

MATTHEWS™



anara
santa monica

2200 COLORADO AVENUE | SANTA MONICA CA 90404

MULTIPLE
SECOND-GEN RESTAURANTS
FOR LEASE

AVAILABLE SUITES | 5

SIZE | $\pm 756 - 2,019$ SF

ASKING RENT | \$3.75 - \$5.25 PSF NNN

ESTIMATED NNNS | \$1.58 PSF

CONDITION | SECOND-GEN RESTAURANT

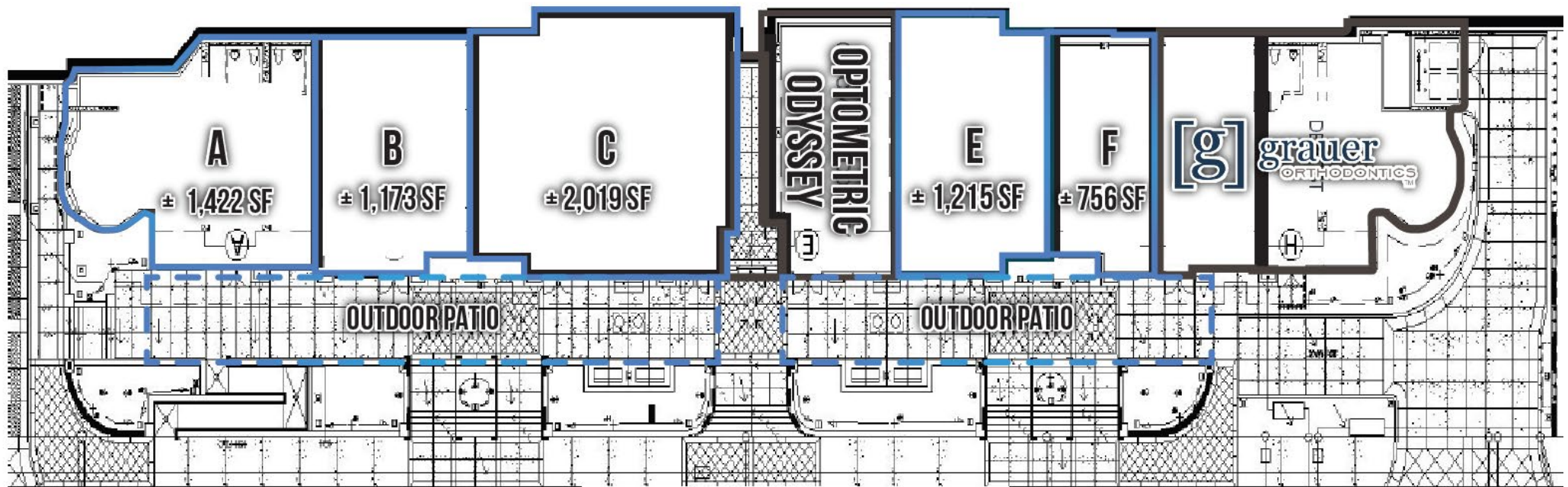
PARKING | ON-SITE



Second Generation Restaurant Spaces

WITH OUTDOOR PATIO BELOW 350 LUXURY APARTMENTS

Unit	Tenant	Size (SF)	Asking Rent (PSF NNN)
Unit A	Available	1,422	\$4.50
Unit B	Available	1,173	\$4.25
Unit C	Available	2,019	\$3.75
Unit D	Optometric Odyssey		
Unit E	Available	1,215	\$4.75
Unit F	Available	756	\$5.25
Unit G	Garuer Orthodontics		



AVAILABLE 
 OCCUPIED 

AVAILABLE SUITES

MULTIPLE SECOND-GEN RESTAURANTS

+ PROVIDENCE ST JOHN'S HEALTH
234 BEDS



LIONSGATE



SUBJECT PROPERTY



COLORADO AVE ± 20,800 VPD



CLOVERFIELD BLVD





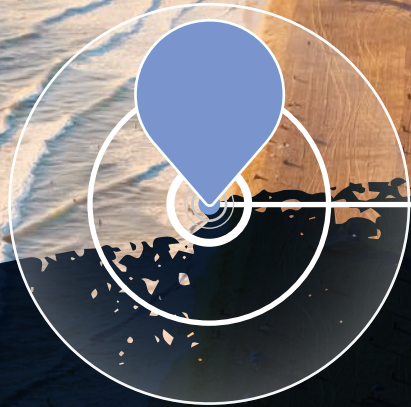
RELAX,
RECHARGE, AND EXPLORE

Santa Monica.

Santa Monica, situated along the picturesque coastline of Southern California, is a captivating city that seamlessly blends the laid-back beach culture with urban sophistication. Renowned for its iconic Santa Monica Pier, this coastal gem offers a dynamic mix of attractions that cater to a diverse range of interests. With its pristine sandy shores, Santa Monica's beachfront serves as a hub for relaxation and outdoor activities. The bustling Third Street Promenade entices visitors with its vibrant atmosphere, lined with boutique shops, diverse dining options, and street performers. Beyond the urban buzz, the city's commitment to sustainability and green spaces is evident in places like Palisades Park, where visitors can enjoy breathtaking views of the Pacific Ocean while strolling through lush gardens. Santa Monica's unique charm lies in its ability to provide both a tranquil coastal escape and a lively cultural experience.

Santa Monica's cultural mosaic extends beyond its scenic beauty, encompassing a rich artistic scene and historical significance. The city is home to numerous galleries and studios that showcase a wide array of contemporary art, reflecting the creative spirit that flourishes here. The Annenberg Community Beach House, a historical landmark, offers a glimpse into the past with its historic pool and elegant architecture. Furthermore, the city's commitment to sustainability is reflected in initiatives like the bustling Santa Monica Farmers Market, where locals and visitors alike can explore a cornucopia of fresh produce and artisanal goods. Santa Monica's fusion of natural splendor, artistic expression, and sustainable values creates an atmosphere that is both inviting and inspiring, making it a truly remarkable destination along the Californian coastline.

SANTA MONICA Demographics



POPULATION 1-MILE

2025
ESTIMATE
37,461

POPULATION 3-MILE

2025
ESTIMATE
258,978

POPULATION 5-MILE

2025
ESTIMATE
511,316

HOUSEHOLDS 1-MILE

2025
ESTIMATE
17,788

HOUSEHOLDS 3-MILE

2025
ESTIMATE
123,697

HOUSEHOLDS 5-MILE

2025
ESTIMATE
232,537

CONSUMER SPENDING—FOOD & ALCOHOL

WITHIN 5 MILES—2025
ESTIMATE
\$2.3 BILLION

TOTAL NUMBER OF SANTA MONICA VISITS

LAST 12 MONTHS
ESTIMATE
5.3 MILLION

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BROKER OF RECORD
DAVID HARRINGTON
License No. 02168060 (CA)

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