

\$300,000 PRICE REDUCTION!

SANTA MONICA / WILSHIRE BLVD / OWNER-USER / RETAIL / RESTAURANT / DEVELOPMENT



2222 Wilshire Boulevard, Santa Monica, CA 90403



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Muselli Commercial Realtors, as exclusive adviser to the Seller, 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 operated in this location for 42 years. **PLEASE DO NOT DISTURB TENANT!**

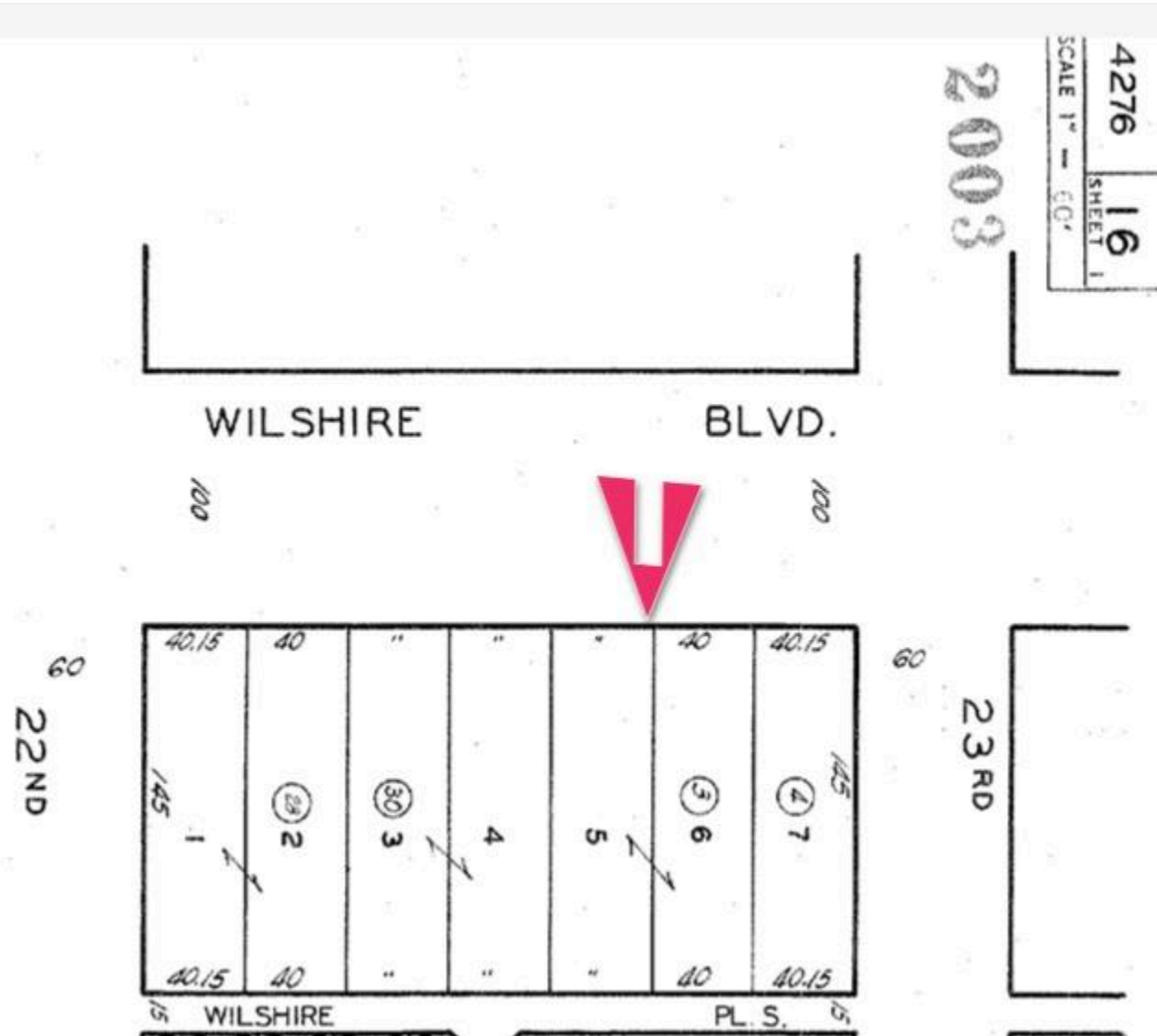
- Price** \$6,250,000.00. **\$5,950,000.00.**
- Lot Size** Approximately 11,586 SF according to assessor records. The plat map shows 80' frontage x 145' deep to a 15' alley.
- Building Size** Approximately 5,434 SF.
80 Feet of Wilshire Blvd Frontage.
- Parking** 18 car parking in the rear. Ample street parking.
- Highlights** Occupied by Earth, Wind, and Flour on a month-to-month tenancy.
152-person seating capacity.
Outdoor Seating.
- Liquor License** Type 47 License potentially available for purchase from Tenant.
- Zoning** MUB Zoning.
- Year Built** 1936 but 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 The population is 132,856.
Households are 68,029.
Median household income is \$110,000.00.
The median age is 42.8 years.
Daytime employees are 125,043.



