

CORNER FOOD USE / RETAIL

FOR LEASE

1231 WILSHIRE BOULEVARD
Santa Monica, CA 90403



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1231 WILSHIRE

SIZE: Approximately 1,900 square feet
Former Krispy Kreme . Built out for non vented food use. Has some equipment and plumbing. Ideal for coffee, ice cream, salad, soups etc.

RENT: \$5.25 per square foot per month, NNN.
NNN estimated to be \$1.00 per square foot per month

TERM: 5 years

PARKING: Abundant on-site surface parking for customers

1229 WILSHIRE

SIZE: Approximately 1,700 square feet
Storefront retail and mezzanine office.

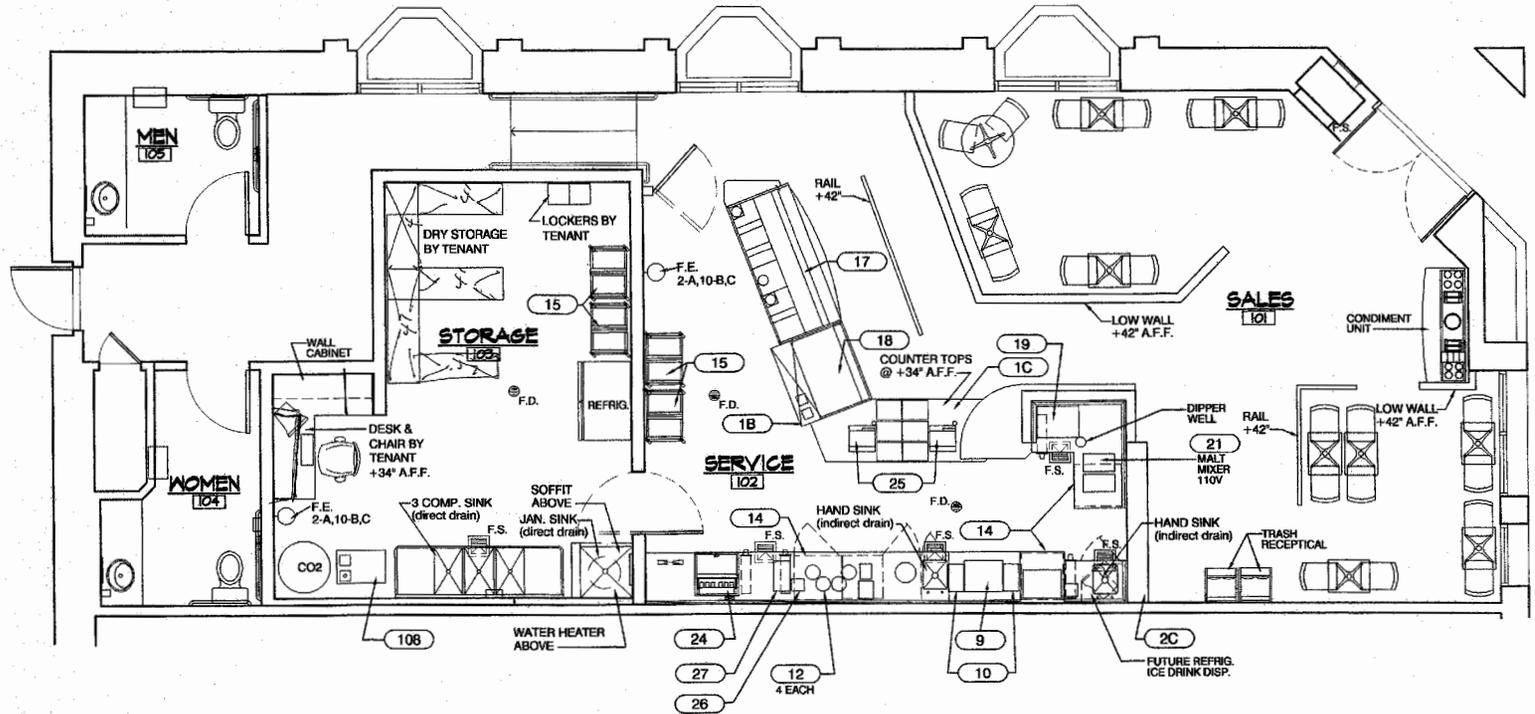
AVAILABLE: Immediately

- Signalized corner
- Across from Vons Market and Ulta
- Co-tenants include: US Post Office, See's Candies, Subway and UPS Store.

