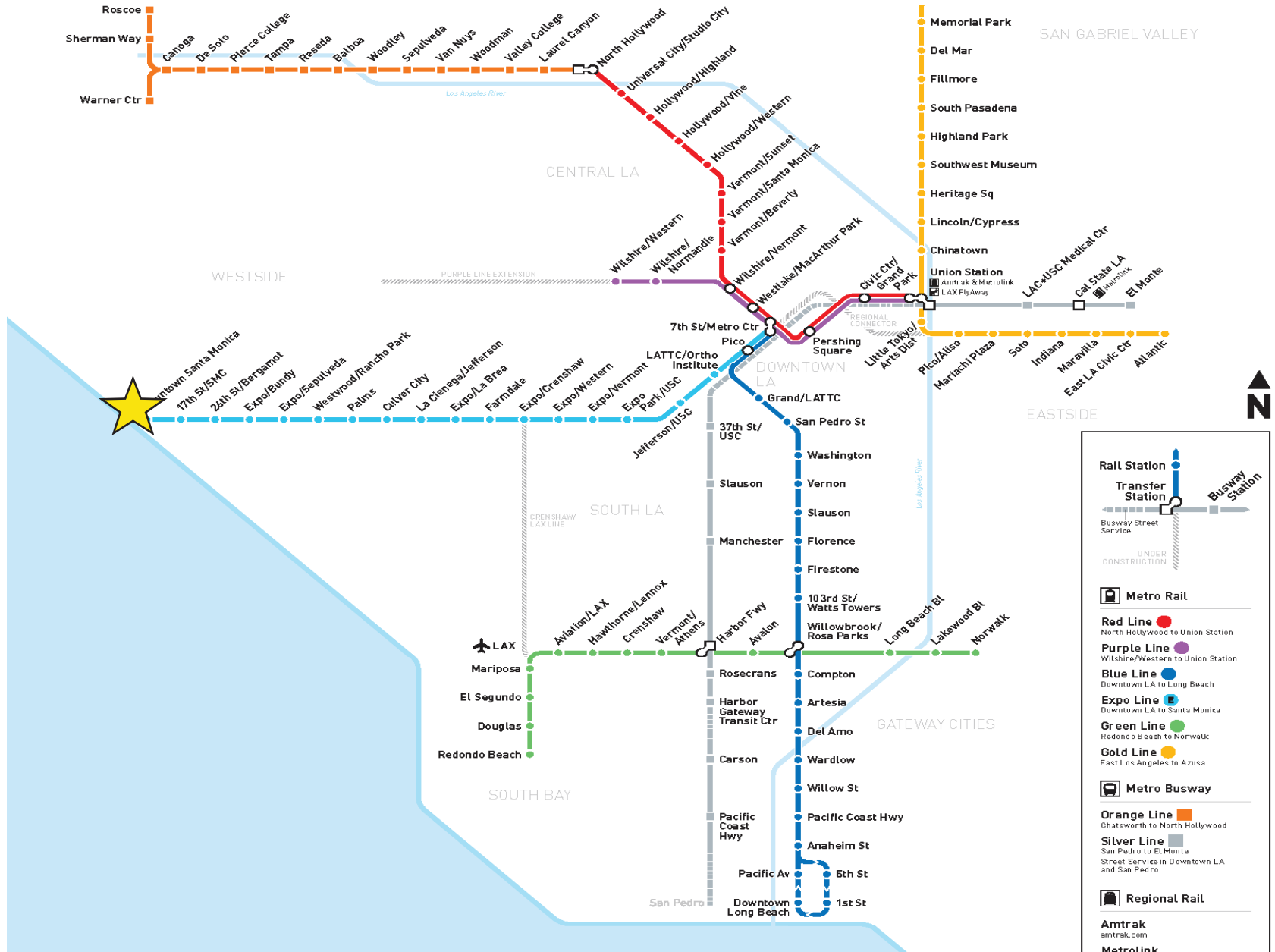
# AREA OVERVIEW - ACCESS

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The downtown Santa Monica Metro Expo Line project is a 6.6-mile extension of the 80-station Metro Rail System from the existing station at Culver City west to Santa Monica. The recently constructed metro expo line connects Santa Monica to Downtown LA, Pasadena, San Fernando Valley, South Bay, Long Beach and dozens of points in between. With over seven new stations, the Metro Rail system now expands to 87 stations and over 93 miles of rail to destinations across L.A. County. With an award-winning public transportation system, pedestrian-friendly terrain, bike path expansion, shared bike and scooter