



ICONIC VALENTINO RISTORANTE

RESTAURANT OR RETAIL

FOR LEASE

3115 PICO BOULEVARD ❖ Santa Monica, CA 90405



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# 3115 PICO BOULEVARD ❖ Santa Monica, CA 90405

**SIZE:** Approximately 8,338 total square feet

**Ground Floor:** Approximately 6,088 square feet

**Second Floor:** Approximately 2,250 square feet

**RENT:** \$27,500 per month plus NNN

**TERM:** 5 - 10 years +

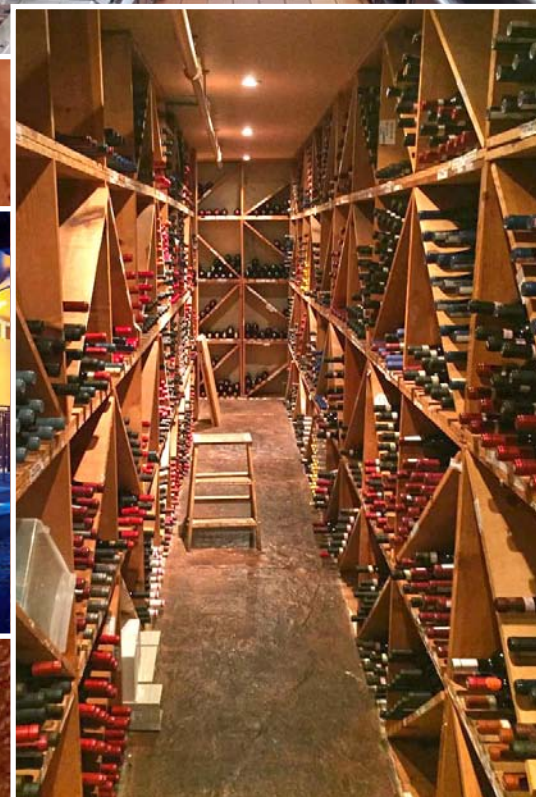
**PARKING:** Exclusive parking lot for 22 cars, up to 100 cars with valet

**AVAILABLE:** Immediately

- **Amazing retail/restaurant property on Pico Boulevard in Santa Monica/West Los Angeles trade area**
- **Enclosed parking lot comes with the stand alone building**
- **Can be used for retail, built out as a restaurant**
- **Great freeway access from 10 and 405 freeways**
- **Previous restaurant had Type 47 liquor license until 2 am**
- **Restaurant has multiple rooms and bar area**
- **Upstairs has dedicated entrance**
- **160 seats plus bar area**



PROPERTY PHOTOS



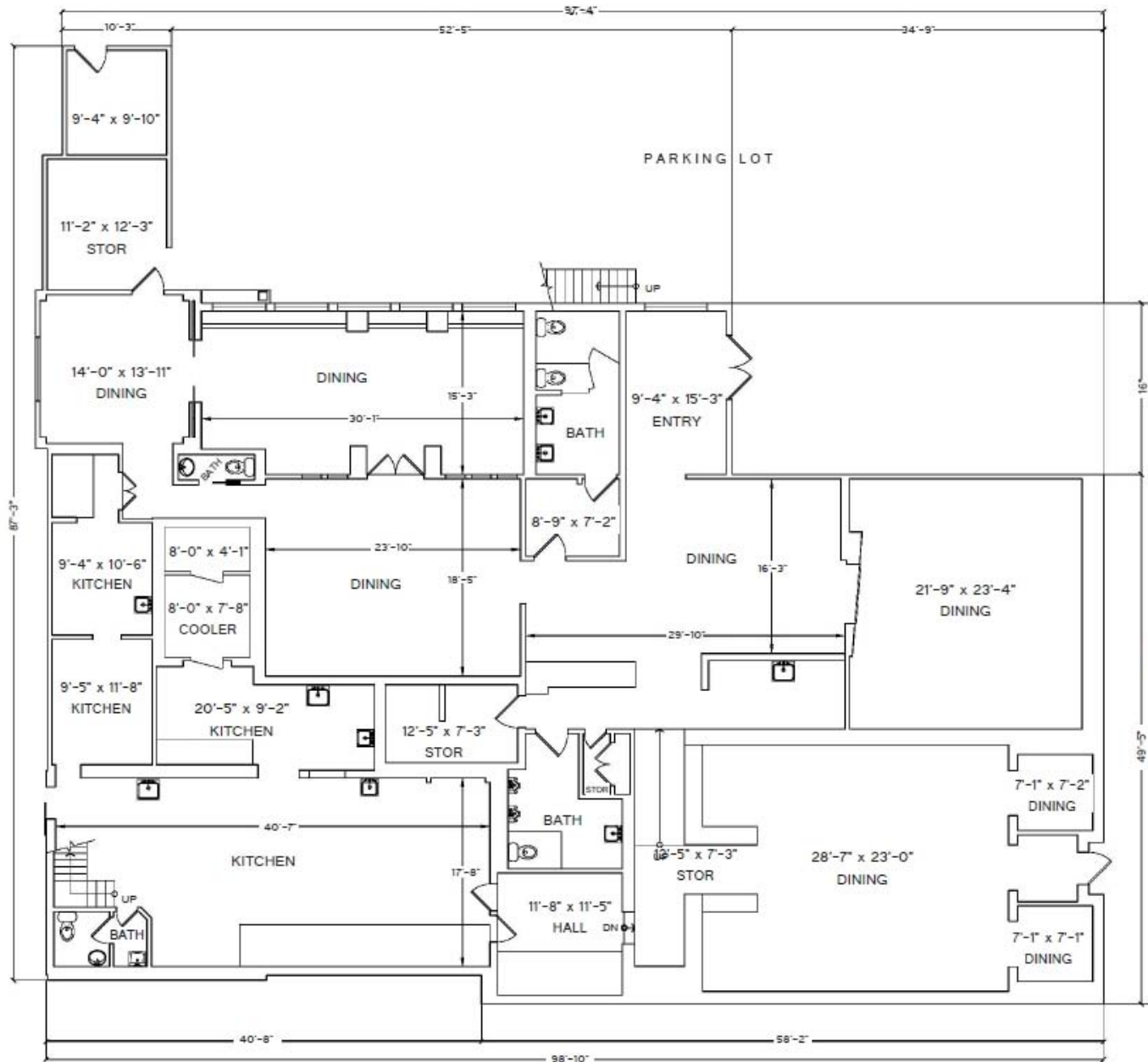
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**FLOOR PLAN**



