

# 2300 WILSHIRE BLVD

SANTA MONICA, CA 90403

GROCERY ANCHORED RETAIL FOR LEASE



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# WELCOME TO SANTA MONICA

The world-class-city of Santa Monica has long offered retailers of the west coast a prime destination rich in residential population and consumer markets.

2300 Wilshire Blvd sits at the intersection of live and play, positioning itself beside the bustling tourist a traction of Third Street Promenade.

1 MILE — 3 MILES — 5 MILES

	1 MILE	3 MILES	5 MILES
2023 POPULATION	41,841	192,848	440,759
2023 AVG HOUSEHOLD INCOME	\$161,684	\$178,501	\$175,155
2023 HOUSEHOLDS	23,114	96,316	202,861
2023 PLACE OF WORK	6,028	20,318	36,684 (BUSINESSES)
	50,891	154,708	396,276 (EMPLOYEES)

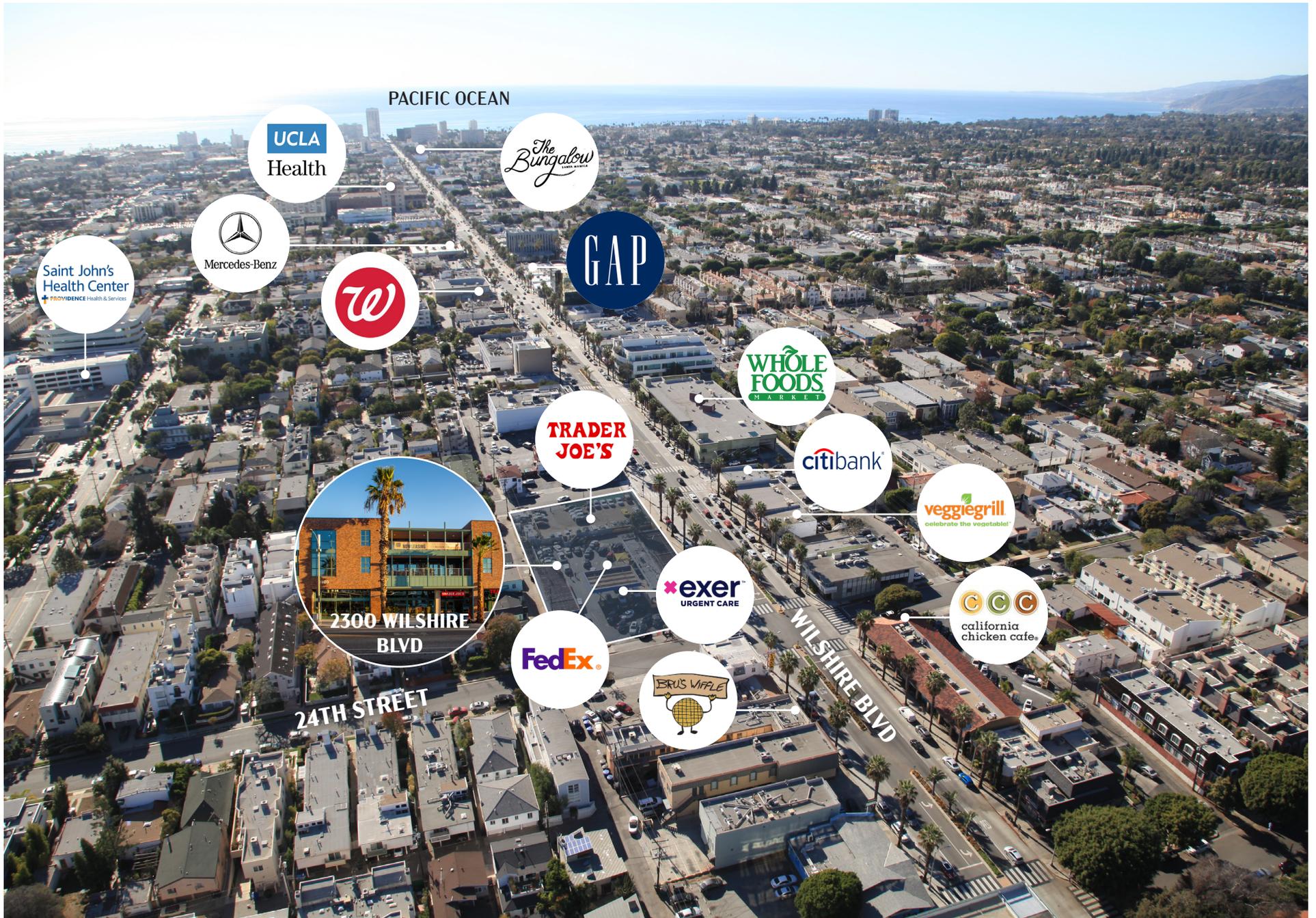
# PROPERTY HIGHLIGHTS

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<b>USE</b>	30 Luxury apartment units above the retail
