

2002

WILSHIRE BOULEVARD • SANTA MONICA, CA 90403

FOR LEASE



CORNER RESTAURANT/RETAIL SPACE IN SANTA MONICA



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PROPERTY CHARACTERISTICS

SIZE: Approximately 3,660 square feet

RATE: \$5.00 per square foot per month, NNN
(NNN estimated to be \$0.77 per square foot per month)

AVAILABLE: Immediately

PARKING: Four (4) reserved spaces plus nine (9) additional shared-in-common spaces all located in rear of the building

TERM: Negotiable

- Corner location
- Fully built out kitchen
- Heavy traffic counts in high income area
- Well maintained building with convenient parking
- Highly visible window line along Wilshire Boulevard as well as 20th Street
- Walking distance from Santa Monica Hospital and multiple office & medical buildings
- Neighbors include The Gap, Walgreens, Chipotle, Veggie Grill, Whole Foods and many more

2002 Wilshire Boulevard
Santa Monica, CA 90403



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PROPERTY PHOTOS



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KITCHEN PHOTOS



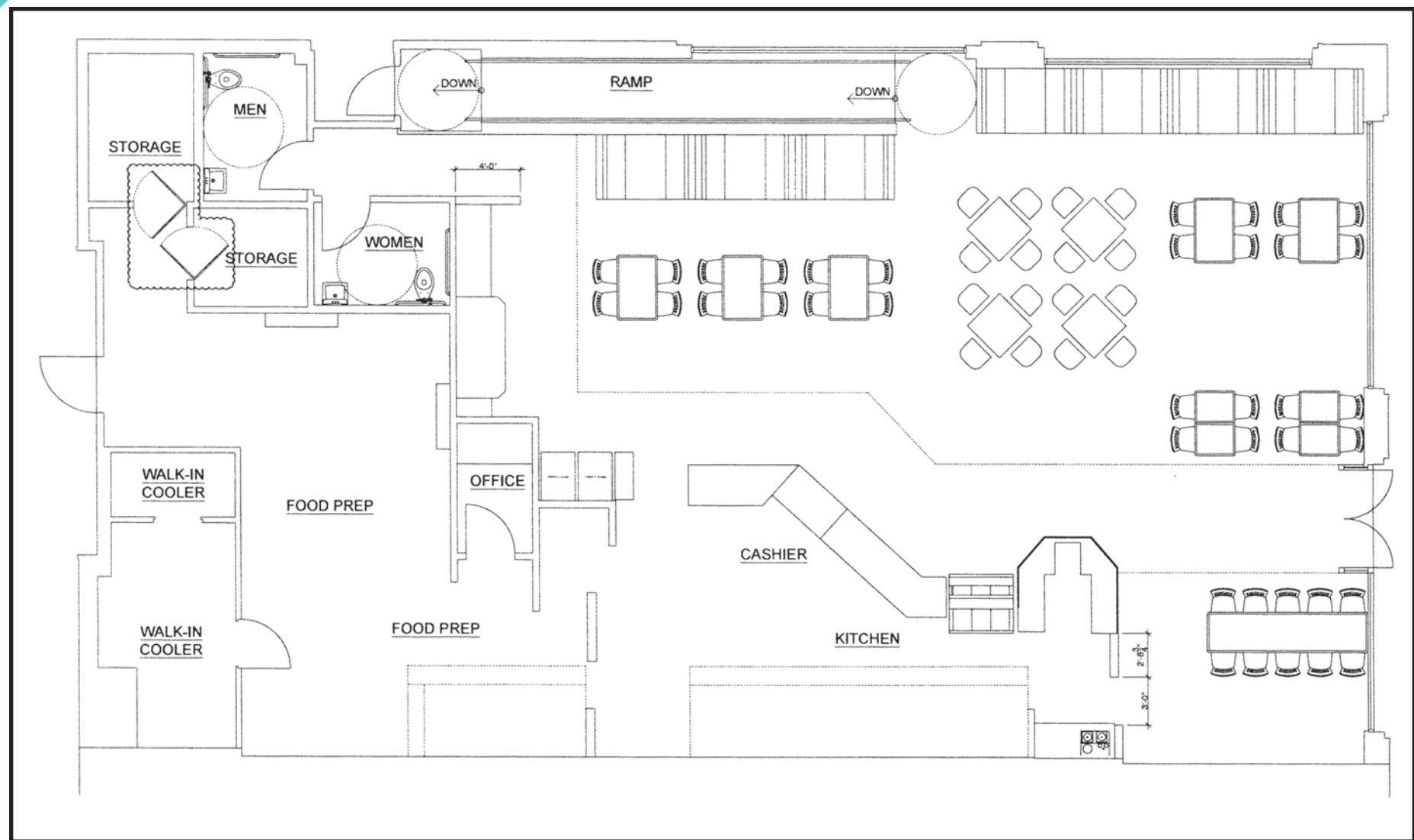
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FLOOR PLAN



