

FOR SALE

SANTA MONICA ICONIC WILSHIRE PROPERTY RESTAURANT & BAR



2222 Wilshire Boulevard, Santa Monica, CA 90403

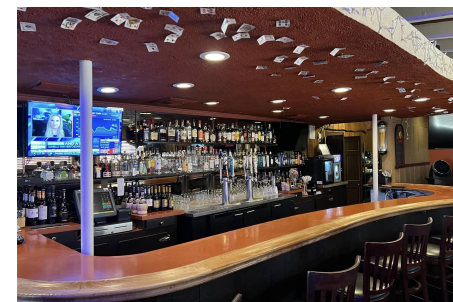


Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

Muselli Commercial Realtors is pleased to present an opportunity to acquire an 11,586 square foot lot and a 5,434 SF restaurant or retail building located at 2222 Wilshire Boulevard in Santa Monica, CA. This is your chance to own 80 feet of frontage in one of California's premiere coastal markets. Within a 2 mile radius, this location is dense with homeowners, employees, hospitals, students, seniors and tourists, a Walker's Paradise with a Walk Score of 91 and a Bike Score of 79. The popular Earth, Wind, and Flour Restaurant has been operating in this location for 42 years. ***PLEASE DO NOT DISTURB TENANT!***

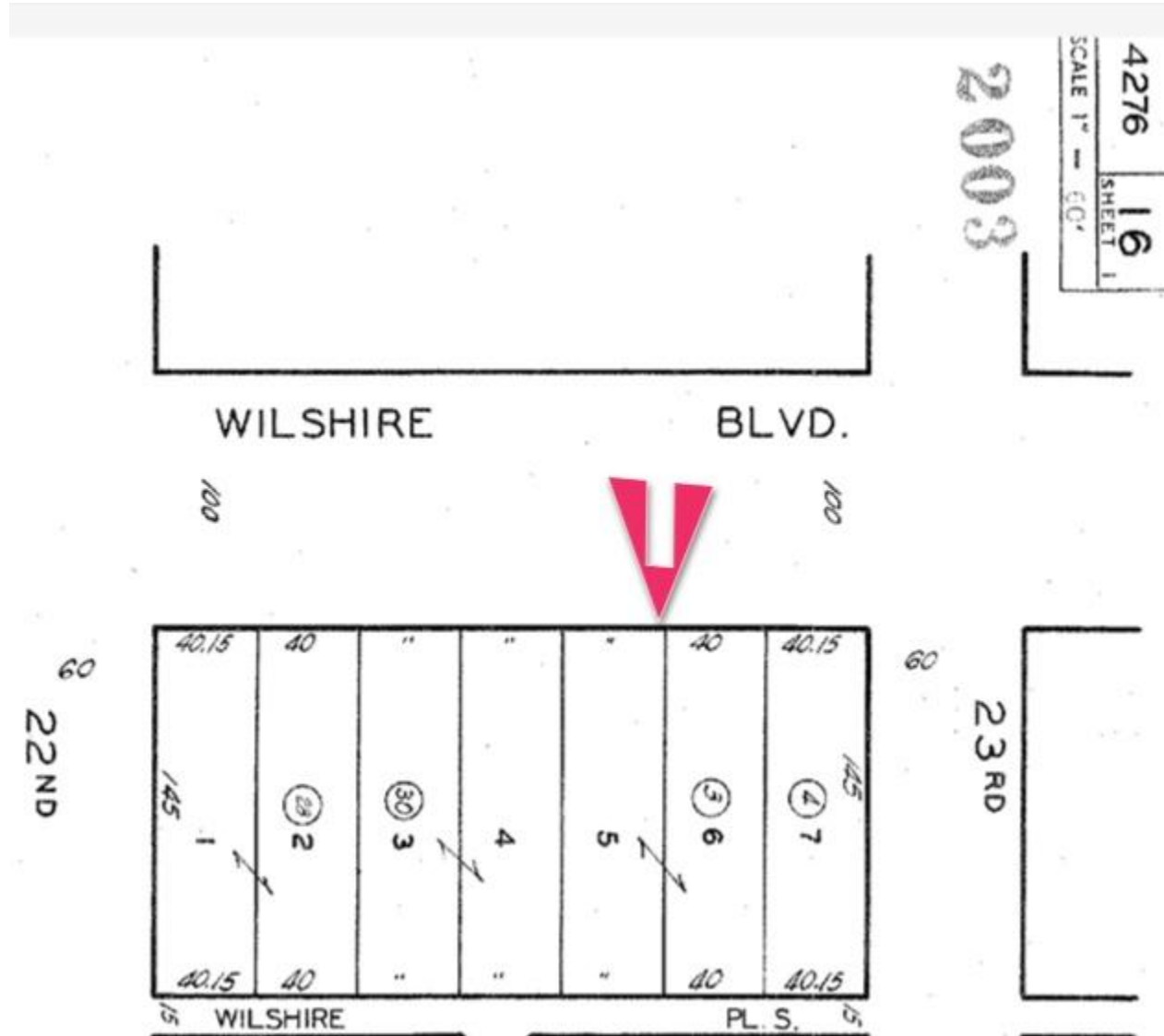
Price	\$5,500,000.00.
Lot Size	Approximately 11,586 SF according to assessor records Plat map show the configuration of 80 x 145 which is 11,600 SF. In addition there is a 15' alley.
Building Size	Approximately 5,434 SF 80 Feet of Wilshire Blvd Frontage.
Parking	18 car parking in the rear. Ample street parking.
Highlights	Currently occupied by Earth, Wind, and Flour. Lease expires 1/15/2024. 152 person seating capacity. Outdoor Seating.
Liquor License	Type 47 License potentially available for purchase from Tenant.
Zoning	MUB Zoning.
Year Built	1936 but has been remodeled over the years.
APN	4276-016-003.
Area	Prime Wilshire Blvd location with easy access to the 10 Freeway, West Los Angeles, Brentwood & more. Across from Whole Foods, Trader Joes, and Douglas Park.
Demographics 2 Mile Radius	Population is 132,856. Households are 68,029. Median household income is \$110,000.00. Median age is 42.8 years. Daytime employees are 125,043.



