

FOR LEASE | EXISTING NON-VENTED FOOD USE  
**1603 OCEAN FRONT WALK**  
SANTA MONICA, CA 90401

**PIER PIZZA & SUBS**

**RAFAEL PADILLA**

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# PROPERTY OVERVIEW



**1603 OCEAN FRONT WALK**  
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If your ideal customers are into **BIKING, WALKING, RUNNING, SURFING** or similar activities – *This site is perfect for you!*

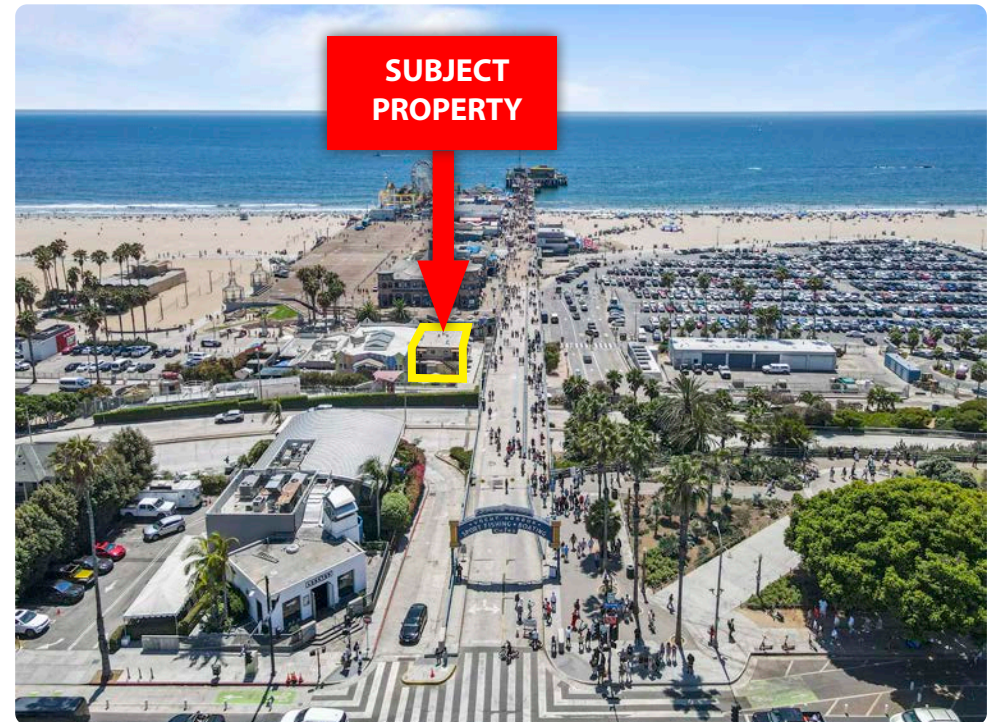
**SIZE:** Approximately 1,598 square feet

**LEASE RATE:** \$9,500.00 per month + NNN  
(NNN fee approximately \$0.45 per square foot, per month)

**PARKING:** Adjacent public beach lots and city structures

**TERM:** 3-5 Years

**AVAILABLE:** Immediately



## KEY FEATURES

- » High-profile location with tremendous identity
- » FF&E available for purchase
- » 400-amp, 3-phase electrical service
- » Grease trap
- » Large outdoor patio
- » Strong foot traffic
- » Across from Santa Monica's *Heal the Bay Aquarium*
- » Adjacent to the *Santa Monica Pier*, which attracts 8 million annual visitors
- » Adjacent to *Big Dean's Ocean Front Cafe*

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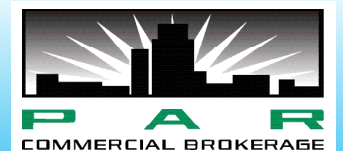
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# PROPERTY PHOTOS



