

RETAIL FOR LEASE

2626 - 2634 WILSHIRE BLVD., SANTA MONICA



AVAILABLE IMMEDIATELY!

2634 Wilshire

- Approximately 1,115 Square Feet

2632 Wilshire :

- Approximately 1,115 Square Feet

(2634 and 2632 Wilshire can be combined for approx. 2,230 sq. ft.)

~~2626 Wilshire:~~

- ~~• Approximately 950 Square Feet~~

LEASED

RATE:

- \$3.75 per square foot per month, NNN (NNN estimated to be \$1.40 per sq. ft. per month)

PARKING:

- 28 shared spaces (in the back)

TERM:

- 3-5 years

HIGHLIGHTS:

- Prime Wilshire Blvd. footage
- High traffic counts in high income area
- Densely populated, high income area with great demographics
- Well maintained property with excellent parking



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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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DEMOGRAPHICS



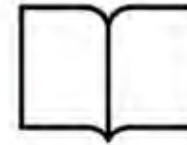
Housing Units
18,378
 28.70% owner occupied



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



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
 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	71.56%	70.34%	70.15%
2018 Estimated Average HH Income	\$116,834	\$122,950	\$122,278
2018 Estimated Households	18,378	110,656	217,480



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