LEASED



1231 WILSHIRE BOULEVARD

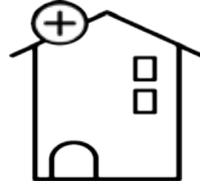


Demographics

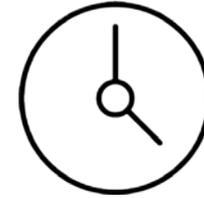
WITHIN 1 MILE



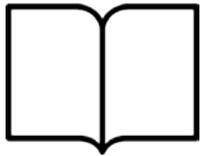
Apparel, Food/Entertainment & Services
\$394,240
 2023 yearly consumer spending



Median Home Value
\$1,060,339



Estimated Population
43,194



Educational Attainment
63%
 with college or higher degree



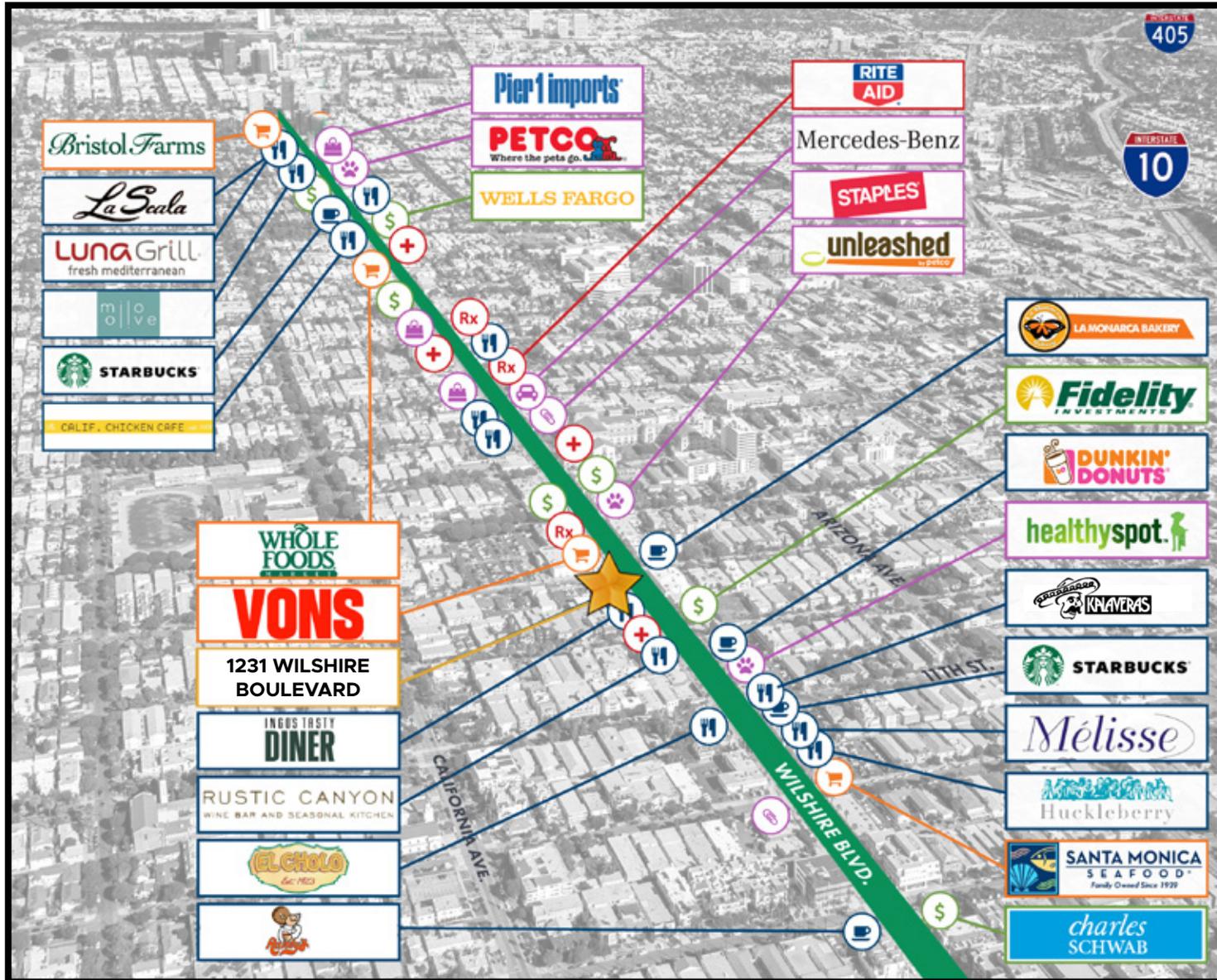
Average Household Income
\$141,109



Housing Units
26,879

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2028 Projected Population	42,583	184,486	411,092
2023 Estimated Population	43,194	187,695	417,409
2010 Census Population	41,841	184,706	407,152
Growth 2023-2028	-1.41%	-1.71%	-1.51
Growth 2022	3.23%	1.62%	2.52%
2023 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +			
\$50,000-\$74,999	2,114	9,458	21,430
\$75,000-\$99,000	2,037	9,236	20,070
\$100,000 +	13,100	51,579	103,119
TOTAL	17,251	70,273	144,619
2023 Estimated Average HH Income	\$141,109	\$142,680	\$137,424
2023 Estimated Households	23,488	93,402	194,625





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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