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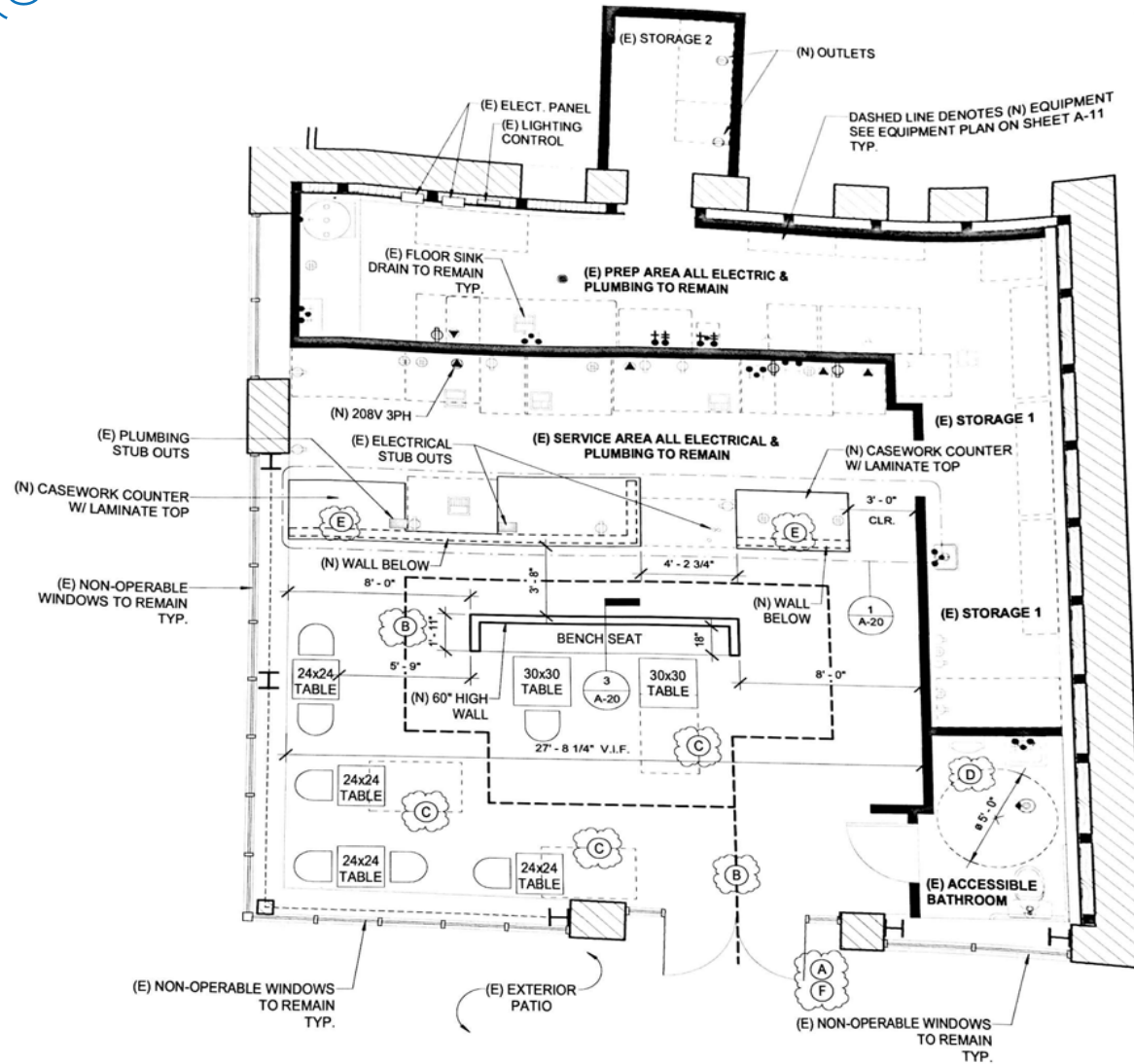
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# FLOOR PLAN



