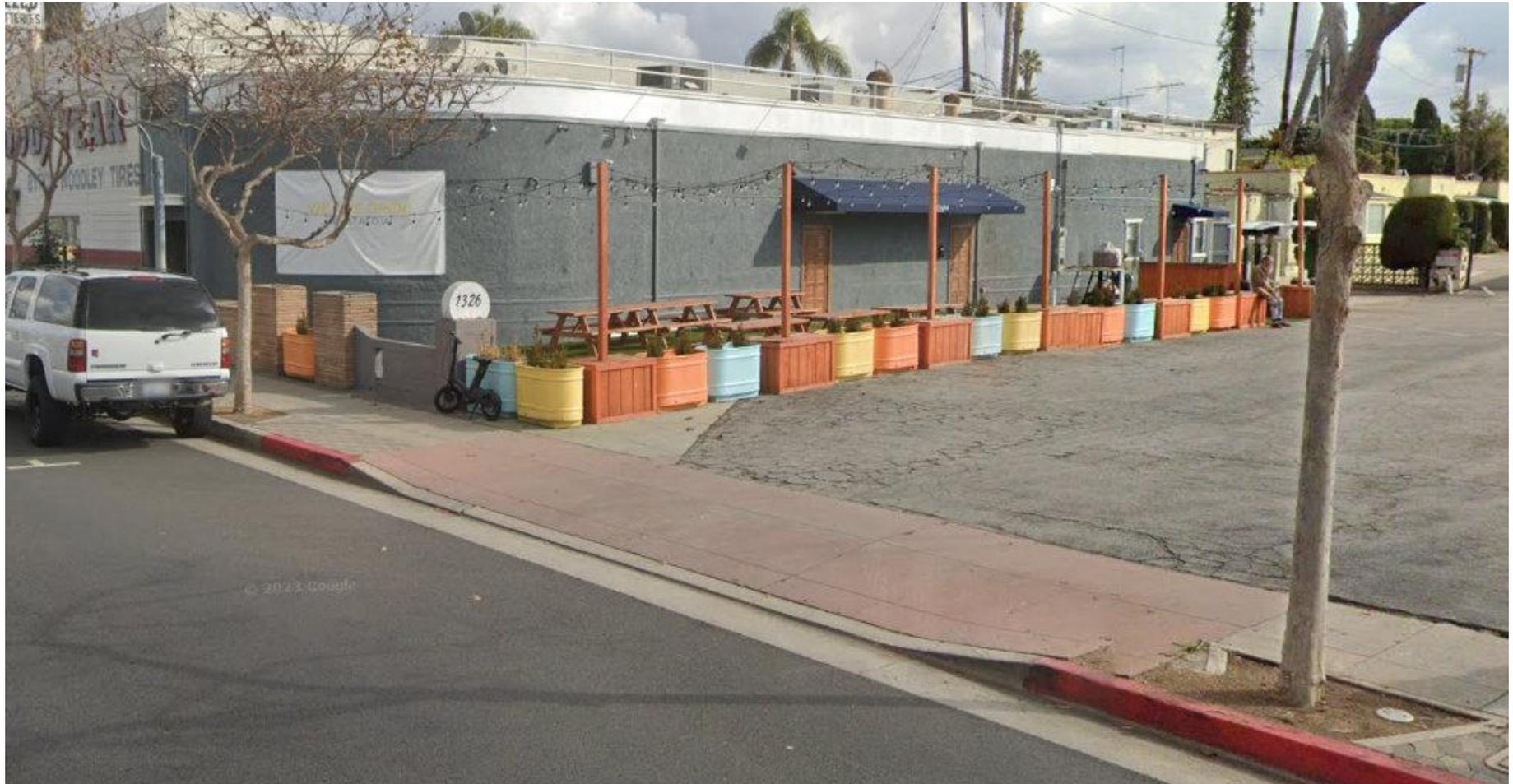


# NEW LISTING!

## SANTA MONICA RESTAURANT/BAR FOR LEASE



**1326 Pico Boulevard, Santa Monica, CA 90405**



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Muselli Commercial Realtors is pleased to present the opportunity to lease a fully built out restaurant/bar with a full liquor license in Santa Monica with a large patio. Recently renovated with no expense spared, this is a rare opportunity for an operator looking for a prime restaurant location in one of California's premiere urban markets.

**Lease Rate** \$5.00/SF NNN

**Key Money** \$375,000.00 for all furniture, fixtures, equipment, and Type 47 license.

**Size** Approximately 2,200 SF plus a large patio.

**Highlights** Previously occupied by Nostalgia Bar and Lounge  
Type 47 license  
8 beer taps  
Large bar  
Open area  
Large outdoor patio  
2 ADA restrooms

**Kitchen** Hood  
6 burner stove  
Fryer  
2 Unox Cheftop Combi Ovens  
3 burner griddle

**Parking** Large parking lot at no additional charge

**Demographics** **2-Mile Radius:** \$107,699 median household income. 60,565 households.  
114,449 daytime employees. The average age is 43.90.











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**DRE BROKER # 00825237**

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