<b>LOCATION</b>	Exceptional visibility in a high traffic location — ±32,712 cars per day — with exceptional demographics
<b>SIZE</b>	Approximately 2,200 SF of street front retail
<b>RENT</b>	Asking \$6.50 PSF/Mo NNN, NNN \$1.83 PSF/Mo
<b>PARKING</b>	Ample Covered Parking
<b>SIGNAGE</b>	Excellent Signage, Signalized corner block-to-block
<b>NEARBY TENANTS INCLUDE</b>	Trader Joes, FedEx, Whole Foods, CitiBank, Bru's Wiffle, Milo & Olive, Snug Harbor, California Chicken Cafe, Veggie Grill, Walgreens, Gap, Wells Fargo, Starbucks, Malbec Argentinian Steakhouse, Banc Of California, Chase Bank, Vitamin Shoppe, Petco

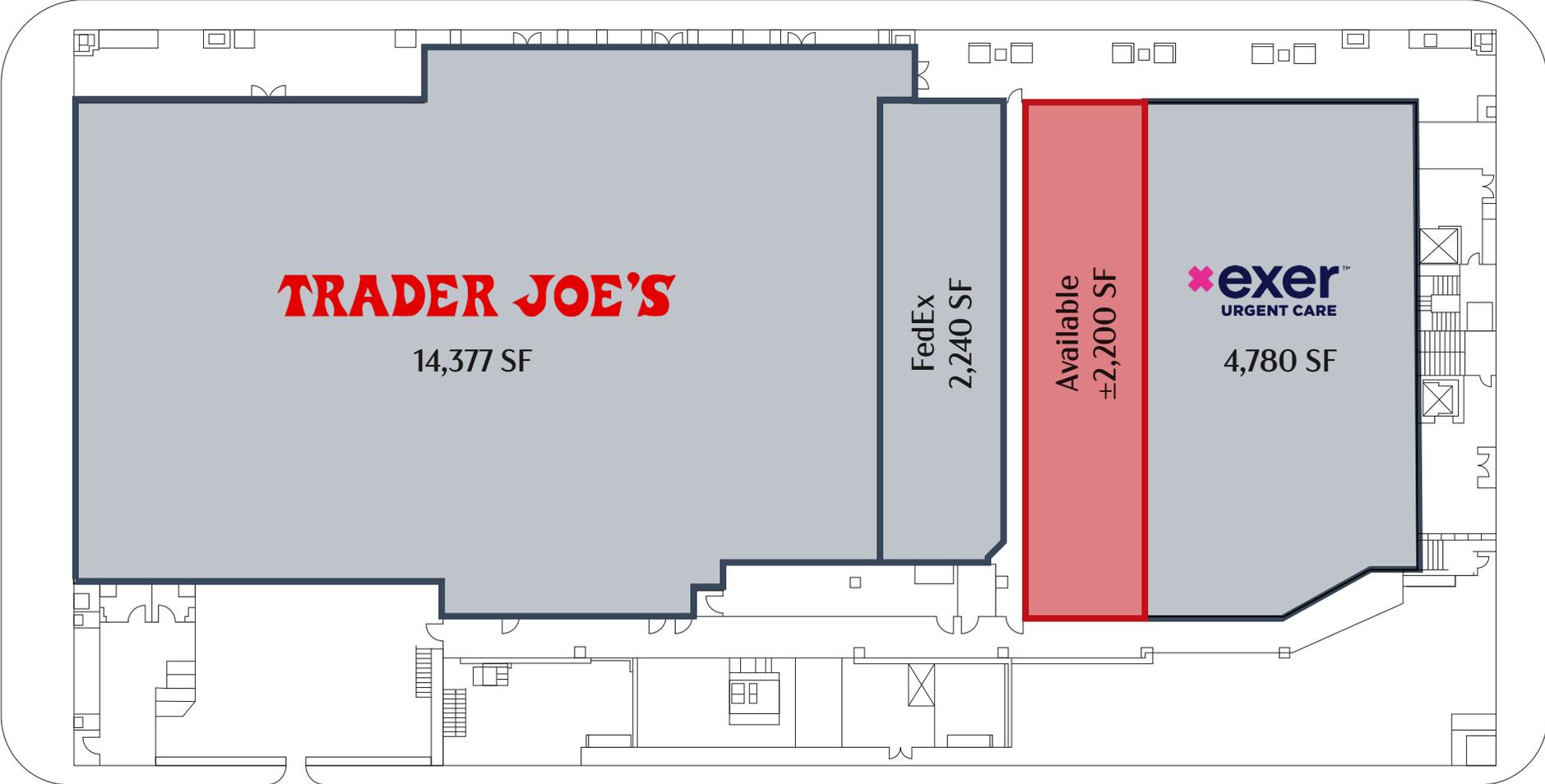
# AMENITY MAP



# SITE PLAN

±2,200 RSF

Wilshire Blvd



Wilshire PI N

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