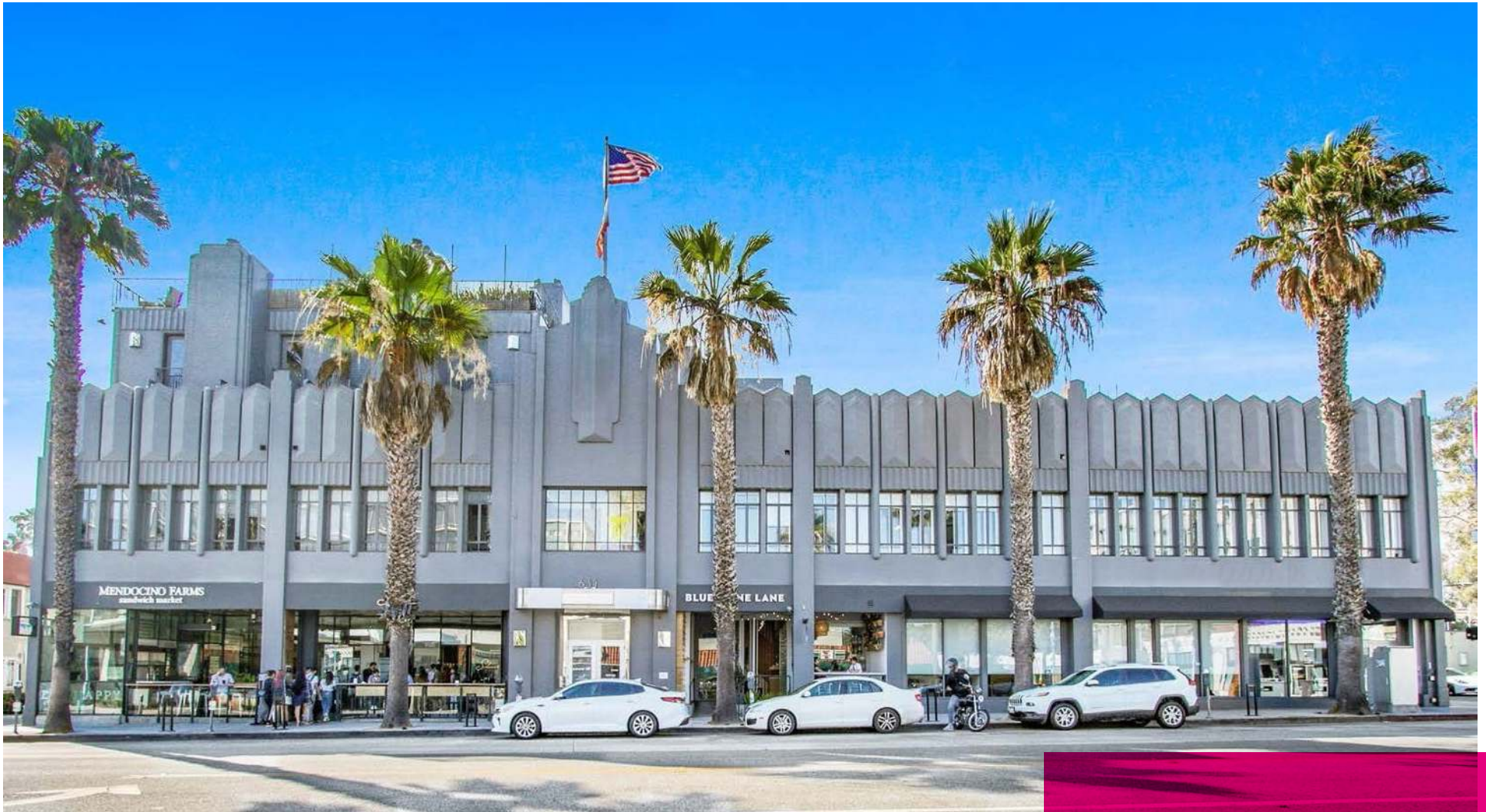


INDUSTRY

631 WILSHIRE BLVD • SANTA MONICA • MIXED-USE • **FOR LEASE**



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±2,672 to ±8,800 RSF

For lease retail/creative office at 631 Wilshire Blvd, Santa Monica. Approximately 2,672 RSF ground-floor retail (divisible to 1,274 RSF) and 8,800 RSF second-floor office (Suite 2C). Signalized corner with restaurant infrastructure, private office entry, and paid on-site/reserved parking. Immediate commencement; term negotiable.