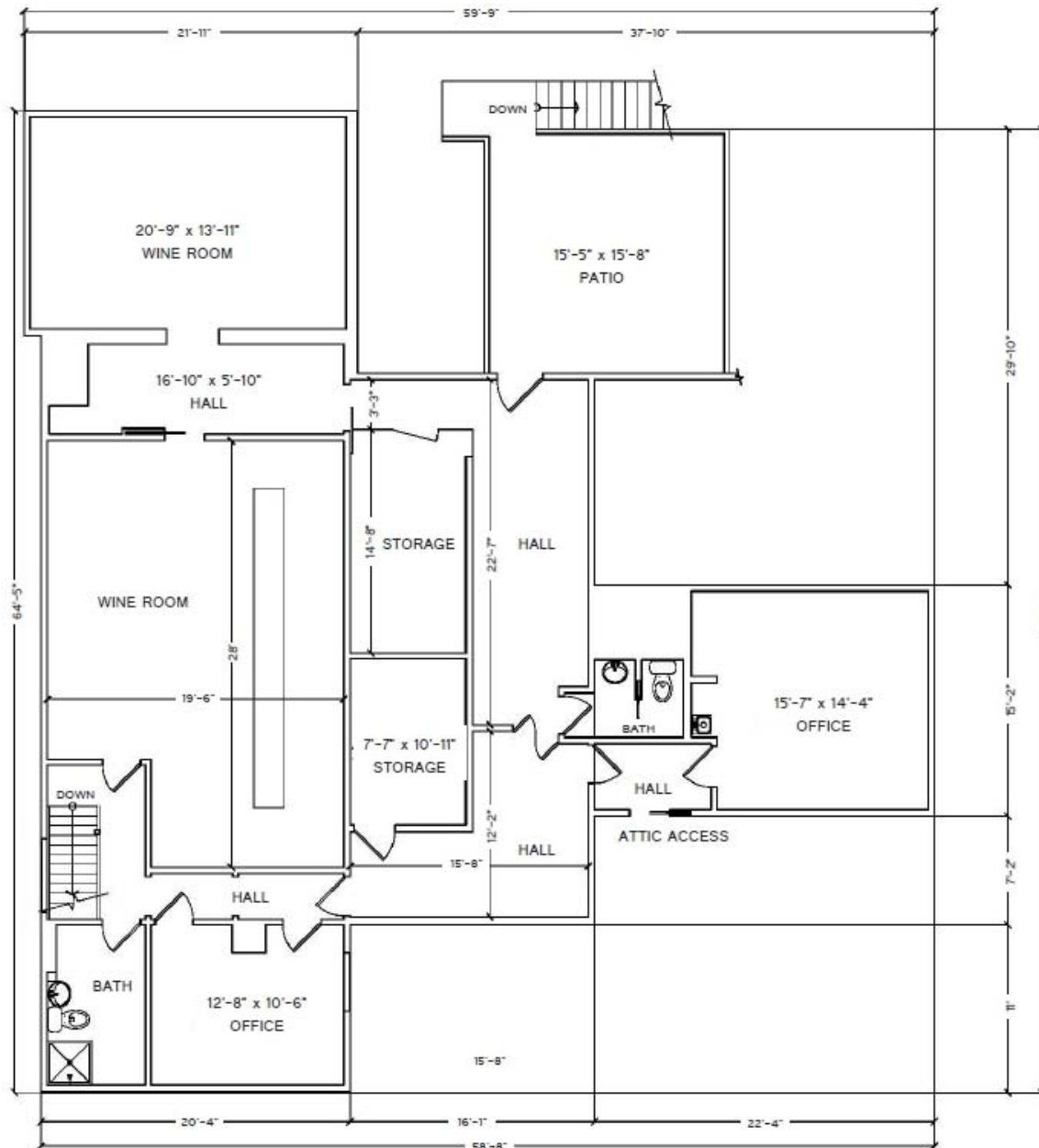
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FLOOR PLAN



