

RESTAURANT/BAR
FOR LEASE

1026 WILSHIRE BOULEVARD
Santa Monica, CA 90401



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SIZE: Approximately 5,474 rentable square feet
(Ground Floor: 4,518 RSF; Mezzanine: 956 RSF)

RENT: \$29,500 per month, NNN
(NNN estimated to be \$3,500 per month)

TERM: 5 - 10 years +

AVAILABLE: Immediately

PARKING: Twenty three (23) shared parking spaces

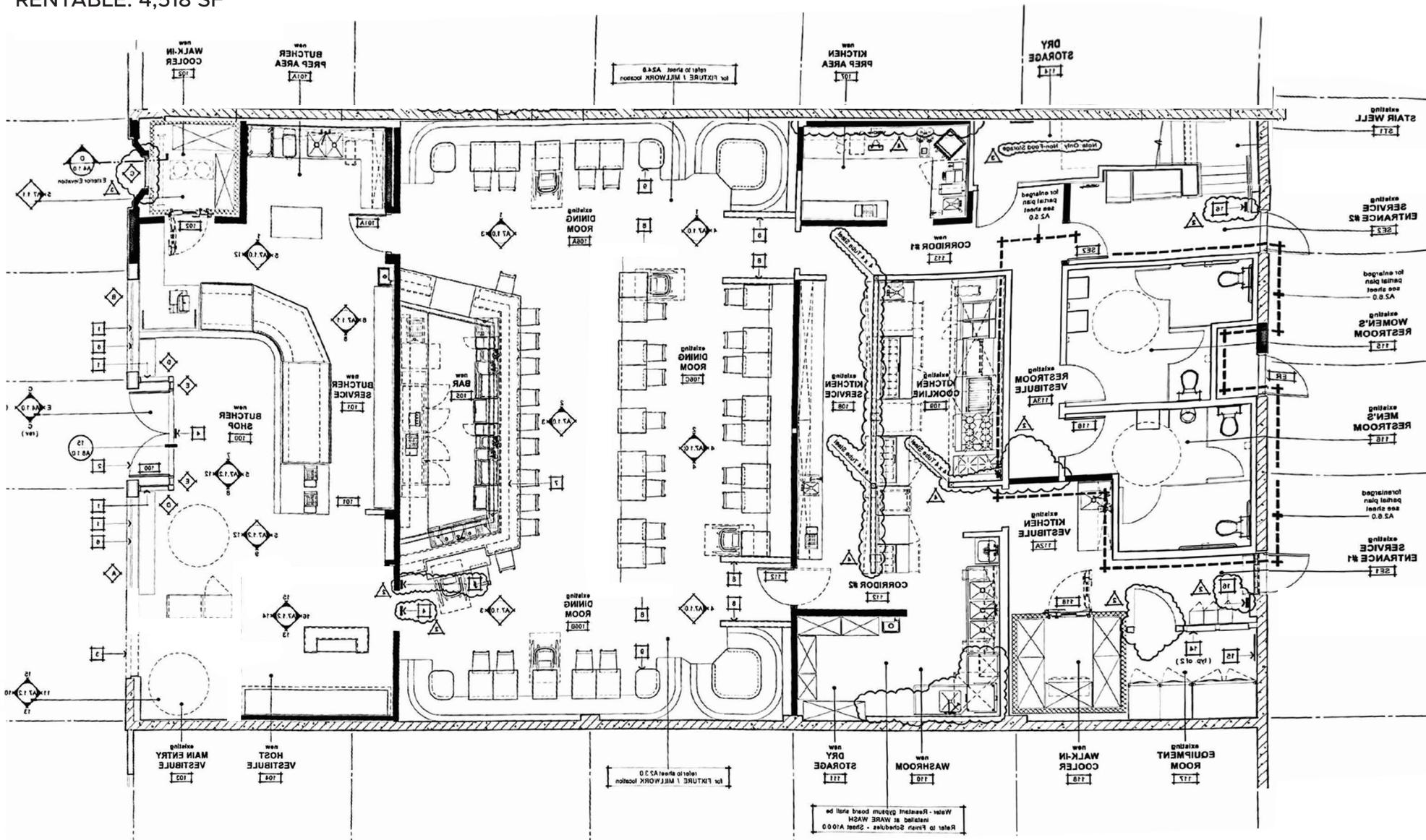
- Turn key restaurant and bar with FF & E available
- Type 47 full liquor license available
(Sun - Th: 11:00 pm; Fri - Sat 12:00 am)
- Approved for 85 seats (72 table seats and 13 lounge seats)
- Completely remodeled in 2013
- Approximately 48 feet of street frontage and excellent signage on Wilshire Boulevard



