

100 West Channel Road, Santa Monica CA 90402
For Sale or For Lease

SOLD!



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Executive Summary & Property Information

100 West Channel Road, Santa Monica CA 90402

This offering presents a unique opportunity for an owner user, investor, restaurateur, or creative office tenant to purchase or lease a property in a location that has a very high barrier to entry in the heart of Silicon Beach.

This property consists of a beautiful two story building with high ceilings and great enclosed patio area, located along the world famous Pacific Coast Highway and directly across from Will Rogers State Beach. According to CalTrans the annual average daily traffic is 86,000 cars per day on Pacific Coast Highway. This presents tremendous exposure for any business and has easy access to Santa Monica Beaches, Downtown Santa Monica, Pacific Palisades, Brentwood, Malibu, Venice, and Marina Del Rey.

List Price **\$5,500,000**

Lease Price **Ground Floor - Year 1 \$3.50 NNN. Year 2 to increase to \$4.00 with 3% increases**
Second Floor - Year 1 \$4.00 NNN. Year 2 to increase to \$4.50 with 3% increases
 NNN Charges are \$.87 per SF per month.

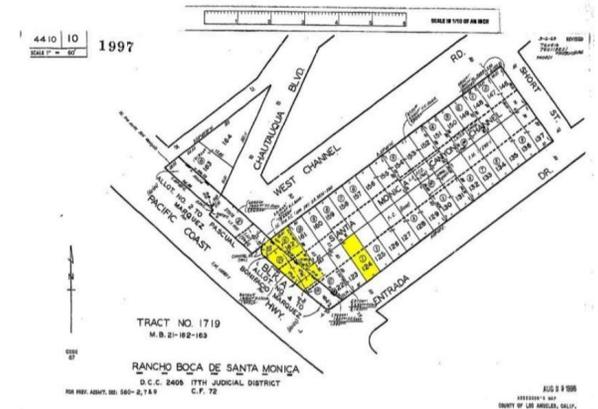
Building **Total building size is 4,624 SF**
 100 Channel Restaurant 3,880 SF plus patio
 100 Channel 2nd Floor Live/Work/Private Dining Room 744 SF plus balcony
Spaces can be leased together or separately.

Prior approved use for a Full Type 47 liquor license is still in place. Hood Systems in place. All furniture and equipment in place and is included in the price. A dedicated parking lot for 14 cars in tandem plus valet. Additional parking across the street in Will Rogers Beach Parking lot and lots on West Channel Road and Entrada.

Zoning **C2-1XL - City of Los Angeles Zoning**
 The property has a Santa Monica Post Office Address but is in City of Los Angeles.

Land Size **Total lot sizes are approximately 7,755 SF**
 Restaurant Land is Approximately 5,358 SF
 Parking lot is Approximately 2,396 SF
 3 parcels - tax record - 4410-010-002, 021, 022

Availability **Property is vacant and available for immediate occupancy.**



Building & Parking Spaces



Photo Gallery
100 West Channel Road, Santa Monica CA 90402



GROUND FLOOR



2ND FLOOR LIVE WORK/OFFICE/PRIVATE DINING VENUE





Area Overview & Development Potential

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SANTA MONICA AREA

Santa Monica is one of Southern California's premier coastal location for business, entertainment, shopping, and upscale housing. Consisting of 8.5 square miles, Santa Monica is bordered by the Pacific Ocean to the west, the Pacific Palisades to the north, Brentwood and West Los Angeles to the east and by Venice on the South. Santa Monica is one of the oldest cities in Los Angeles County featuring three miles of scenic coastline along Santa Monica Bay. Thanks in part to its year-round agreeable weather, Santa Monica has become a popular resort with a booming restaurant and entertainment district. Currently, Santa Monica has a recorded population of 90,008, which can swell up to 250,000 during daytime hours as commuters, tourist and students flood into the city.

Santa Monica is home to many Hollywood celebrities and executives, and is a mixture of affluent single-family neighborhoods, renters, professionals, and students. Making up most of the Silicon Beach area, Santa Monica has become a major center for business and a magnet for entrepreneurs and innovates. Presently, Silicon Beach is home to over 500 tech startup companies including Google, Youtube, Snapchat, Facebook and BuzzFeed. Recently, the city of Santa Monica has experienced significant growth as a dining and entertainment center serving the greater Los Angeles area. The city has been actively redeveloping its center core, transforming historic and functionally outdated buildings into trendy retail and entertainment venues, including a \$50-million-dollar restoration of the iconic City Hall building, a \$55 million seven-acre redesign of Palisades Park and the \$265 million renovations of the Santa Monica Place mall. Adjacent to Santa Monica Place is Third Street Promenade, the city's retail, and entertainment center as well as a major tourist attraction.