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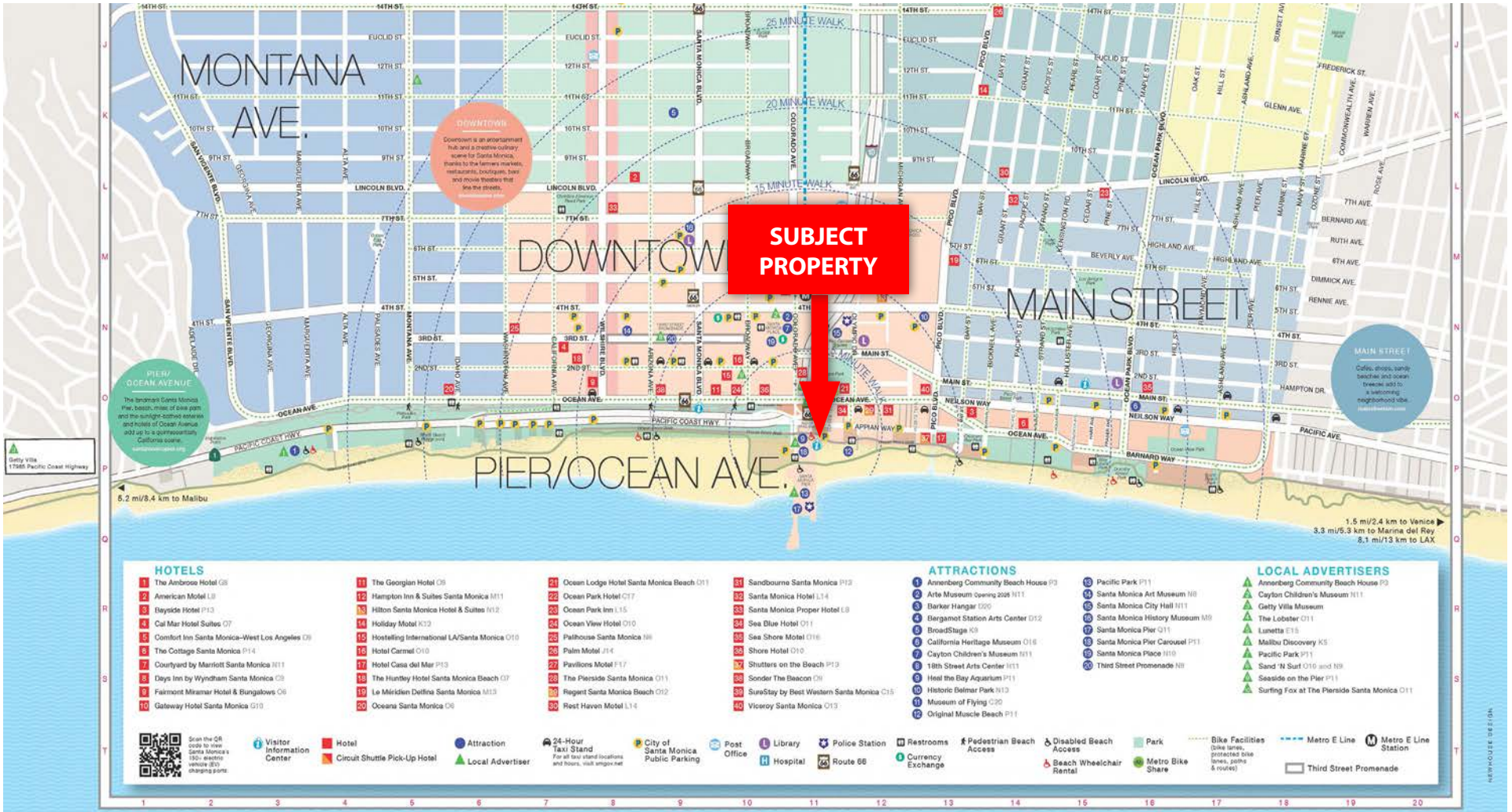


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## A series of six blue, stylized swirls arranged horizontally, used as a decorative element.

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