system, and an abundance of parking structures, going from one neighborhood to the next is guaranteed to be convenient. Santa Monica is composed of a mix of lively neighborhoods, many of which are rated as a “walker’s paradise”.



# Metro Map



# FLOOR PLANS

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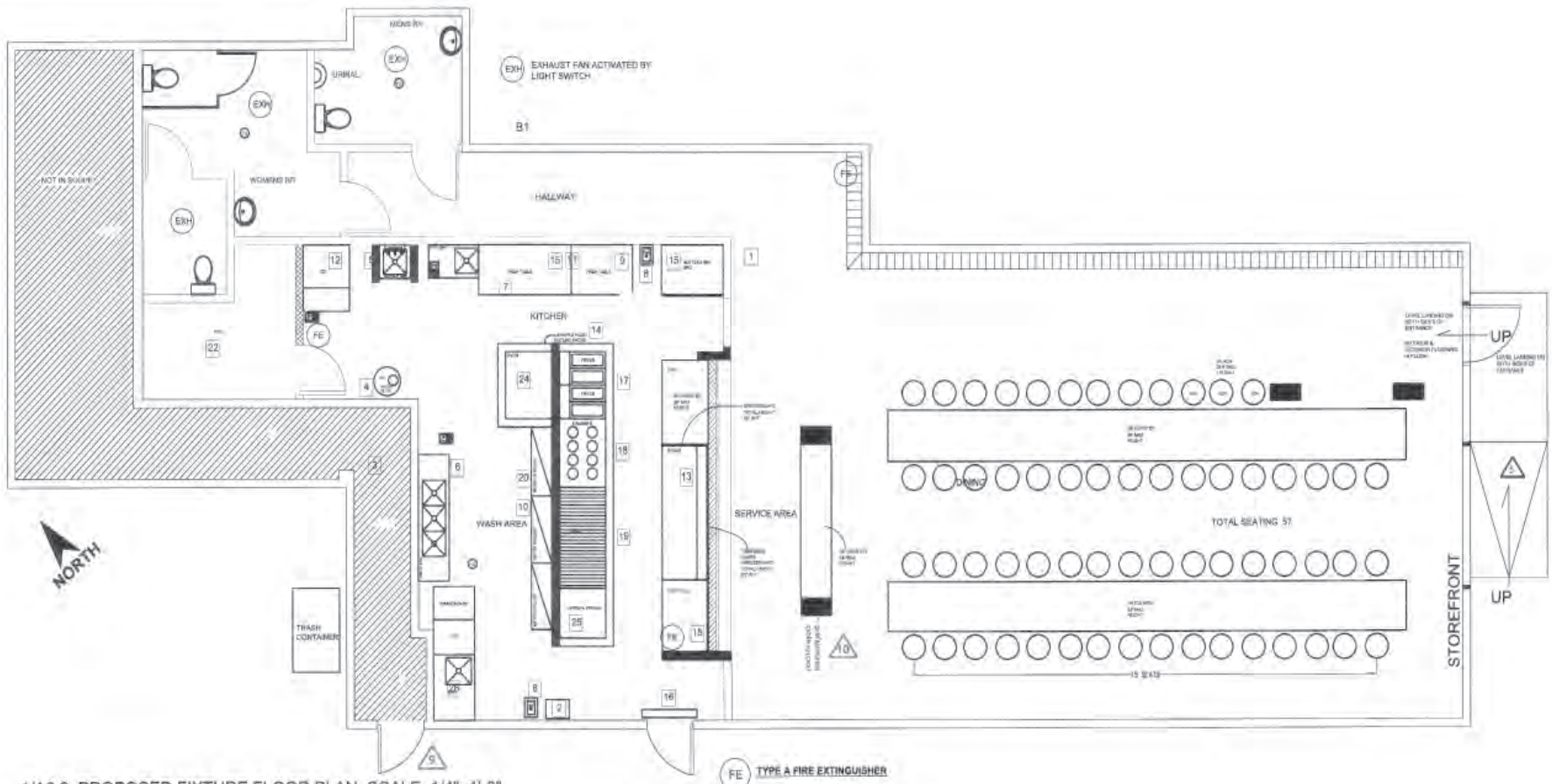
525 Santa Monica Blvd. was constructed in 2013 with this restaurant suite being completed in 2014. This second generation space is a perfect fit for any restaurant, cafe, or established retail business. The suite is currently built out for a restaurant/cafe use and features a full kitchen, hood system, grease trap, HVAC, exposed ceilings and two (2) ADA restrooms.

