



HIGHLY VISIBLE CORNER RETAIL SPACE FOR LEASE



Proposed Facade Renovation

2501 WILSHIRE BOULEVARD, SANTA MONICA, CA 90403

SIZE: Approximately 1,250 square feet

RATE: \$5.85 per square foot per month, MG
(Tenant pays interior janitorial and utilities)

TERM: 3-5 years

PARKING: Five (5) spaces total at \$75 per space

AVAILABLE: March 2018

RAFAEL PADILLA

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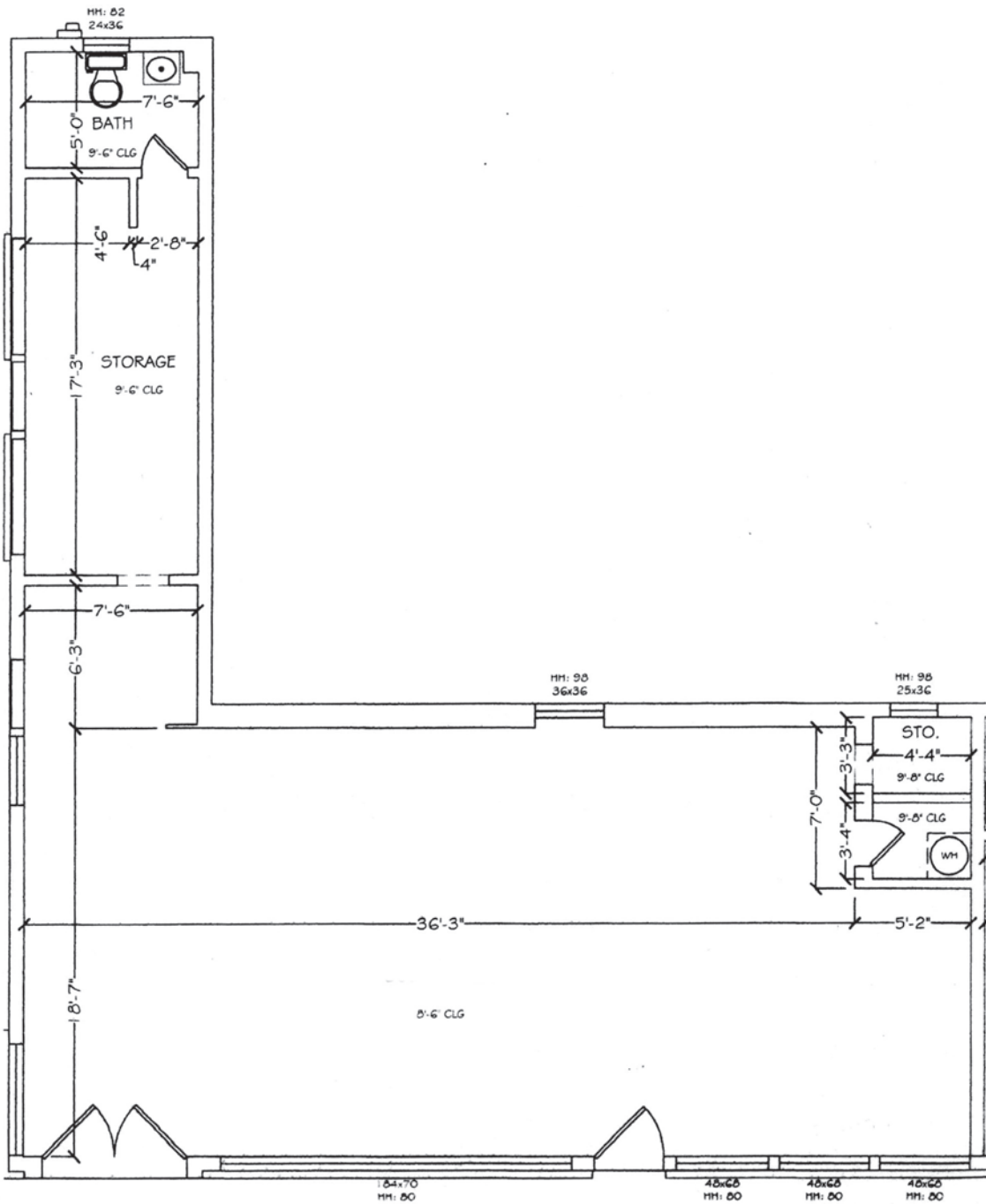
- Heavy foot and auto traffic with over 40 feet of frontage on Wilshire Boulevard
- Adjacent to Douglas Park, many restaurants and amenities
- Other tenants and neighbors include Starbucks, Relax the Back, Verizon, New Balance, Santa Monica Tennis Center, iPhone Screen Repair and Active Barbers
- Great demographics in dense residential area

1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • www.parcommercial.com

All information furnished is from sources deemed reliable and which we believe to be correct, but no 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 Broker. You are advised to conduct an independent investigation to verify all information.

FLOOR PLAN

25th Street



Wilshire Boulevard

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AREA MAP & DEMOGRAPHICS



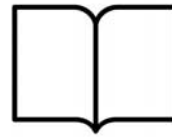
Within
1 Mile



Housing Units

17,180

31.19% owner occupied



Educational Attainment

69%

with college or higher degree



Estimated Population

35,252

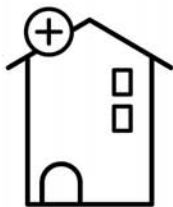
4.2% growth 2010-2017
2.9% growth 2017-2022



Average Household Income

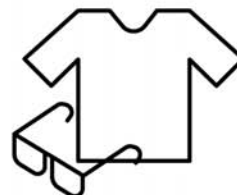
\$112,337

43% earn more than \$100k



Median Home Value

\$1 Million +



Apparel & Services

\$21.7 Million

2017 yearly consumer spending

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