

ICONIC CORNER LOCATION FOR SALE

1433 WILSHIRE BOULEVARD
Santa Monica, CA 90403



RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

PRICE: \$3,500,000

BUILDING SIZE: Approximately 5,219 rentable square feet
(Ground floor: 4,657 RSF, mezzanine 562 RSF)

LAND AREA: Approximately 5,003 square feet

YEAR BUILT: 1925 / remodeled in 1973 / seismic retrofit 2021

PARKING: 6 parking spaces and 1 handicap parking space
leased from the rear lot

ZONING: MUB (mixed use boulevard)

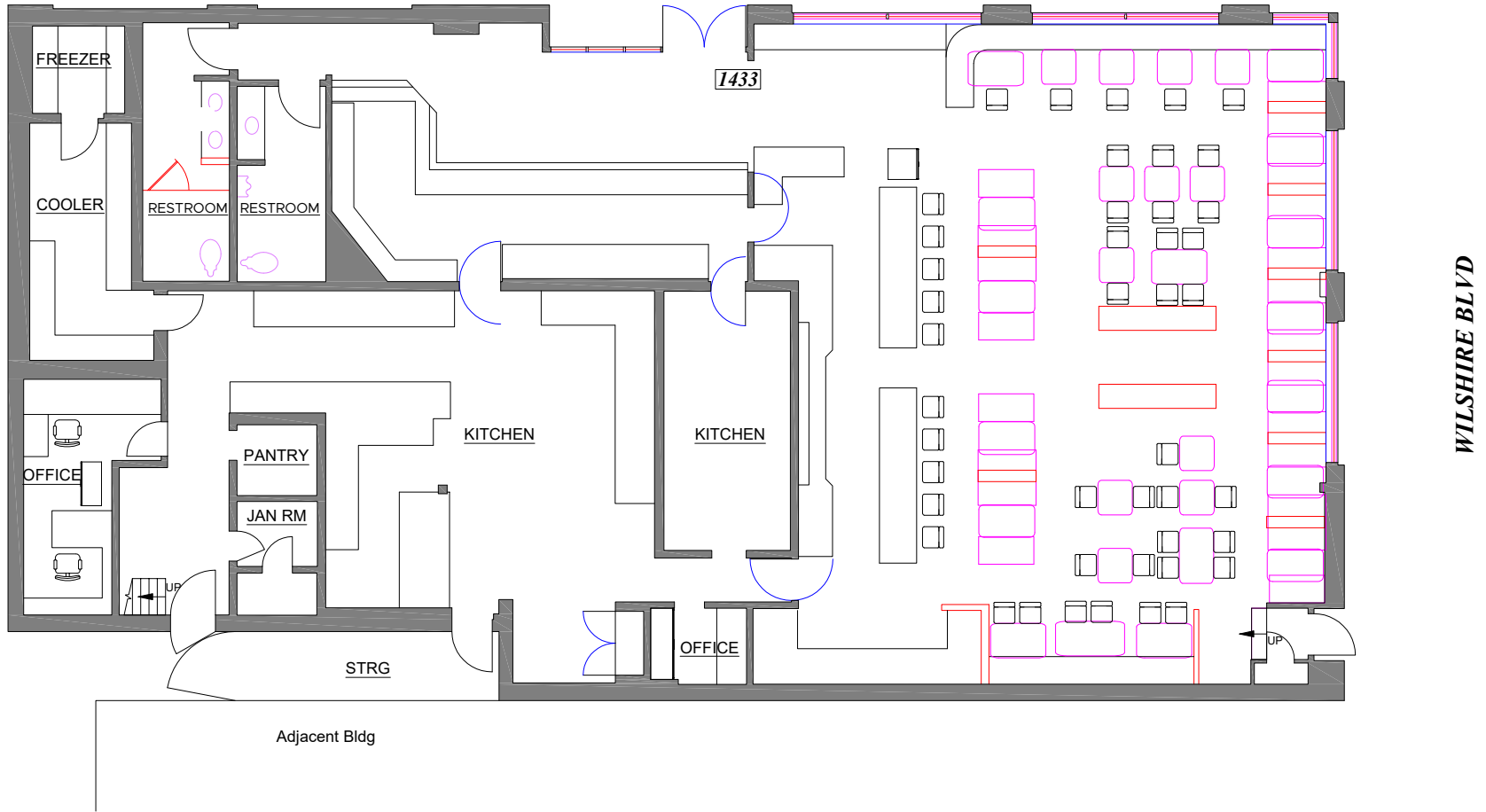
APN: 4281-011-011

- Possible uses include restaurant, retail, gym, showroom, service retail etc.
- Prior use was restaurant/deli. Some of the prior improvements exist in the premises.
- Approximately 48 feet of frontage along Wilshire Boulevard
- Seismic retrofit completed 2021.
- Approximately 28,000 cars per day pass this site.
- The median household income within 1 mile is +/- \$135,000.
- Across from Santa Monica/UCLA hospital housing 1,100 physicians, 2,500+ employees, plus over 300 volunteers and 500 care extenders.
- Neighbors in walking distance include Vons, Rite Aid, Bank of America, Ulta Beauty, La Monarca Bakery, Sleep Number, as well as See's Candies.
- Rated 92 by Walkers Paradise.



