

CORNER FOOD USE / RETAIL
FOR LEASE

1231 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

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

AVAILABLE: Immediately

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

1229 WILSHIRE

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

LEASED



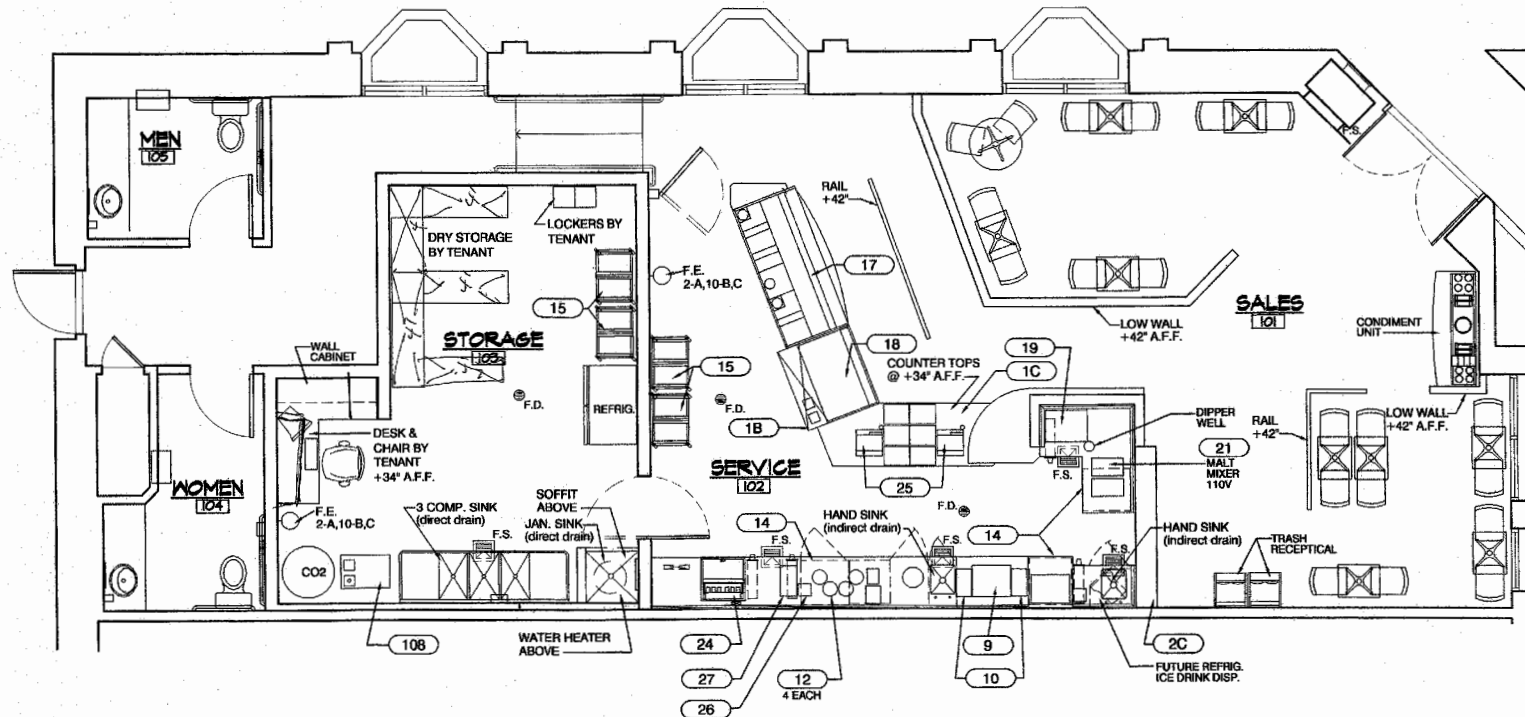
www.parcommercial.com

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

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

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.

