



**CAFE SPACE FOR LEASE**  
**2510 Main Street Suite B**  
**SANTA MONICA, CALIFORNIA**



**Address:** **2510 Main Street Unit B, Santa Monica, CA 90405**

**Space Available:**  
Approximately 667 Sq Ft

**Rental Rate:**  
\$4.55/sq ft NNN

**Date Available:**  
March 1, 2018

**Key Money:** ♦ ~~\$250,000.00~~ **\$150,000.00** for F,F,&E and Type 41 and 57 Licenses. See inventory list.

**Description**

- ♦ Turnkey restaurant/café space with Type 41 and 57 Licenses.
- ♦ Currently occupied by Fork-In Aussie Pie Kitchen.
- ♦ Permitted for Incidental Food.
- ♦ 14 seats inside.
- ♦ Ideal for Coffee Shop, Acai Bowls, Poke, Juice Bar, Frozen Yogurt, etc...
- ♦ Landlord to write a new lease.
- ♦ NNN's are approximately \$1.15/sq ft

**Area:** Located in the heart of Main Street with easy access to the 10 Freeway, Downtown Santa Monica, Abbot Kinney, and Rose Ave.

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**1513 6<sup>th</sup> Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100**

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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2510 Main Street, Unit B, Santa Monica, CA 90405  
**Photos & Location Map**





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## Inventory List

**INVENTORY INCLUDED :**

*ALL EQUIPMENT IS WORKING AND SOLD AS IS - NO WARRANTIES*

- Furniture and fixtures
- 2 Carts and ladder
- Fans
- TRUE 2 door under counter milk fridge
- Ice machine
- Washer dryer
- 2 door SS fridge
- Pot-rated Hi Temp HOBART Dishwasher
- Electric Convection oven with vent-less integrated hood
- 2 door prep fridge
- Single door SS fridge
- Double door SS TRUE freezer
- Single door glass TRUE fridge
- Speed racks, Shelving units
- Microwave
- Prep tables
- Plates, cutlery, glassware

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