Terms

AVAILABILITIES

AREA	SF	RATE
1st Floor Retail Area DIVISIBLE	±2,672 RSF	\$4.75/SF/Mo NNN
— Suite 1 PART OF 1ST FLOOR RETAIL AREA	±1,274 RSF	\$4.75/SF/Mo NNN
— Suite 2 PART OF 1ST FLOOR RETAIL AREA	±1,398 RSF	\$4.75/SF/Mo NNN
Suite 2C	±8,800 RSF	\$5.25/SF/Mo MG
TOTAL	±11,472 RSF	

COMMENCEMENT

Immediate

LEASE TERM

Negotiable

PARKING

53 Spaces on-site

All information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we make no guarantee, warranty, or representation about it. All projections, assumptions, and estimates are presented as examples only. Property information is subject to change without notice. © Industry Partners 2026



Highlights

SIGNALIZED
CORNER

Capture attention at a signalized corner on bustling Wilshire Boulevard

RESTAURANT
READY

Step into a space set up for restaurant and food concepts

GREASE
INTERCEPTOR

A grease interceptor is already in place for easier kitchen planning

PRIVATE ENTRY

Welcome clients through a private entry that feels professional and discreet

ON-SITE PARKING

Keep visits simple with paid on-site and reserved parking options

STRONG CO-
TENANCY

Benefit from strong co-tenancy that helps keep the area active





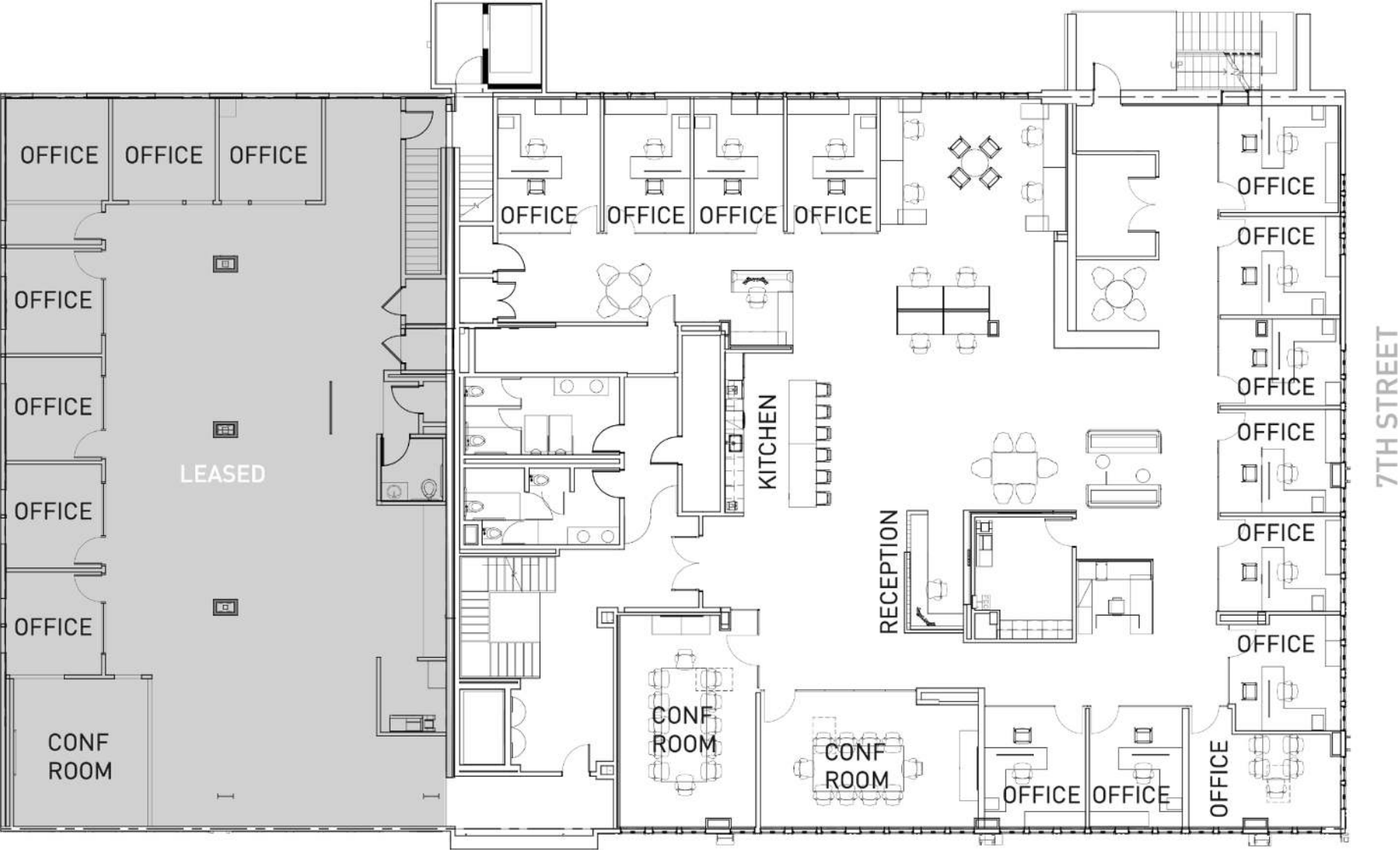
FLOOR PLAN

1st Floor Retail Area

FOR LEASE



Not to scale. All measurements approximate.



on purposes only.
may vary

WILSHIRE BLVD

7TH STREET

Not to scale. All measurements approximate.

