

FOR LEASE

Retail / Offices / Therapist Offices

2112 - 2116 Wilshire Boulevard, Santa Monica 90403



Therapist Office - 2116 Wilshire Blvd, Suite 241, Santa Monica CA 90403

- ◆ 1,300 SF second-floor therapist office space with 2 entrances.
- ◆ \$2.55 per SF. Modified gross - net of janitorial.
- ◆ Reception area, 5 private offices with operable windows, and large open area.

Retail - 2112 Wilshire Blvd, Santa Monica CA 90403

- ◆ 1,000 SF with a 19-foot frontage.
- ◆ ~~\$3.45~~ **\$2.95** 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, Suite 201, Santa Monica CA 90403

- ◆ 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



1,300 SF Therapist Office
2116 Wilshire Suite 241

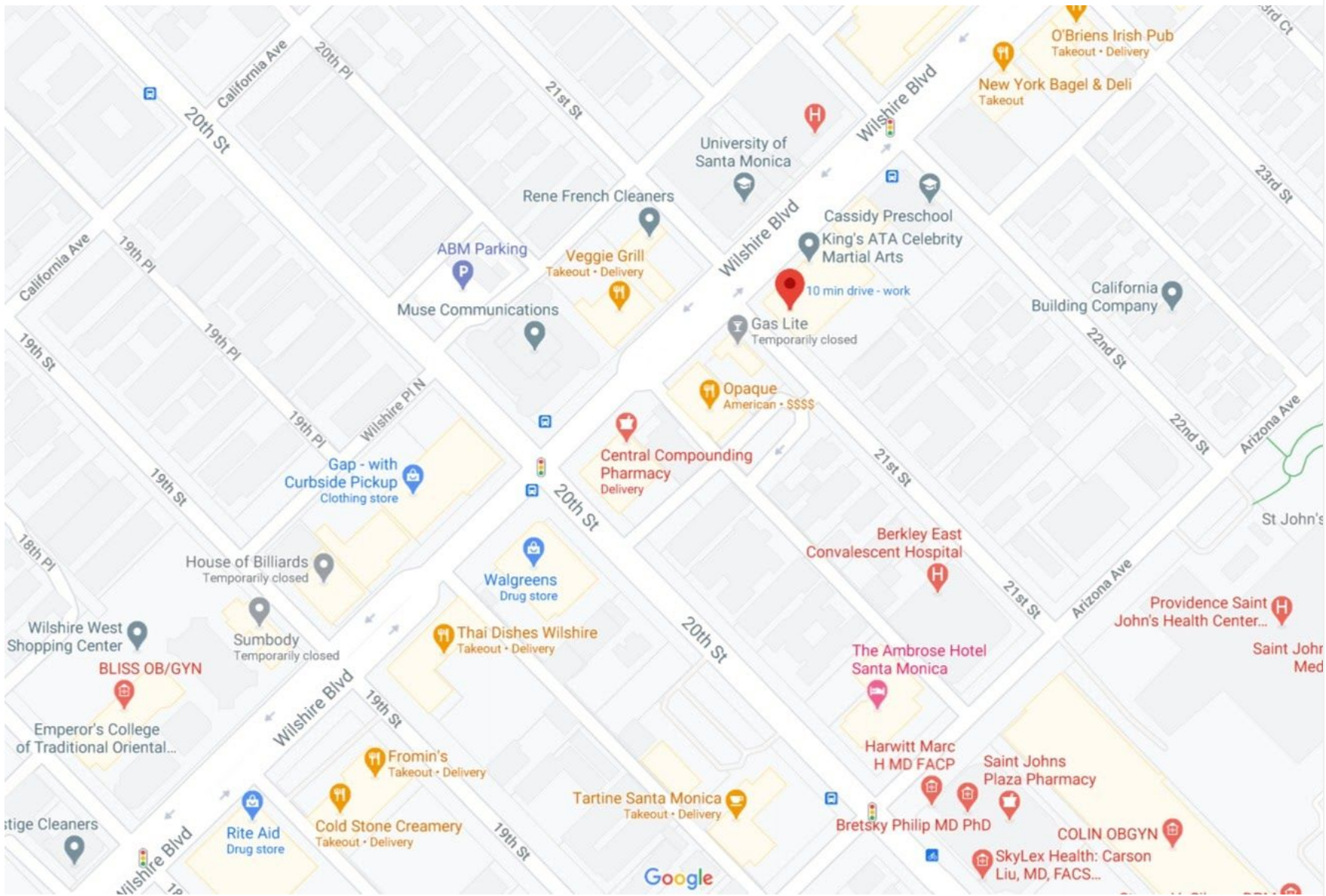


1,000 SF Retail
2112 Wilshire Ground Floor



1,200 SF Office
2116 Wilshire Suite 201





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DRE BROKER # 00825237

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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.