SANTA MONICA CANYON

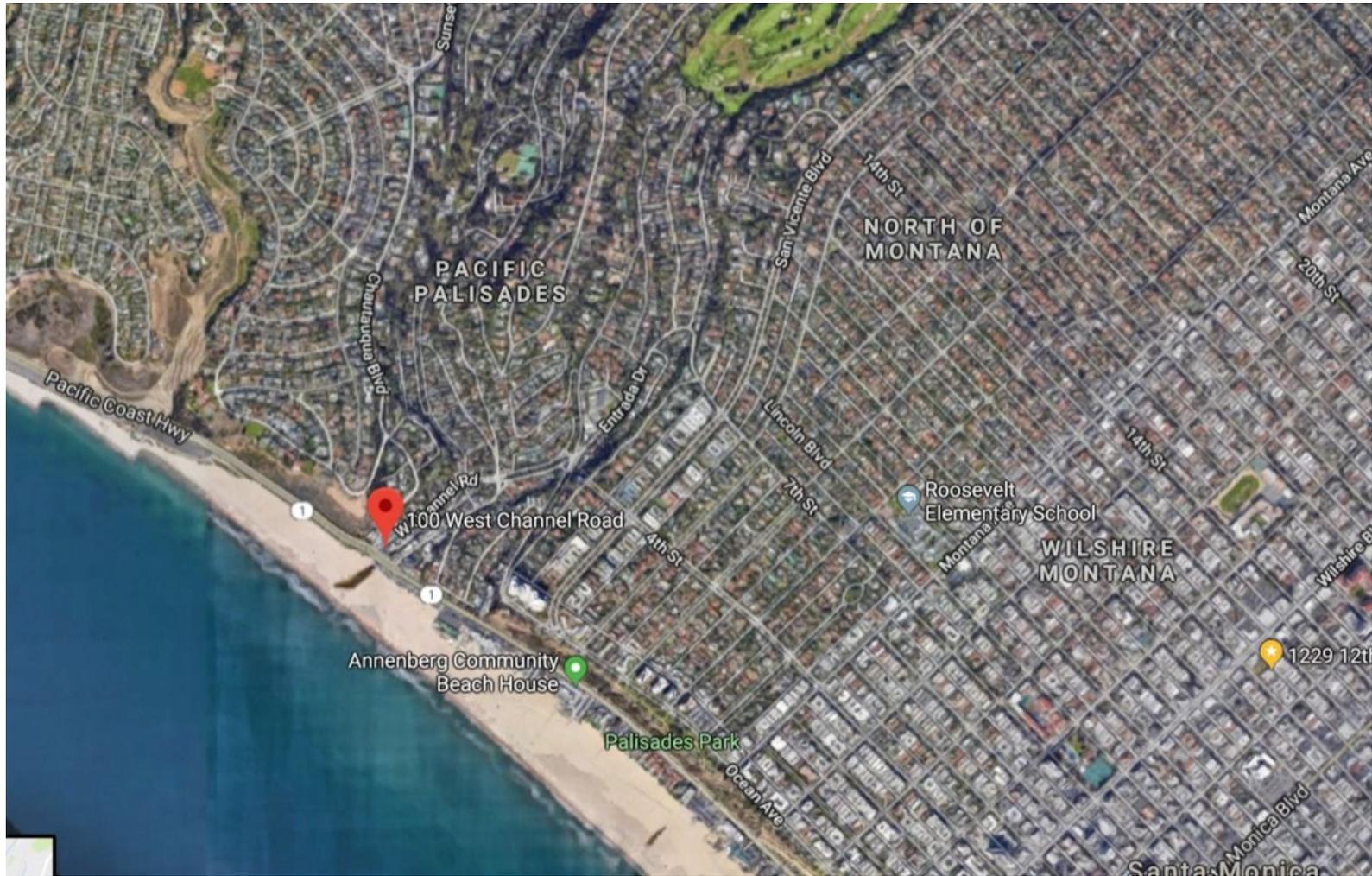
There are many well known restaurants located in Santa Monica Canyon. The Golden Bull, Tallula's Mexican, Cafe' Delfini, Giorgio Baldi, Sam's by the Beach, and Patrick's Roadhouse Cafe offer a variety of food experiences.

Across the street is Will Rogers Beach. It is one of Southern California's premier beaches, boasting ample parking and all the amenities that would make any beachgoer happy, including volleyball courts, gymnastic equipment, restrooms, a playground, and a bike path that stretches 19.1 miles. With more than 70 million visitors to Los Angeles County beaches enjoying the water, Will Rogers State Beach is acclaimed as one of the best beaches along the Southern California Coast, for swimming, surfing, fishing, and diving, mainly because of the good water quality. Will Rogers State Beach connects on its southeast end with Santa Monica State Beach, forming a 6-mile swath of sand along Santa Monica Bay.

FUTURE DEVELOPMENT POTENTIAL

In addition to the immediate owner user or potential, the property's underlying land has future redevelopment potential. Although the property enjoys a Santa Monica address, the zoning is governed by the City of Los Angeles. The following is subject to City of Los Angeles zoning and Coast Commission: Maximum FAR: 1.5:1* Maximum Allowable Height: 30 feet; 2 stories* Potential number of Units: 19 *Seller and its agent recommends contacting the City of Los Angeles and Coastal Commission regarding possible development opportunities on the subject

Aerial Map
100 West Channel Road, Santa Monica CA 90402



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