MIXED-USE

**631 WILSHIRE BLVD
SANTA MONICA, CA**



AREA AMENITIES

FOR LEASE

Restaurants

- 1 Tar & Roses**
6 min walk
- 2 Mendocino Farms**
1 min walk

- 3 Mélisse**
7 min walk

- 4 Calabra**
1 min walk

Bakery

- 5 Petitgrain Boulangerie**
9 min walk

Cafe

- 6 Sidecar Doughnuts**
1 min walk
- 7 Bluestone Lane**
1 min walk
- 8 Huckleberry Bakery & Cafe**
6 min walk

Meal Takeaway

- 9 HomeState**
2 min walk

Bar

- 10 The Bungalow**
8 min walk

**TAR & ROSES**

Restaurant serving seasonal New American dishes with a strong emphasis on roasted meats, vegetables, and composed plates; full bar.

tarandroses.com

6 min walk

**PETITGRAIN BOULANGERIE**

Bakery offering French-style breads, pastries, and seasonal baked goods; coffee and light breakfast options available.

petitgrainboulangerie.com

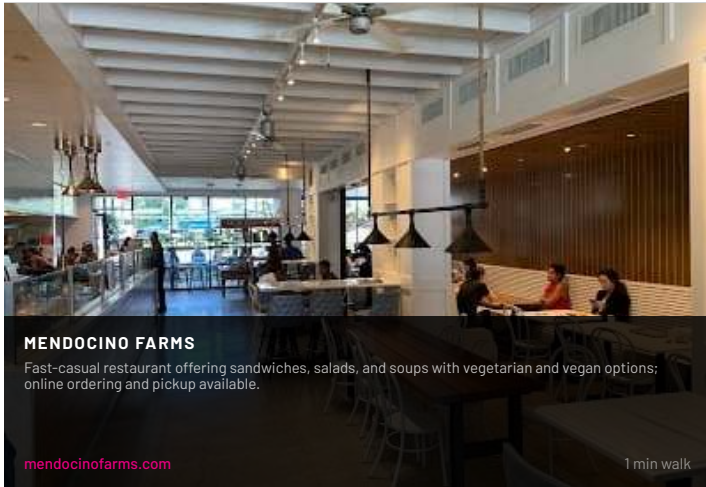
9 min walk

**SIDECAR DOUGHNUTS**

Doughnut shop offering daily rotating flavors, classic cake and raised doughnuts, plus espresso and coffee drinks.

sidecardoughnuts.com

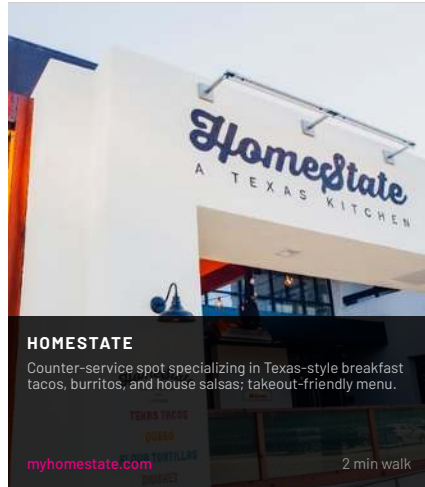
1 min walk

**MENDOCINO FARMS**

Fast-casual restaurant offering sandwiches, salads, and soups with vegetarian and vegan options; online ordering and pickup available.

mendocinofarms.com

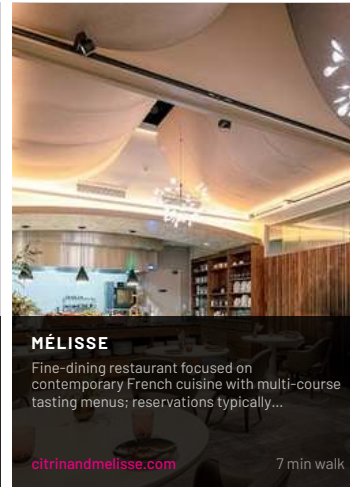
1 min walk

**HOMESTATE**

Counter-service spot specializing in Texas-style breakfast tacos, burritos, and house salsas; takeout-friendly menu.