Ground Floor Plan

RENTABLE: 4,657 SF



www.parcommercial.com

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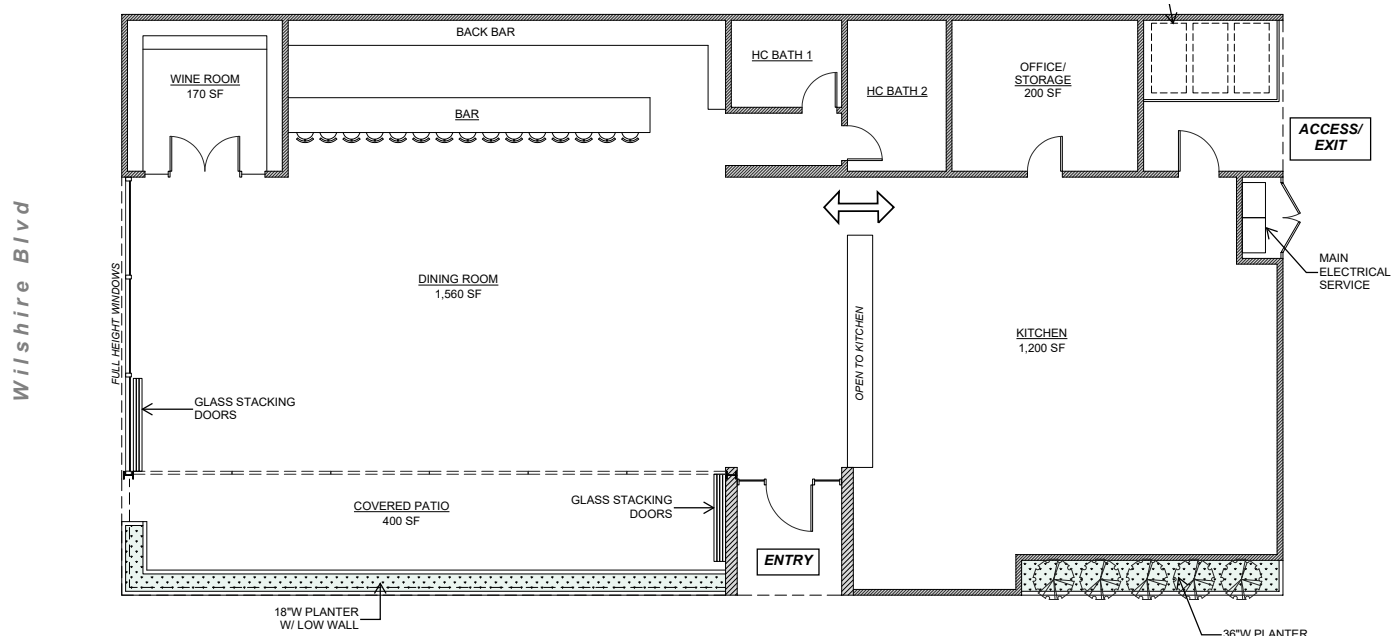
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



Demographics

WITHIN 1 MILE



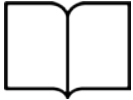
Apparel, Food/Entertainment & Services
\$284,295
 2022 yearly consumer spending




Median Home Value
\$1,917,082



Estimated Population
41,807



Educational Attainment
64.63%
 with college or higher degree



Average Household Income
\$135,958



Housing Units
25,174

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2027 Projected Population	41,206	193,447	431,945
2022 Estimated Population	41,807	195,294	434,773
2010 Census Population	41,589	189,237	414,803
Growth 2022-2027	-1.44%	-0.95%	-0.65%
Growth 2022	0.52%	3.20%	4.81%
2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$50,000-\$74,999	9.66%	10.69%	11.67%
\$75,000-\$99,000	10.36%	10.68%	10.98%
\$100,000 +	53.76%	53.55%	51.46%
TOTAL	73.78%	74.92%	74.11%
2022 Estimated Average HH Income	\$135,958	\$139,504	\$135,098
2022 Estimated Households	22,355	96,584	202,398