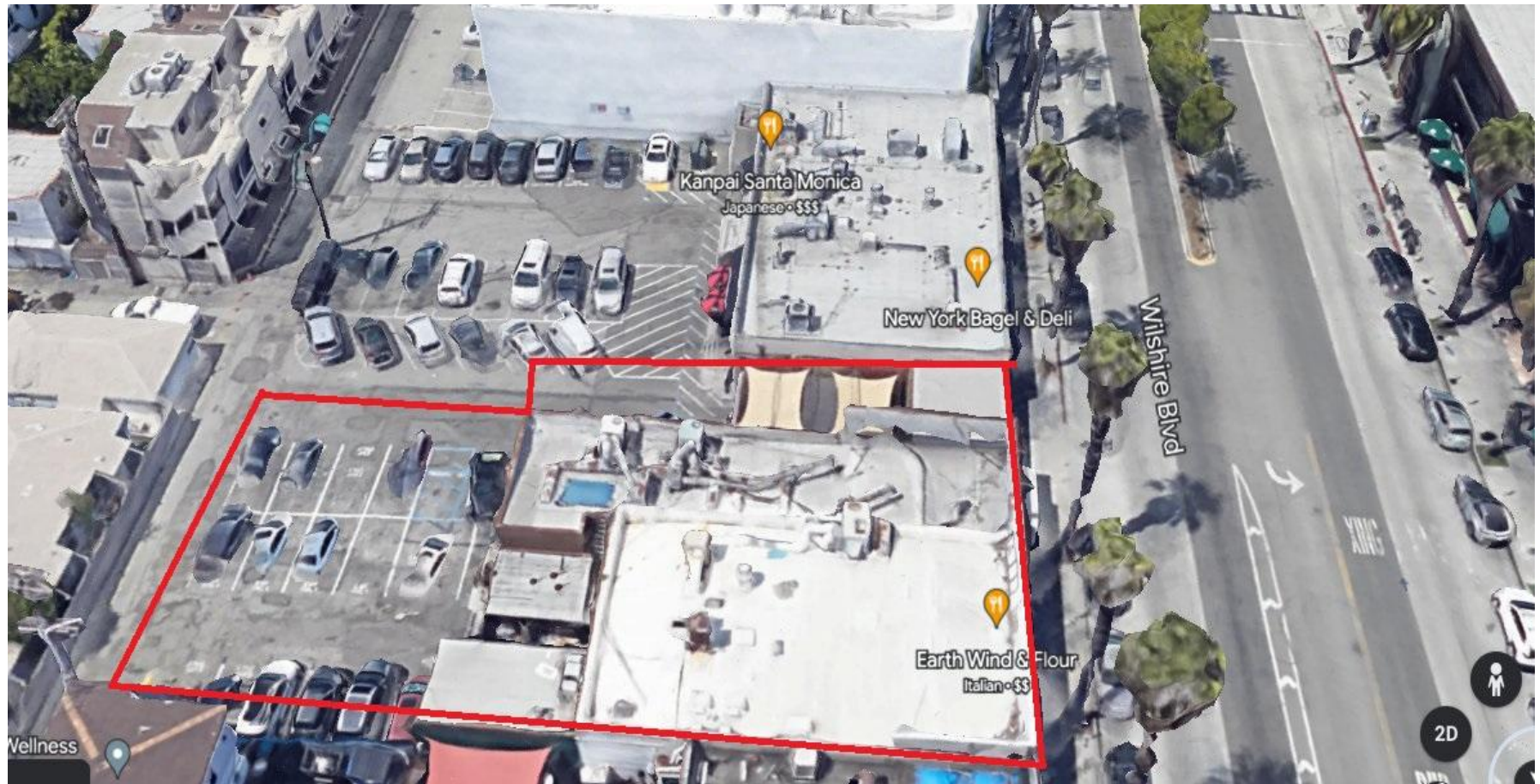
Photos



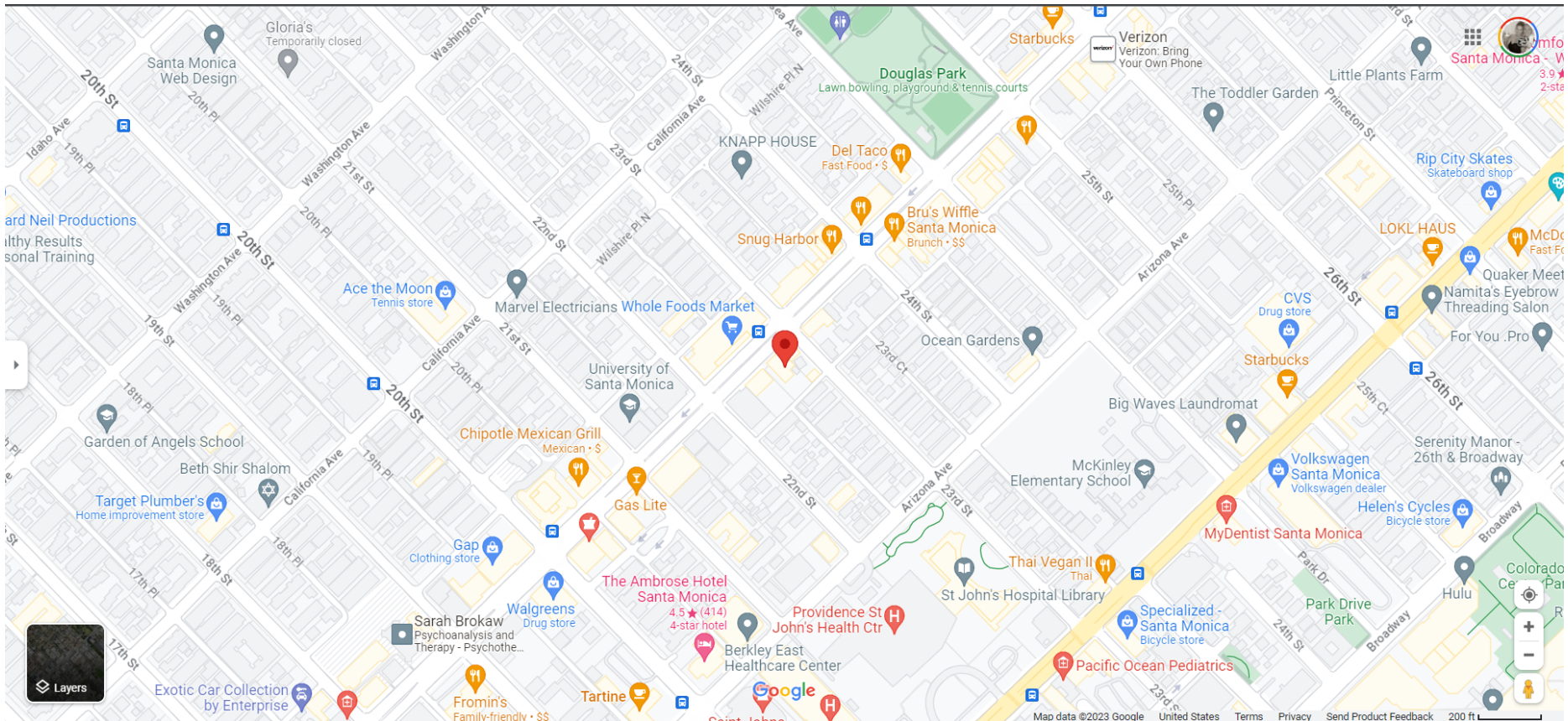
Plat Map



Aerial View



Location Map



1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net

DRE BROKER # 00825237

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.