

2006

FOR LEASE

WILSHIRE BOULEVARD • SANTA MONICA, CA 90403



RETAIL/FOOD USE IN SANTA MONICA



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# PROPERTY CHARACTERISTICS

2006 Wilshire Boulevard  
Santa Monica, CA 90403

**SIZE:** Approximately 1,102 square feet

**RATE:** \$5.25 per square foot per month, NNN  
(NNN estimated to be \$0.87 per square foot per month)

**AVAILABLE:** Immediately

**PARKING:** One (1) reserved space plus nine (9) additional shared-in-common spaces all located in rear of the building

**TERM:** Negotiable

- Heavy traffic counts in high income area
- Well maintained building with convenient parking
- Highly visible window line along Wilshire Boulevard
- Prime retail/food use location at the corner of 20th Street and Wilshire Boulevard
- Walking distance from Santa Monica Hospital and multiple office & medical buildings
- Neighbors include The Gap, Walgreens, Chipotle, Veggie Grill, Whole Foods and many more



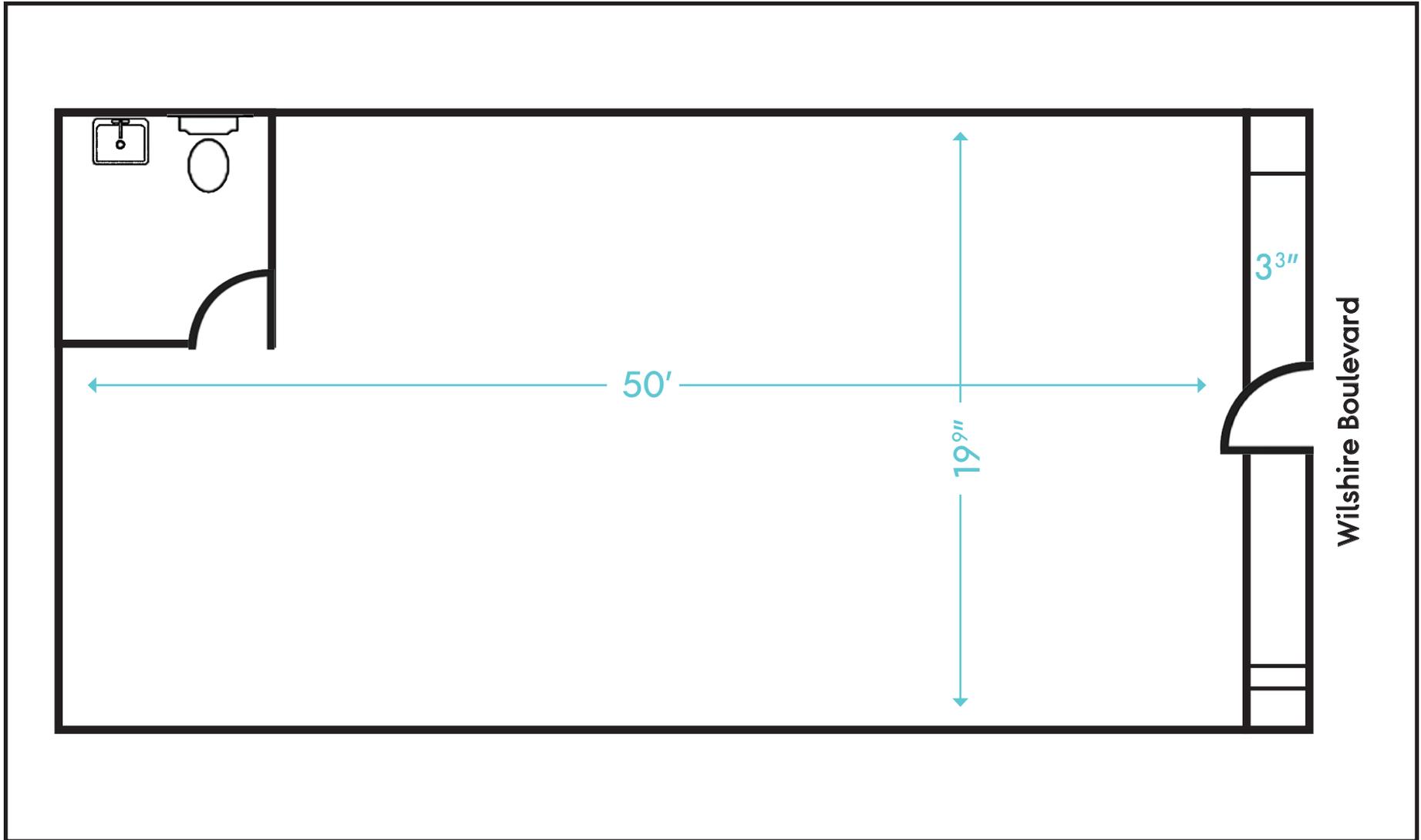
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# FLOOR PLAN