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Ground Floor Plan

RENTABLE: 4,518 SF



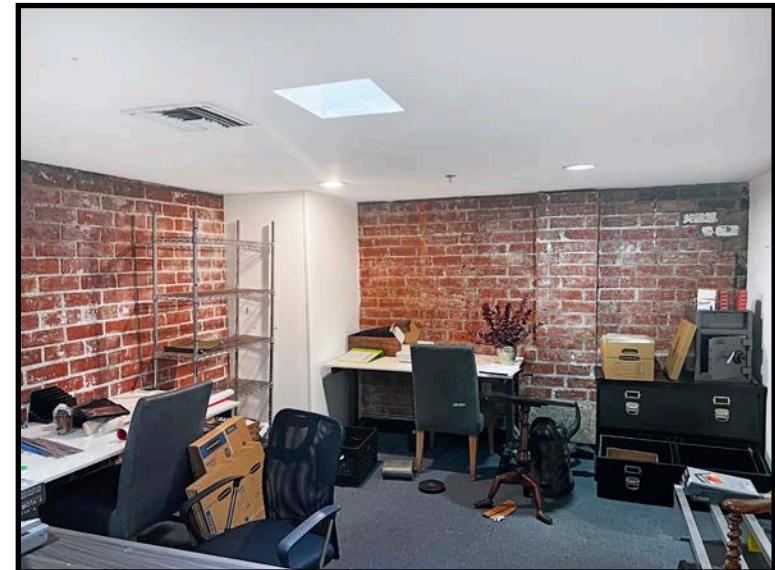
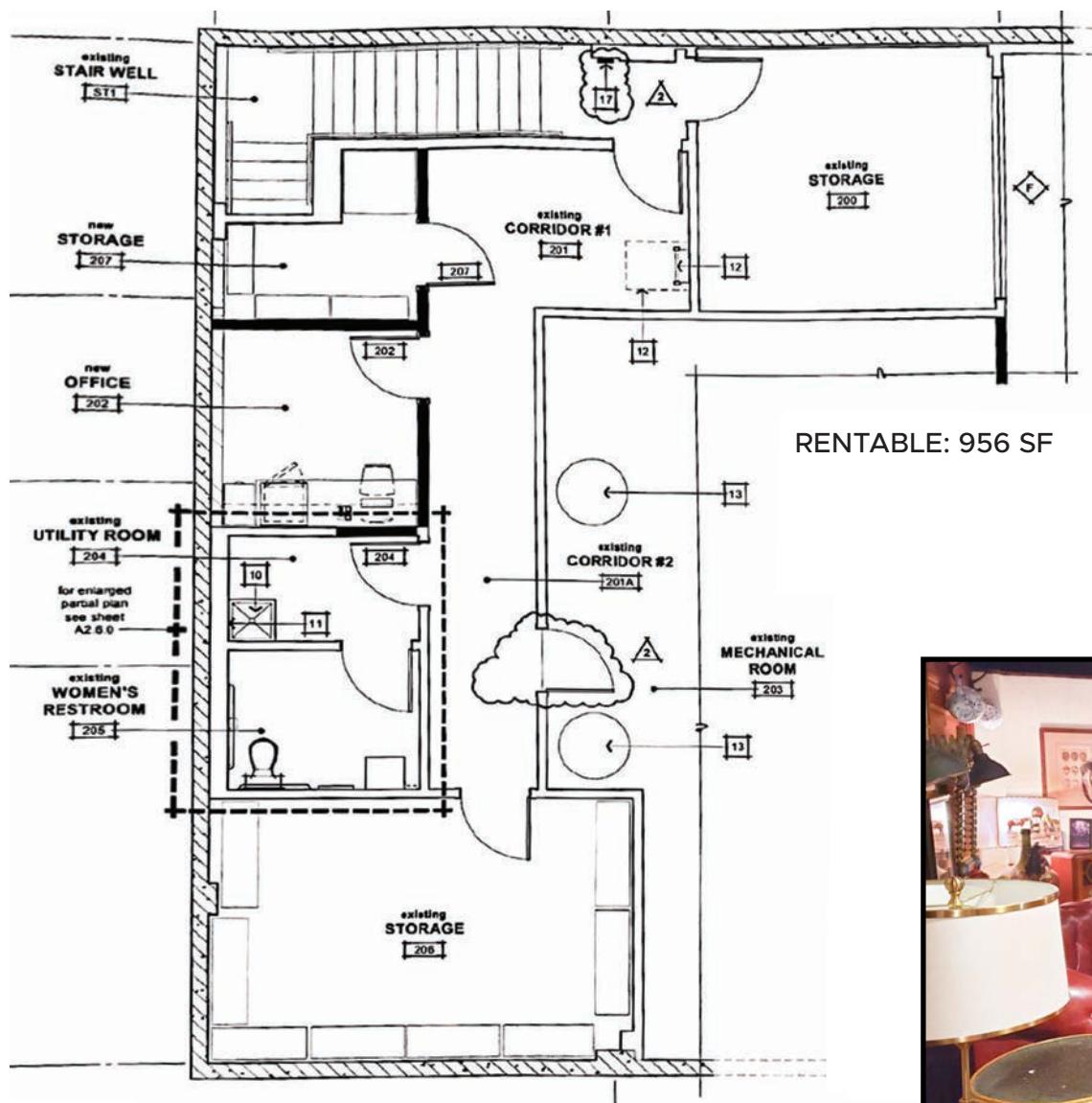
P A R
COMMERCIAL BROKERS