## List of Kitchen Equipment in Space:

- Hood System
- Grease Trap
- Walk-in Freezer
- Commercial Sinks
- Commercial Stove
- Commercial Grill
- Commercial Frying Equipment
- Ice Maker
- Water Heater
- Two (2) Vertical Meat Broilers
- Multiple Prep stations
- Lighting Fixtures
- Tables and chairs



# Original Proposed Fixture Floor Plan For RestaurantSpace



1/A2.0: PROPOSED FIXTURE FLOOR PLAN, SCALE: 1/4"=1'-0"

- DRY STORAGE REQUIREMENTS:**
- 32' OF LINEAR SHELVING REQUIRED FOR EVERY 100SF OF FOOD PREP AREA FOR DRY STORAGE
  - 631 SF OF FOOD PREP AREA
  - REQUIRE 3 UNITS METRO SHELVING
  - EACH METRO SHELVING UNIT = 32 LIN FT OF SHELVING
  - PROVIDED 6 SHELVING UNITS

- GENERAL HEALTH DEPT NOTES:**
1. ALL EQUIPMENT TO BE NSF APPROVED
  2. ALL EQUIPMENT INSTALLED ON 6" H. ROUND METAL LEGS OR APPROVED CASTORS. CANTILEVERED FROM WALL, OR SEALED ON A 4" H. COVERED ISLAND BASE.
  3. HOT & COLD WATER TO BE PROVIDED FOR ALL SINKS
  4. MINIMUM 12" STAINLESS STEEL SPLASH GUARDS REQUIRED FOR THE 3 COMPARTMENT SINK
  5. MINIMUM 6" SPLASH GUARDS REQUIRED FOR THE HAND SINKS
  6. ALL SINKS TO HAVE APPROVED BACKFLOW PREVENTION DEVICES

*Original buildout was completed in 2014 when the mixed-use building was constructed.*



# SPACE PHOTOS

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# RETAIL TENANT OVERVIEW: PHILZ COFFEE

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Philz originally started in Northern California, with just a single location back in 2003. The Santa Monica Philz Coffee location in Southern California was the first location to be opened outside of Northern California, and is reportedly one of the highest-grossing location of all Philz stores currently open in the United States. Philz has since expanded to additional locations in Los Angeles, Orange County, San Diego, and even Washington D.C with goals to continue expanding across the United States. Their coffee is one-of a kind and the Santa Monica retail store is a majority leader amongst retail and food tenants drawing foot-traffic east of Third Street Promenade. They have thousands of 5-star reviews and are a destination business for their ever-growing loyal customer base.

The Santa Monica location has record sales which increase YOY by drastic numbers, and their proven and almost instant success at this location is expected to continue into the future for many years to come.

From the tenant's public site; "It all began in 1978 when Phil purchased a convenience store in the heart of the Mission District. He treated his customers with kindness and respect, always paying attention to their needs. He understood that if you put people first, you cannot fail. After 25 years of experimenting, Phil moved his kitchen table into the convenience store and Philz Coffee was born. His quest took him all over the world and after visiting thousands of coffee shops, Phil created over 30 unique blends. Phil wanted to make sure the coffee making process embodied a personal and social feel, so he designed his own coffee station allowing for every cup to be crafted one cup at a time. By personalizing each cup, Phil had found a way to allow for individuality in every cup of love."