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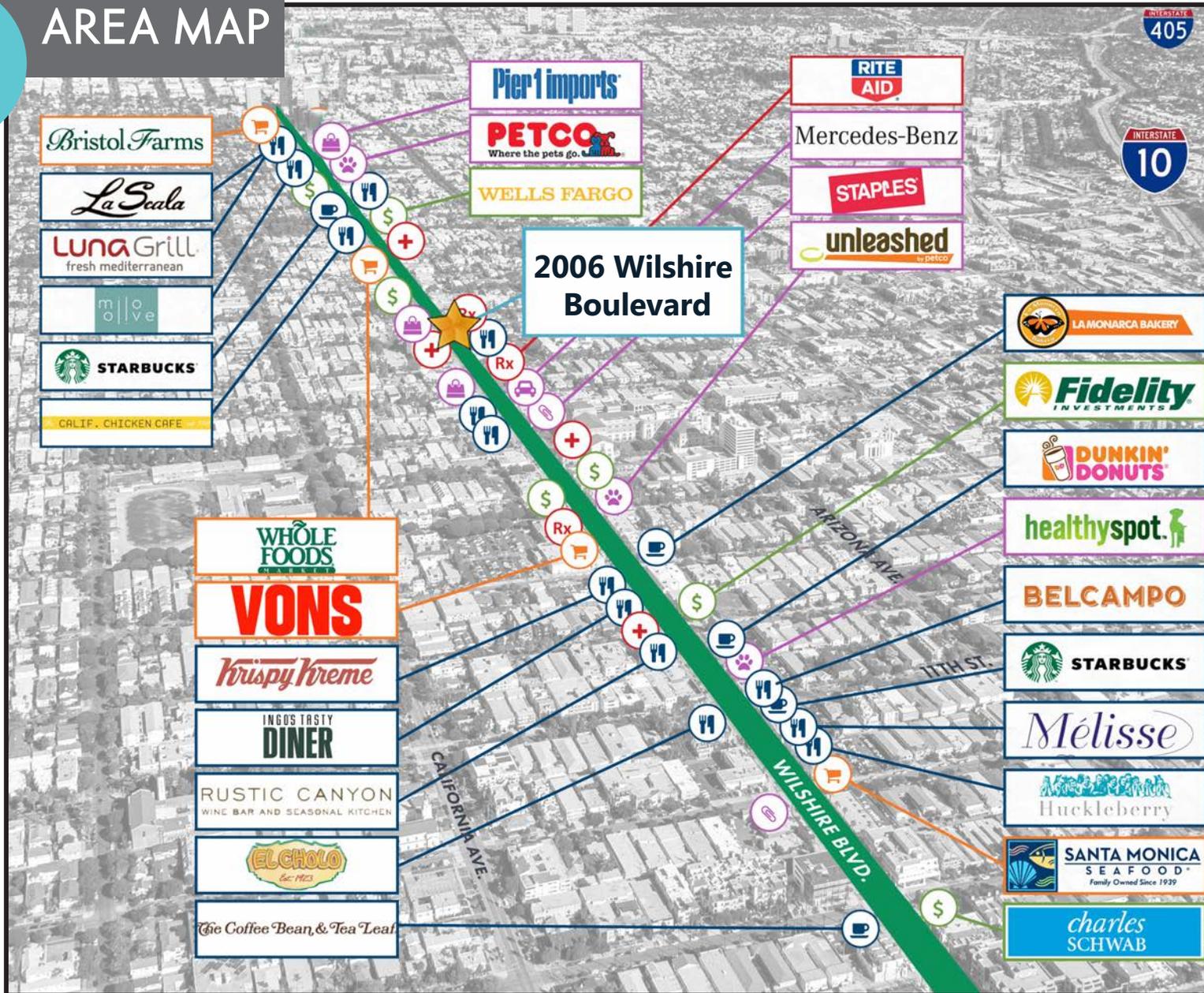
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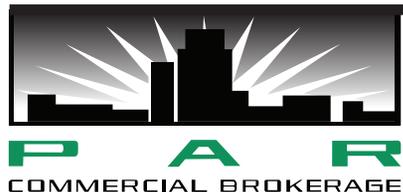
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# AREA MAP

# 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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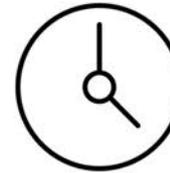
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# DEMOGRAPHICS

Within 1 Mile



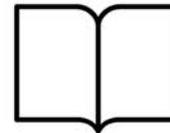
Housing Units  
**18,378**  
28.70% owner occupied



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**  
2019 yearly consumer spending

## POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 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 2019-2024	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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