

FOR LEASE

OFFICE SPACE READY FOR BUILD OUT



3029 WILSHIRE BOULEVARD, #203
Santa Monica, CA 90403



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3029 Wilshire Boulevard, #203, Santa Monica, CA 90403

SIZE: Approximately 3,679 square feet
Divisible to approximately 2,000 and 1,679 square feet

RATE: \$3.95 per square foot per month, Modified Gross
 (Net of electric and janitorial)

PARKING: Six tandem lanes (12 spaces) available at \$150 per tandem lane (2 spaces) per month

TERM: 5 years

AVAILABLE: Immediately



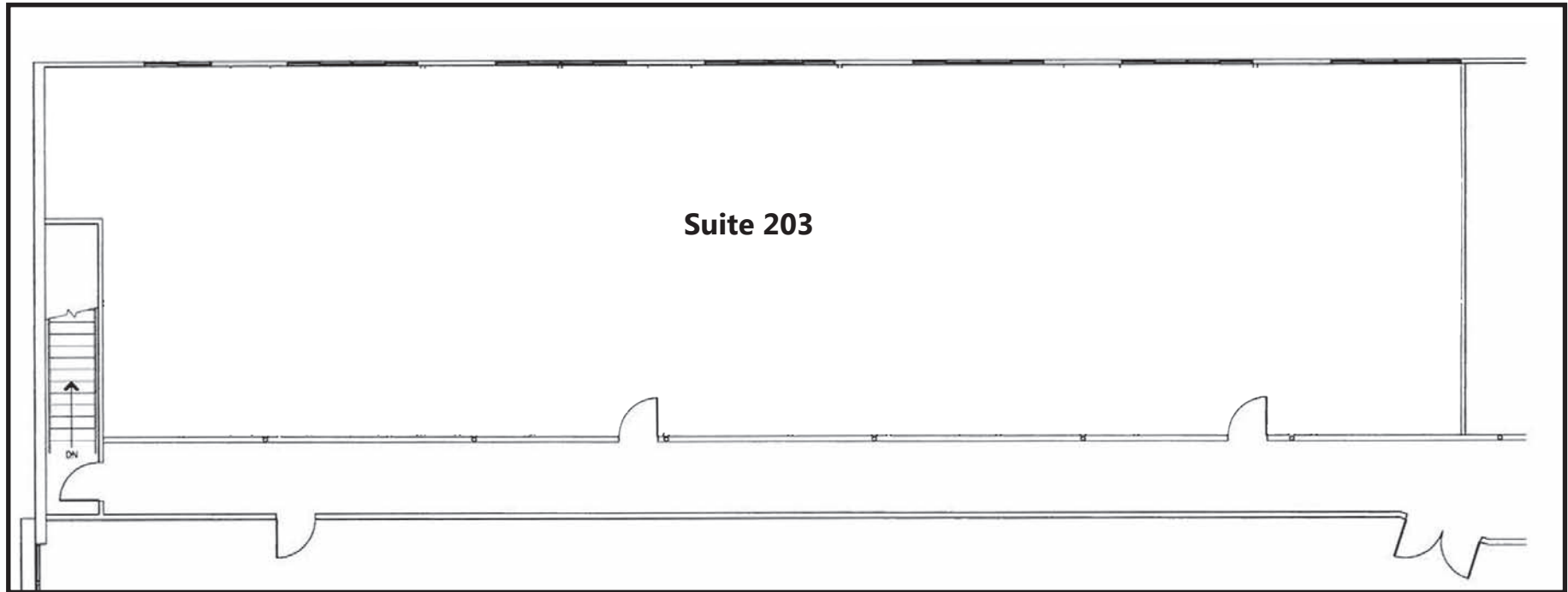
- **Open floor plan, ready for build out**
- **High ceilings**
- **Operable windows**
- **24/7 HVAC**
- **Nearby restaurants include La Scala, The Habit and Luna Grill**
- **Neighboring tenants include Whole Foods, Bristol Farms, Petco, Ralphys, Ross, CVS, Staples and more**
- **Convenient access to Santa Monica and West Los Angeles**



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Within 1 Mile



Housing Units
18,419
 30.64% owner occupied



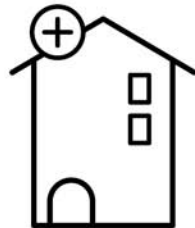
Educational Attainment
61%
 with college or higher degree



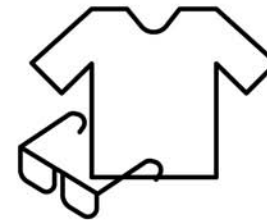
Estimated Population
37,774
 5.17% growth 2010-2017
 3.05% growth 2017-2022



Average Household Income
\$110,723
 42% earn more than \$100k



Median Home Value
\$966,223



Apparel, Food/Entertainment & Services
\$414,267
 2017 yearly consumer spending

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2020 Projected Population	38,926	262,901	512,122
2015 Estimated Population	37,774	253,910	494,002
2010 Census Population	35,918	234,941	457,743
Growth 2017-2022	3.05%	3.54%	3.47%
Growth 2010-2017	5.17%	8.07%	7.92%
2017 ESTIMATED HOUSEHOLD INCOME			
\$50,000-\$74,999	15.85%	13.78%	14.04%
\$75,000-\$99,000	12.38%	10.85%	11.29%
\$100,000 +	42.36%	43.97%	44.32%
TOTAL	70.59%	68.6%	69.65%
2017 Estimated Average HH Income	\$110,723	\$118,210	\$119,940
2017 Estimated Households	18,421	121,820	227,476



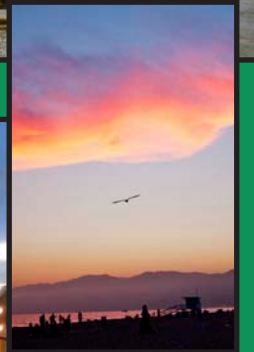
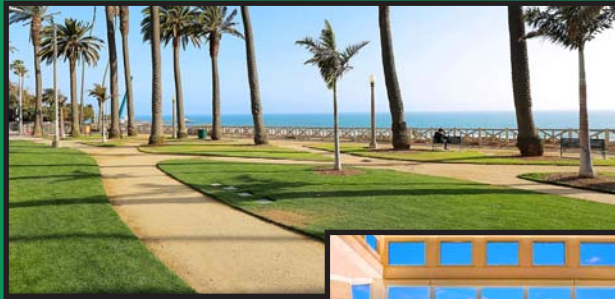
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SANTA MONICA

Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



www.parcommercial.com

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