



1705 Ocean Avenue
Santa Monica, CA

2nd Generation
Restaurant For Lease



Prime Coastal F&B Opportunity | Fully Fixtured 2nd Gen Restaurant Spaces

Positioned along one of Southern California’s most iconic coastal corridors, 1705 Ocean Avenue offers a rare opportunity to secure premium food and beverage space in the heart of Santa Monica. This premier property features two distinct, second-generation restaurant spaces, presenting an incoming operator with a turn-key advantage to launch quickly in an extremely high-barrier-to-entry market. Both spaces come fully fixtured with essential heavy infrastructure, allowing a seamless transition and significantly reducing upfront capital expenditure and construction timelines.



Leasing Highlights



Turn-Key Infrastructure:

Second-generation restaurant spaces fully equipped with essential infrastructure, including commercial hoods, grease interceptors, and robust utility connections.



Unrivalled Coastal Location:

Situated on Ocean Avenue, directly adjacent to high-traffic destinations like the Santa Monica Pier, Tongva Park, and the beach, ensuring exceptional foot traffic and maximum brand visibility.



Built-In Customer Base:

Positioned to capture a diverse, affluent, and highly active demographic, including local neighborhood residents, daily office and medical workers, and millions of international tourists.



Flexible Footprints:

Two distinct spaces available, offering versatile layouts to accommodate a range of culinary concepts from premium sit-down dining to high-volume, fast-casual operations.



Robust Mix of World-Class Employers in Santa Monica:

Healthcare institutions, major media and entertainment giants, and leading technology firms including Providence Saint John’s Health Center, Santa Monica UCLA Medical Center, UCLA Health clinics, Universal Music Group, Snap Inc., Lionsgate Entertainment, Activision Blizzard, and Red Bull.

Market Demographics

Corporate Neighbors

WATER GARDEN



LIONSGATE



Douglas Emmett



GoodRx Snap Inc.



	1 Mile	3 Miles	5 Miles
Population	27,272	166,030	420,651
Daytime Population	49,190	221,932	555,717
Avg. Household Income	\$173,046	\$205,520	\$201,837
Median Home Value	\$1,647,626	\$1,913,502	\$1,740,161
Total Retail Expenditure	\$794.75M	\$4.35B	\$10.36B

Source: Esri, 2026

Housing & Development

The rapid expansion of Santa Monica’s residential pipeline represents a significant shift for local commercial real estate. Historically a low-density coastal market with strict height limits, Santa Monica is transitioning toward high-density, transit-oriented development.

Residential Development

Approved

Existing



Neighboring Businesses



Aēsop

freepople

PELOTON

LOUIS VUITTON

TESLA

RAND CORPORATION

The Surfing Fox

Fitoor

THE LOBSTER

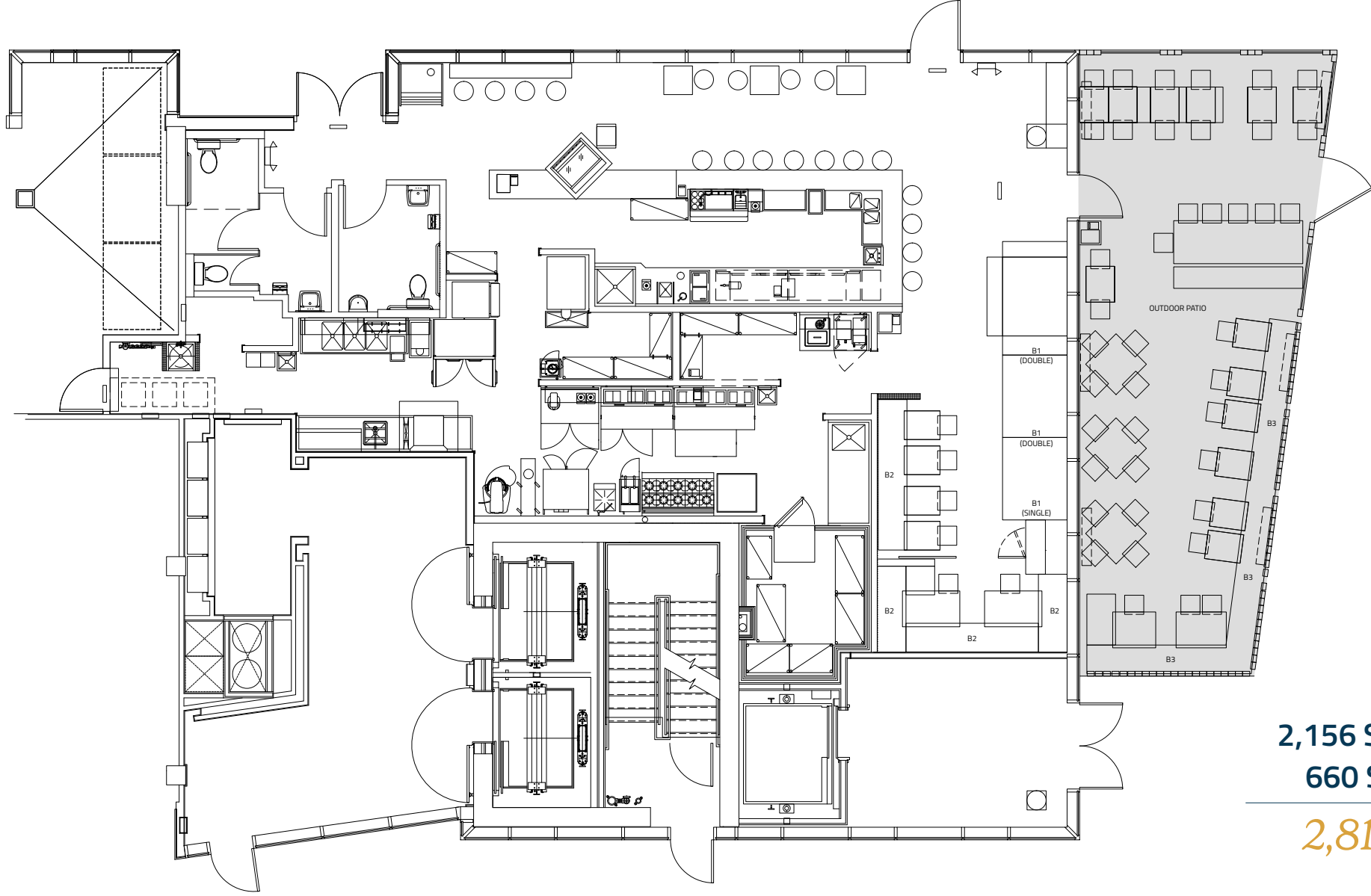
Chez Jay

Sweet Maple™

DOGTOWN COFFEE



Floor Plan
Unit 111



2,156 SF Restaurant
660 SF Patio Area

2,816 SF Total



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Santa Monica, CA

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