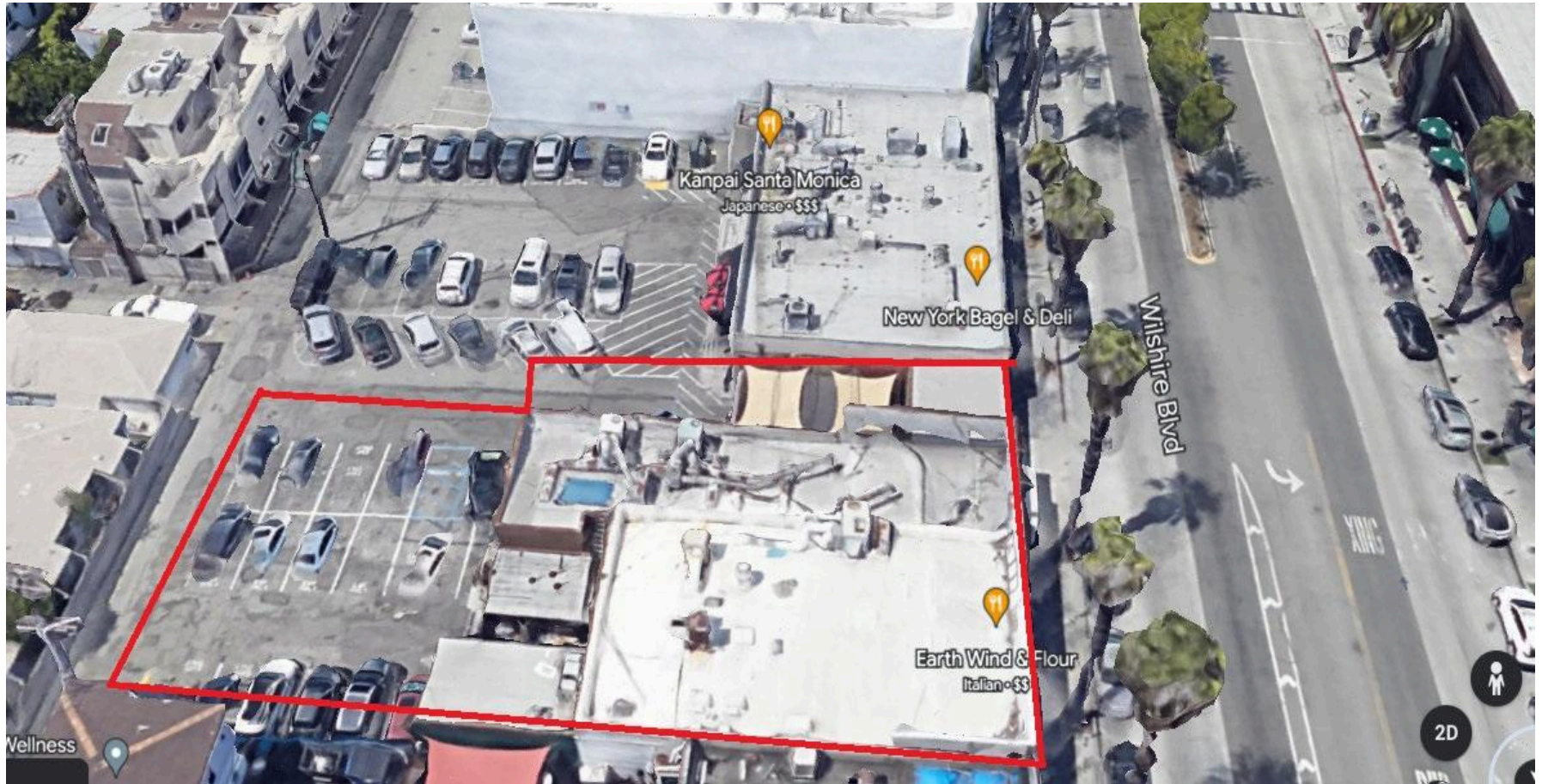
Photo Gallery



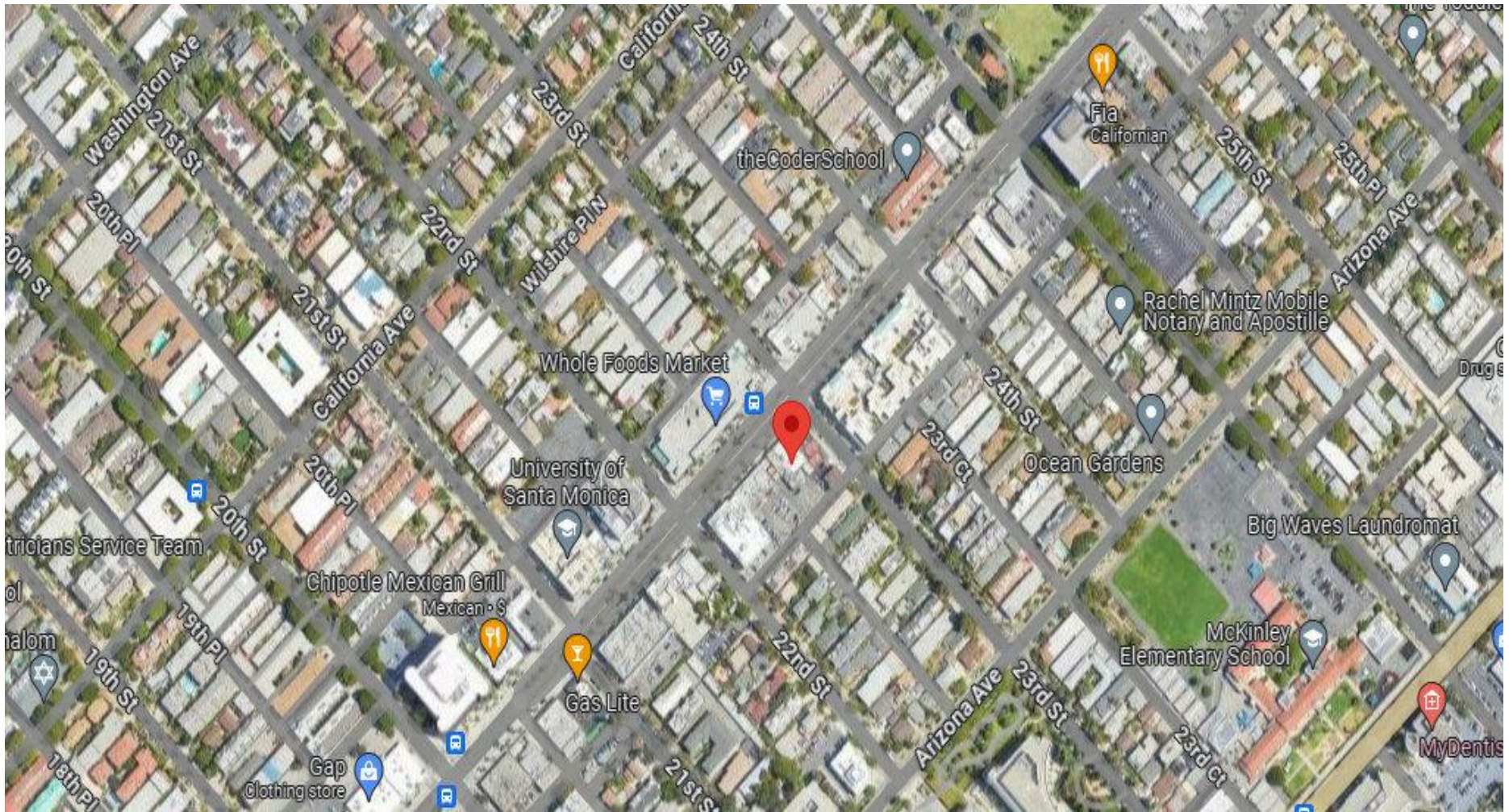
Plat Map



Aerial View



Location Map



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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.