myhomestate.com

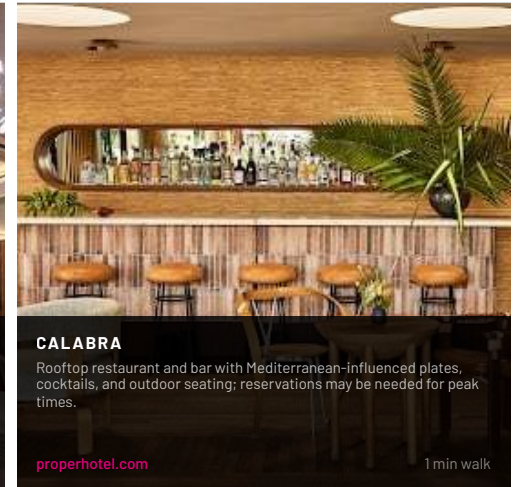
2 min walk

**MÉLISSE**

Fine-dining restaurant focused on contemporary French cuisine with multi-course tasting menus; reservations typically...

citrinandmelisse.com

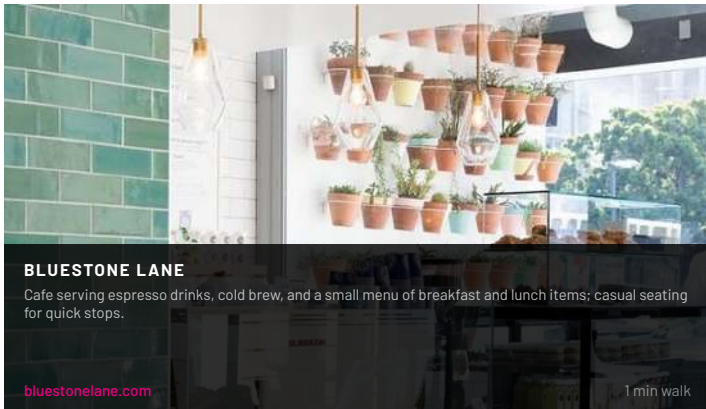
7 min walk

**CALABRA**

Rooftop restaurant and bar with Mediterranean-influenced plates, cocktails, and outdoor seating; reservations may be needed for peak times.

properhotel.com

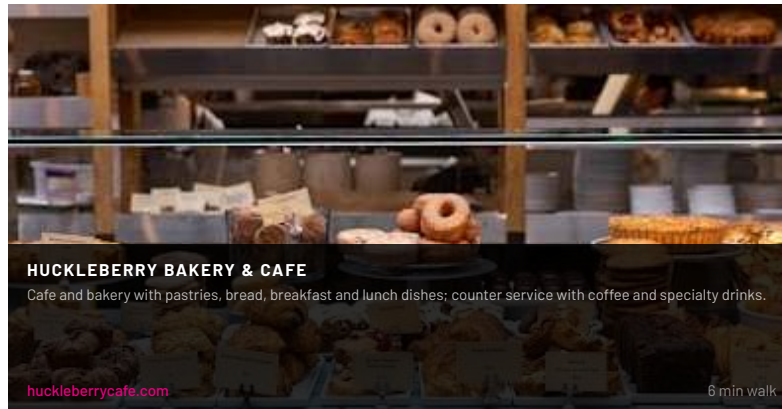
1 min walk

**BLUESTONE LANE**

Cafe serving espresso drinks, cold brew, and a small menu of breakfast and lunch items; casual seating for quick stops.

bluestonelanecafe.com

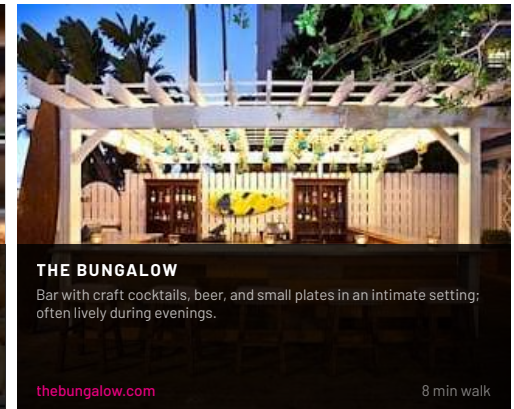
1 min walk

**HUCKLEBERRY BAKERY & CAFE**

Cafe and bakery with pastries, bread, breakfast and lunch dishes; counter service with coffee and specialty drinks.

huckleberrycafe.com

6 min walk

**THE BUNGALOW**

Bar with craft cocktails, beer, and small plates in an intimate setting; often lively during evenings.

thebungalow.com

8 min walk