www.parcommercial.com

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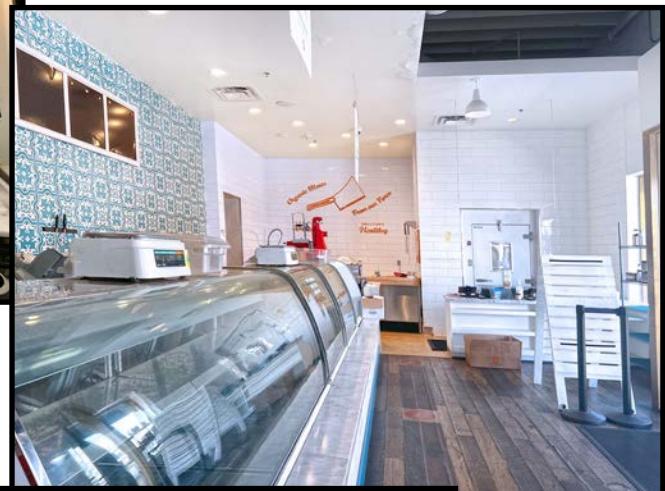
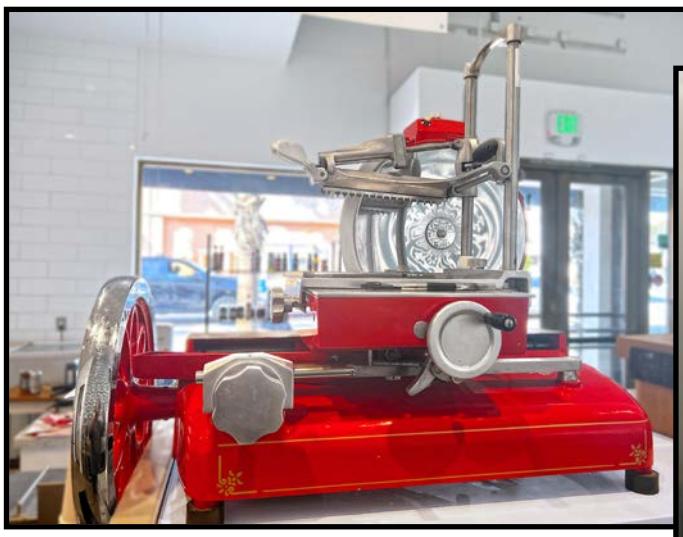
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Additional Property Photos



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Kitchen Photos



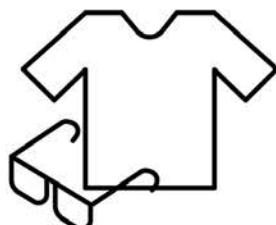
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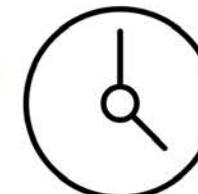
WITHIN 1 MILE