2nd Floor



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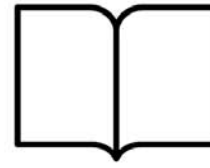
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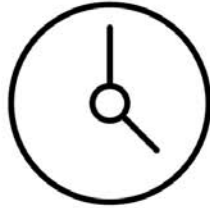
Within 1 Mile



Housing Units  
**15,949**  
 34.20% owner occupied



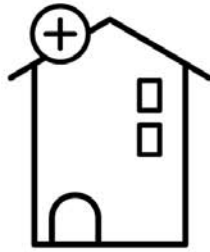
Educational Attainment  
**62%**  
 with college or higher degree



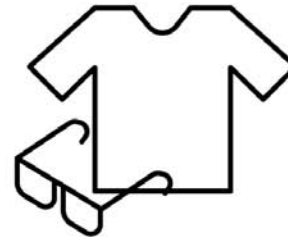
Estimated Population  
**33,564**  
 10.77% growth 2010-2017  
 3.97% growth 2017-2022



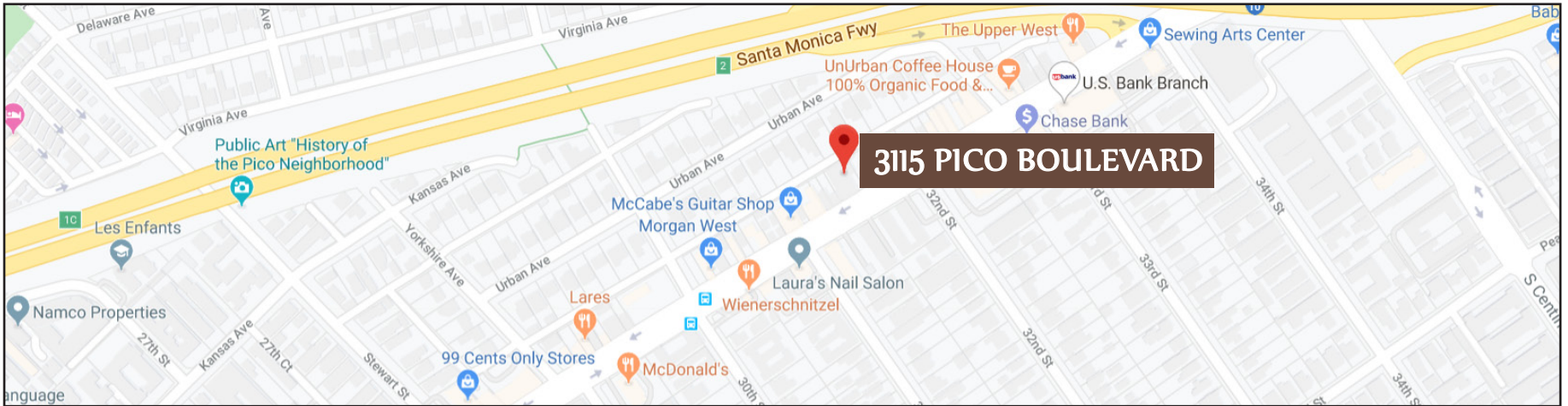
Average Household Income  
**\$101,940**  
 43% earn more than \$100k



Median Home Value  
**\$797,748**



Apparel & Services  
**\$436,386**  
 2017 yearly consumer spending

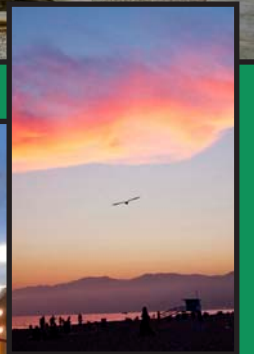
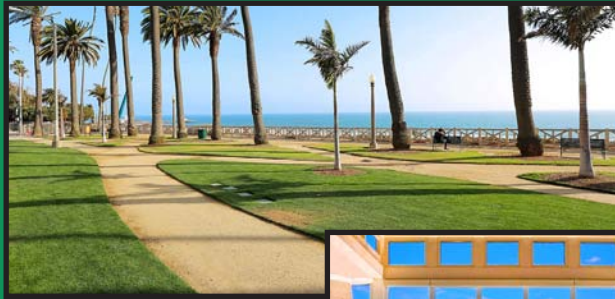


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SANTA MONICA

Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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