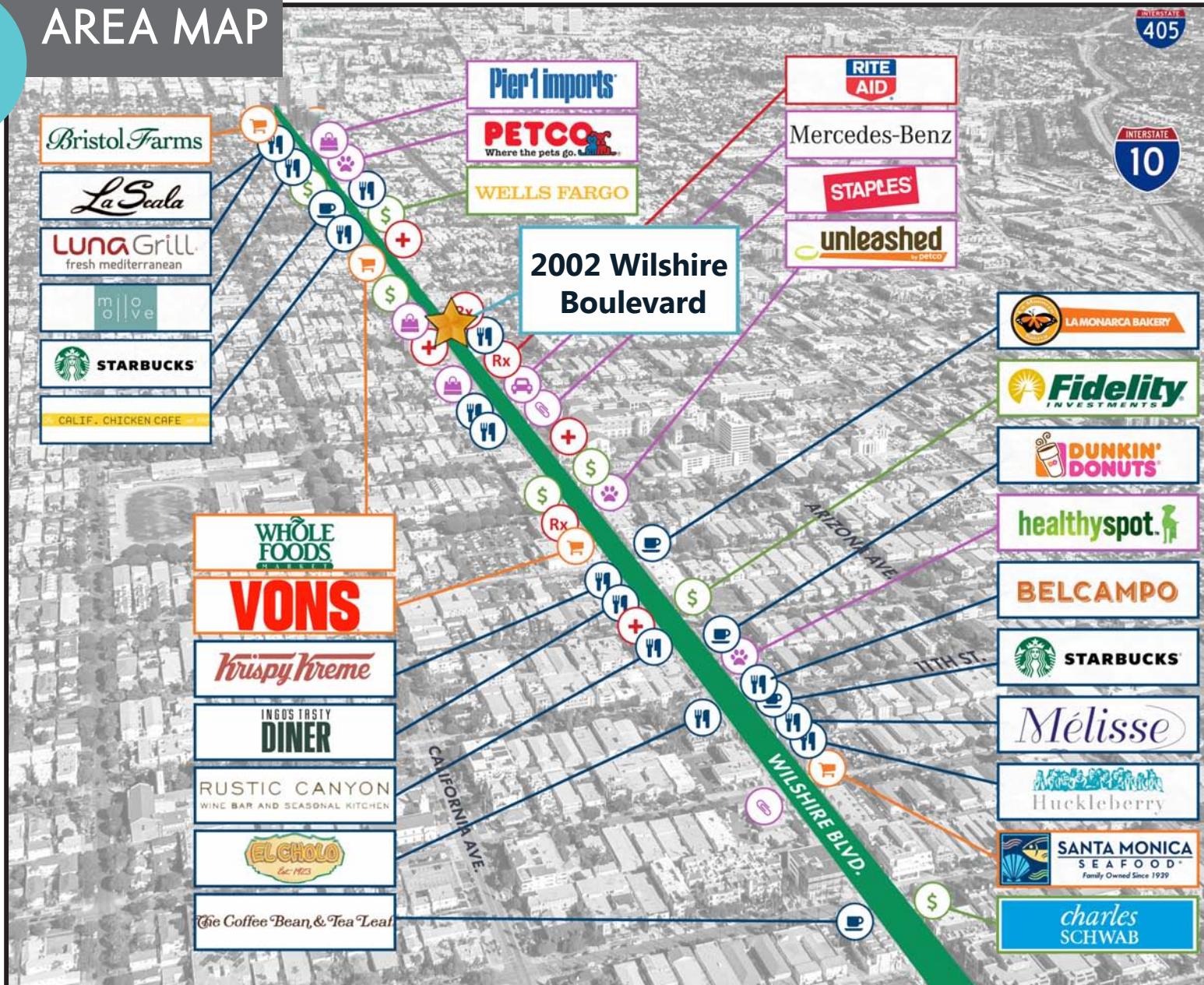
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AREA MAP



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. Placing your business at the center of this dynamic community gives you access to nearly half a million residents within a 5-mile radius and nearly seven million visitors each year. Santa Monica is California luxury and California cool in one stunning, vibrant location.



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DEMOGRAPHICS

Within 1 Mile



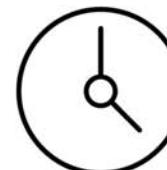
Housing Units
18,378
28.70% owner occupied



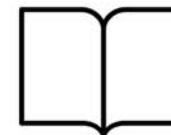
Median Home Value
\$966,787



Average Household Income
\$116,834
45% earn more than \$100k



Estimated Population
37,309
2.55% growth 2010-2018
1.58% growth 2017-2023



Educational Attainment
60%
with college or higher degree



Apparel, Food/Entertainment & Services
\$284,295
2018 yearly consumer spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	37,900	232,285	480,987
2018 Estimated Population	37,309	226,770	469,456
2010 Census Population	36,380	210,813	435,104
Growth 2018-2023	1.58%	2.43%	2.46%
Growth 2010-2018	2.55%	7.57%	7.90%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	15.35%	13.00%	13.29%
\$75,000-\$99,000	11.20%	11.12%	11.53%
\$100,000 +	45.01%	46.22%	45.33%

TOTAL

2018 Estimated Average HH Income	\$116,834	\$122,950	\$122,278
2018 Estimated Households	18,378	110,656	217,480



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