

**1529 WILSHIRE BOULEVARD**  
*Santa Monica, CA 90403*



**RETAIL SPACE**  
**FOR LEASE**



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# Property Characteristics

1529 WILSHIRE BOULEVARD, Santa Monica, CA 90403

**SIZE:** Approximately 3,800 rentable square feet

**RENT:** \$4.75 per square foot per month, NNN  
(NNN estimated to be \$0.76 per square foot per month)

**TERM:** 3 - 5 years

**AVAILABLE:** Immediately

**PARKING:** On site surface parking with public parking lot directly behind the building

- **Located on the Northwest corner of 16th and Wilshire**
- **Strong street identity**
- **28' of frontage on Wilshire Boulevard**
- **Heavy traffic counts in high income area**
- **Across from UCLA hospital and Target**



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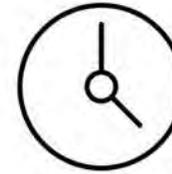
# Demographics

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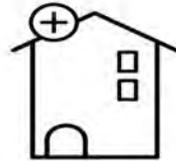
## WITHIN 1 MILE



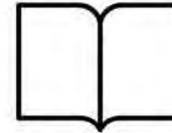
Housing Units  
**18,378**  
28.70% owner occupied



Estimated Population  
**37,309**  
2.55% growth 2010-2018  
1.58% growth 2019-2023



Median Home Value  
**\$966,787**



Educational Attainment  
**60%**  
with college or higher degree



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



Apparel, Food/Entertainment & Services  
**\$284,295**  
2019 yearly consumer spending

### POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	37,900	232,285	480,987
2019 Estimated Population	37,309	226,770	469,456
2010 Census Population	36,380	210,813	435,104
Growth 2019-2023	1.58%	2.43%	2.46%
Growth 2010-2019	2.55%	7.57%	7.90%
<b>2019 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b>			
\$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%
<b>TOTAL</b>	<b>71.56%</b>	<b>70.34%</b>	<b>70.15%</b>
2019 Estimated Average HH Income	\$116,834	\$122,950	\$122,278
2019 Estimated Households	18,378	110,656	217,480



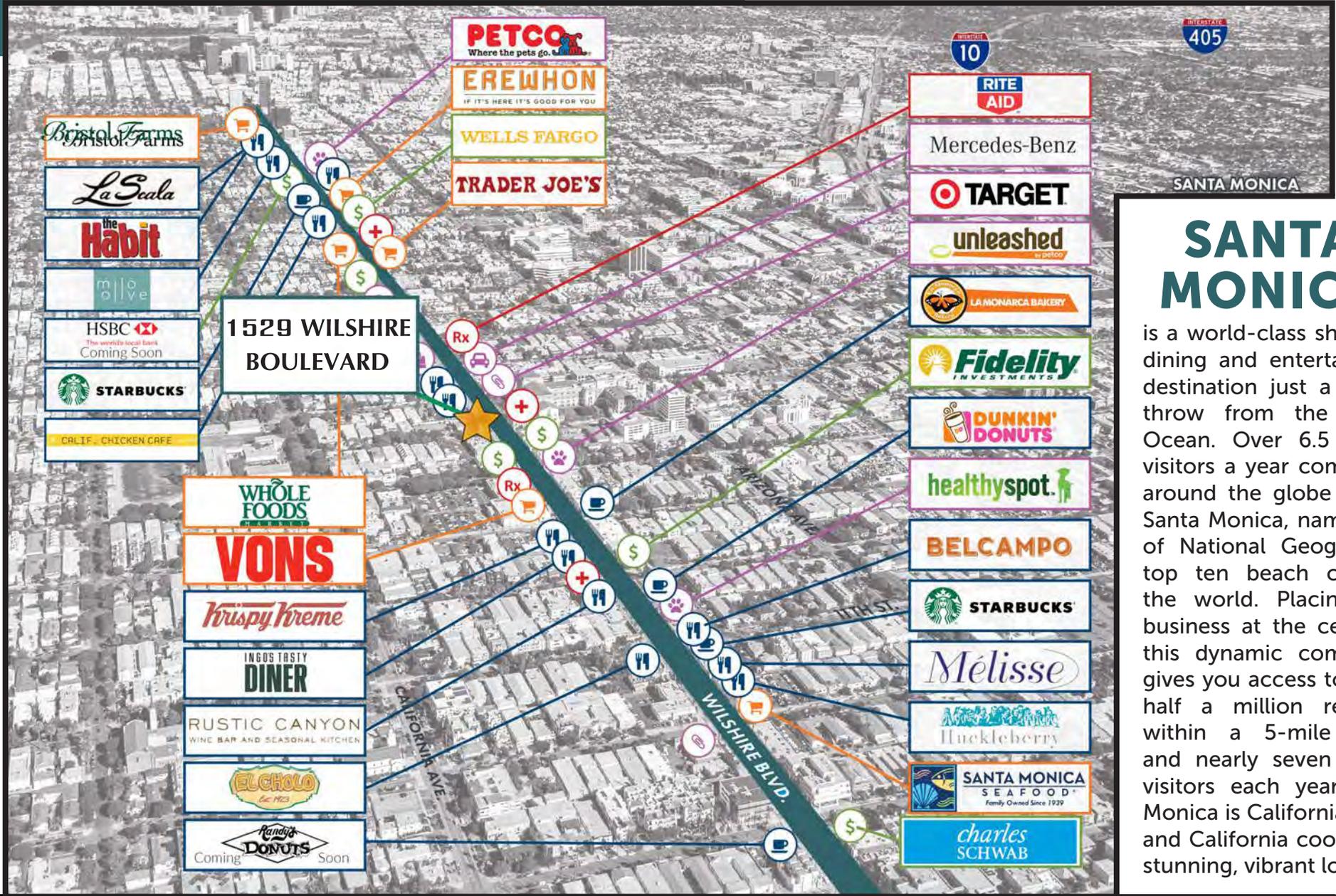
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# Neighborhood Highlights



## 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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