*The Downtown Santa Monica Philz Coffee location on the ground floor of 525/SMB is one of the highest grossing Philz location of all 59 stores in the United States.*



**Southland Credit**

***Southland Credit Union is one of the top performing credit unions nationwide and has over \$500 million in assets.***





# RETAIL TENANT OVERVIEW: SOUTHLAND CREDIT UNION

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Southland Credit Union opened at 525 Santa Monica Boulevard in late 2013 and has been growing its prominent presence business in Santa Monica ever since. Southland Credit Union provides financial services to the local downtown and surrounding communities and benefits from ample, easy-access, and onsite parking in the building. While the suite features modern design and is Santa Monica-themed, new clientele increases daily and business has proven to be an extreme success at this location.

From the tenant's public site, About Us:

## "The Southland Difference

Southland Credit Union was founded in 1936 to serve the financial needs of Los Angeles County employees. Today, we are one of the top performing credit unions nationwide and have over \$500 million in assets. Our Member-owners benefit from a full spectrum of competitive products, convenience, and exceptional service.

Our Members get much more than lower interest on loans and higher dividends on savings. They become a part of the Southland family—a place where people are worth more than money. At Southland, treating you with exceptional service is our mission and our passion. We take great pride in helping you achieve your dreams—whatever they may be. The service experience you'll receive at Southland is what sets us apart. It is the Southland Difference."



# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	32,665	166,676	375,826
2010 Population	35,651	171,204	393,873
2020 Population	38,006	178,395	409,654
2025 Population	39,290	184,077	421,347
2000-2010 Annual Rate	0.88%	0.27%	0.47%
2010-2020 Annual Rate	0.63%	0.40%	0.38%
2020-2025 Annual Rate	0.67%	0.63%	0.56%
2020 Male Population	49.1%	49.1%	49.1%
2020 Female Population	50.9%	50.9%	50.9%
2020 Median Age	42.2	41.1	38.7

## Median Age

The median age in this area is 42.2, compared to U.S. median age of 38.5.

## Race and Ethnicity

2020 White Alone	76.5%	73.7%	67.2%
2020 Black Alone	4.3%	3.4%	3.6%
2020 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2020 Asian Alone	9.8%	11.1%	16.3%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	3.9%	5.8%	6.6%
2020 Two or More Races	5.1%	5.4%	5.7%
2020 Hispanic Origin (Any Race)	12.4%	15.6%	16.9%

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	54.4%	64.1%	57.8%
<b>Median Household Income</b>			
2020 Median Household Income	\$88,018	\$101,332	\$99,754
2025 Median Household Income	\$100,338	\$111,134	\$109,161
2020-2025 Annual Rate	2.65%	1.86%	1.82%
<b>Average Household Income</b>			
2020 Average Household Income	\$128,301	\$149,566	\$148,348
2025 Average Household Income	\$146,704	\$167,879	\$166,662
2020-2025 Annual Rate	2.72%	2.34%	2.36%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$73,839	\$74,604	\$69,521
2025 Per Capita Income	\$83,828	\$83,259	\$77,811
2020-2025 Annual Rate	2.57%	2.22%	2.28%
<b>Households by Income</b>			
2010 Total Housing Units	22,779	94,341	202,555
2010 Owner Occupied Housing Units	3,384	28,395	66,186
2010 Renter Occupied Housing Units	17,383	57,910	119,902
2010 Vacant Housing Units	2,012	8,036	16,467
2020 Total Housing Units	24,135	97,644	209,469
2020 Owner Occupied Housing Units	3,198	27,035	63,469
2020 Renter Occupied Housing Units	18,666	61,808	128,233
2020 Vacant Housing Units	2,271	8,801	17,768

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RETAIL SPACE OR  
2ND GEN RESTAURANT  
WITH FULL HOOD

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