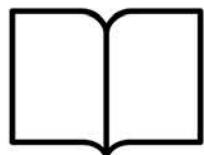
Apparel, Food/Entertainment & Services
\$284,295
2019 yearly consumer spending



Median Home Value
\$966,787



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



Educational Attainment
60%
with college or higher degree



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



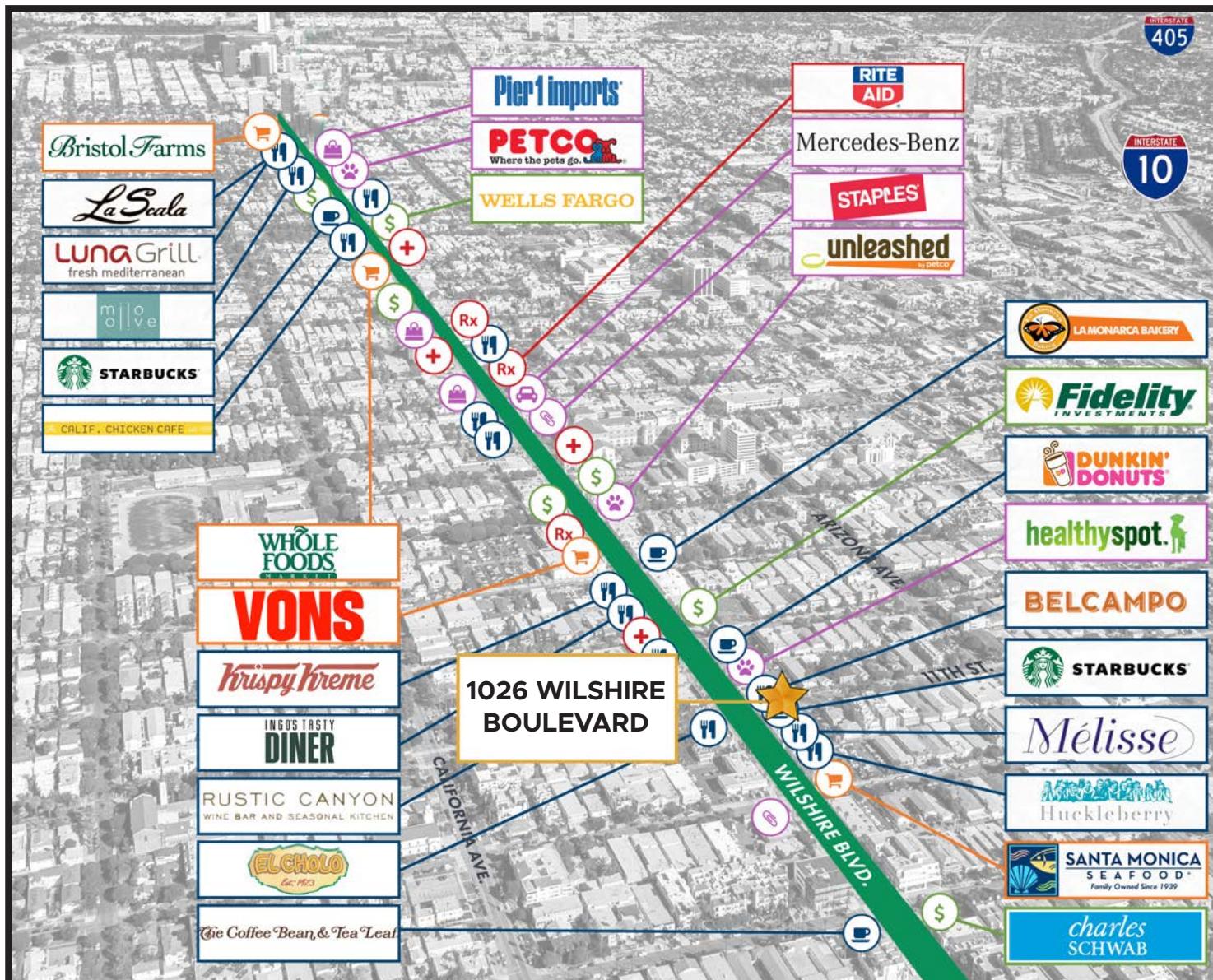
Housing Units
18,378
28.70% owner occupied

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%

2019 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%
2019 Estimated Average HH Income	\$116,834	\$122,950	\$122,278
2019 Estimated Households	18,378	110,656	217,480



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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