1231 WILSHIRE BOULEVARD



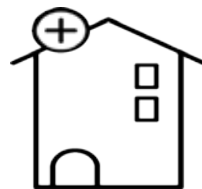
WITHIN 1 MILE



Apparel, Food/Entertainment & Services

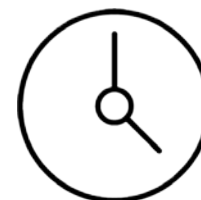
\$394,240

2023 yearly consumer spending



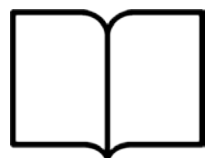
Median Home Value

\$1,060,339



Estimated Population

43,194



Educational Attainment

63%

with college or higher degree



Average Household Income

\$141,109



Housing Units

26,879

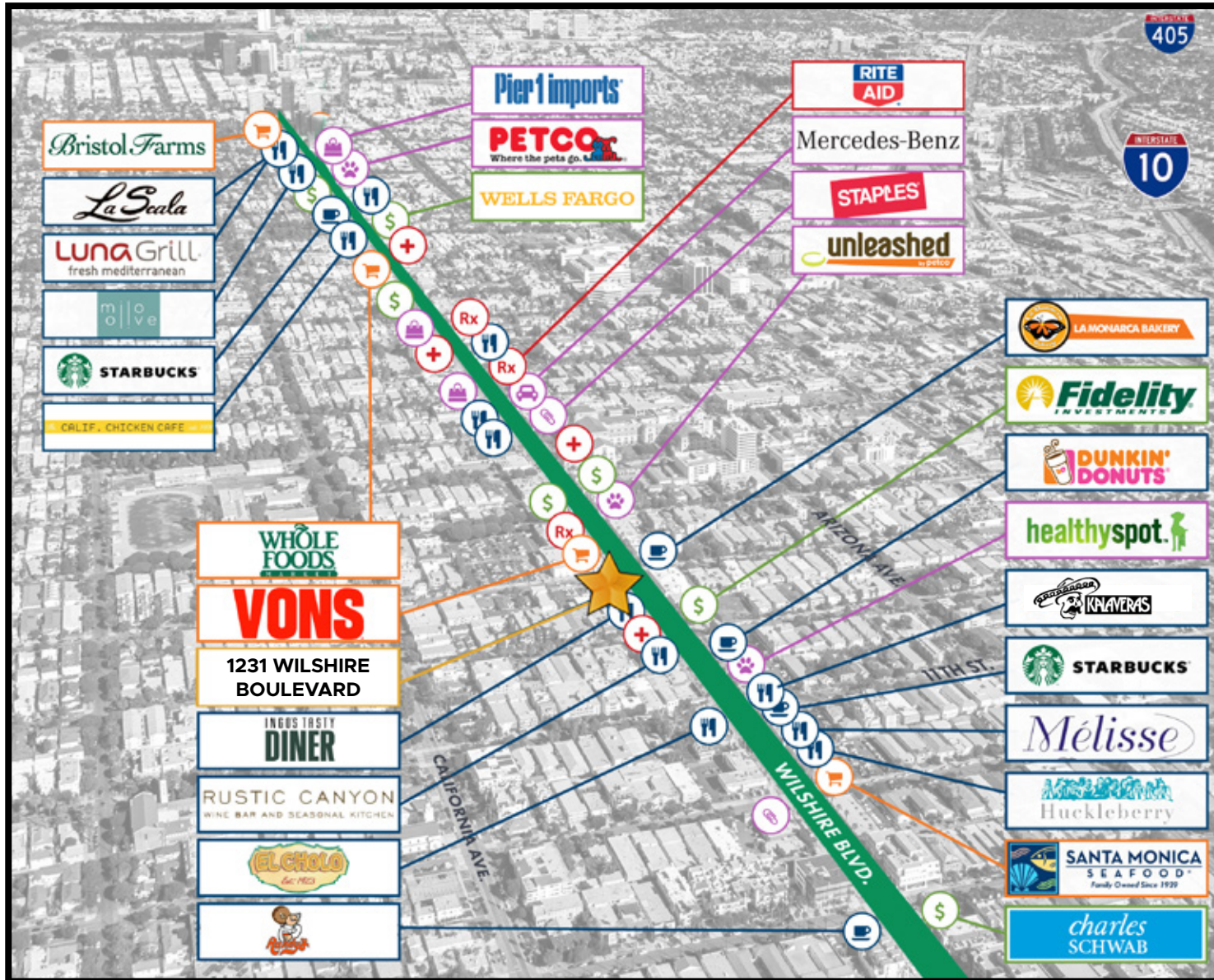
POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
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.



www.parcommercial.com

RAFAEL PADILLA

310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM

LIC# 00960188

ARTHUR PETER

310.395.2663 X101

ARTHUR@PARCOMMERCIAL.COM

LIC# 01068613

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.