

FOR LEASE

Santa Monica Wilshire Boulevard Retail & Offices



Retail - 2102 Wilshire Blvd, Santa Monica CA 90403

- ◆ 2,350 SF. High traffic corner location with frontage on Wilshire and 21st Street.
- ◆ \$2.95 per SF plus LOW NNN charges of \$.50 per SF per month.
- ◆ Large open space with wood floors, kitchenette, and bathroom.

Retail - 2112 Wilshire Blvd, Santa Monica CA 90403

- ◆ 1,000 SF with a 19-foot frontage.
- ◆ \$3.45 per SF plus LOW NNN charges of \$.50 per SF per month.
- ◆ Open Space with rear storage area, shared restroom, and concrete floors.

Office - 2116 Wilshire Blvd, Santa Monica CA 90403 - Suite 201

- ◆ 1,200 SF second-floor office space.
- ◆ \$2.30 per SF. Modified gross - net of janitorial.
- ◆ Reception, 2 open areas, a private office overlooking Wilshire, 2 entrances, and operable windows.

Parking

- ◆ Visitor parking spaces on-site and included at no additional charge. Reserved spaces are available at \$175 per space per month.

Neighboring Tenants & Market Area

- ◆ Highly desirable location with easy access to a high-income within walking distance.
- ◆ Walking distance to Providence St. John's Health Center.
- ◆ Tenants nearby are Whole Foods, Starbucks, FedEx, New Balance, Erewhon Market, Citibank, University of Santa Monica, Thai Dishes, The Gap, Cold Stone Creamery, Formins Deli, Rite-Aid, Central Compounding Pharmacy, The Ambrose Hotel, and Tartine Santa Monica.
- ◆ Easy access to all of Santa Monica, Brentwood, West Los Angeles, Culver City, Westwood, Pacific Palisades, and Venice, Abbot Kinney, and Marina Del Rey.

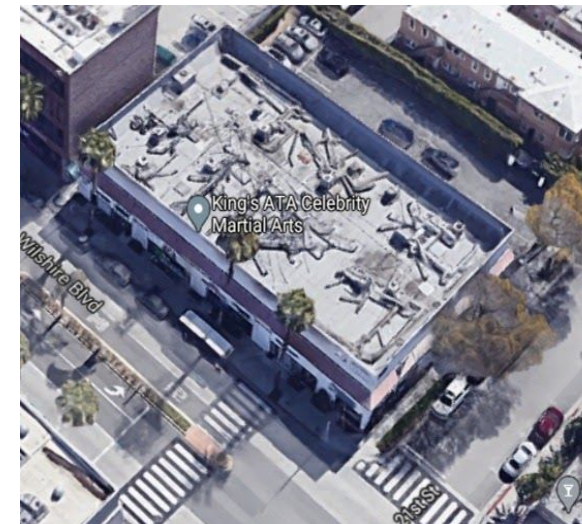
Demographics - 3 Mile Radius & Traffic Count

- ◆ \$98,000 median household income.
- ◆ 231,403 households.
- ◆ 143,591 daytime employees.
- ◆ The average age is 40.
- ◆ 29,000 car trips per day.

Parking Area



Overhead View



2,350 SF Retail - 2102 Wilshire

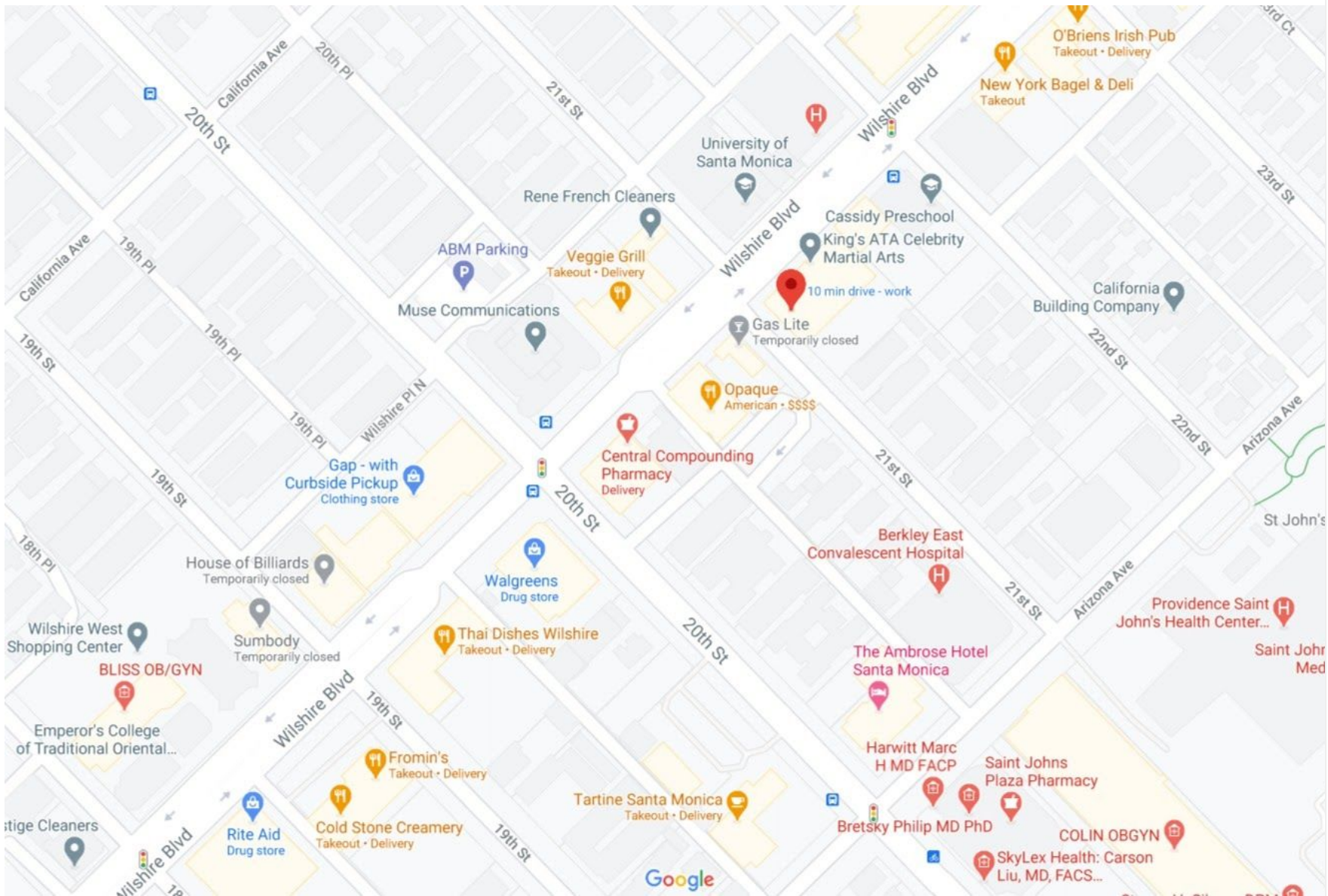


1000 SF Retail - 2112 Wilshire



1,200 SF Office - 2116 Wilshire





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All measurements are approximate and have not been verified by the Broker.

You are advised to conduct an independent investigation to verify all information.