

In the Heart of Santa Monica's Wilshire Corridor

Prime Restaurant / Retail Space For Lease



1902 Wilshire Blvd., Santa Monica, CA 90404



Available

Size: ±1,785 - 6,222 SF

Rent: Call Broker

Available: June 2028

Parking: ±22 Retail Spaces

Features

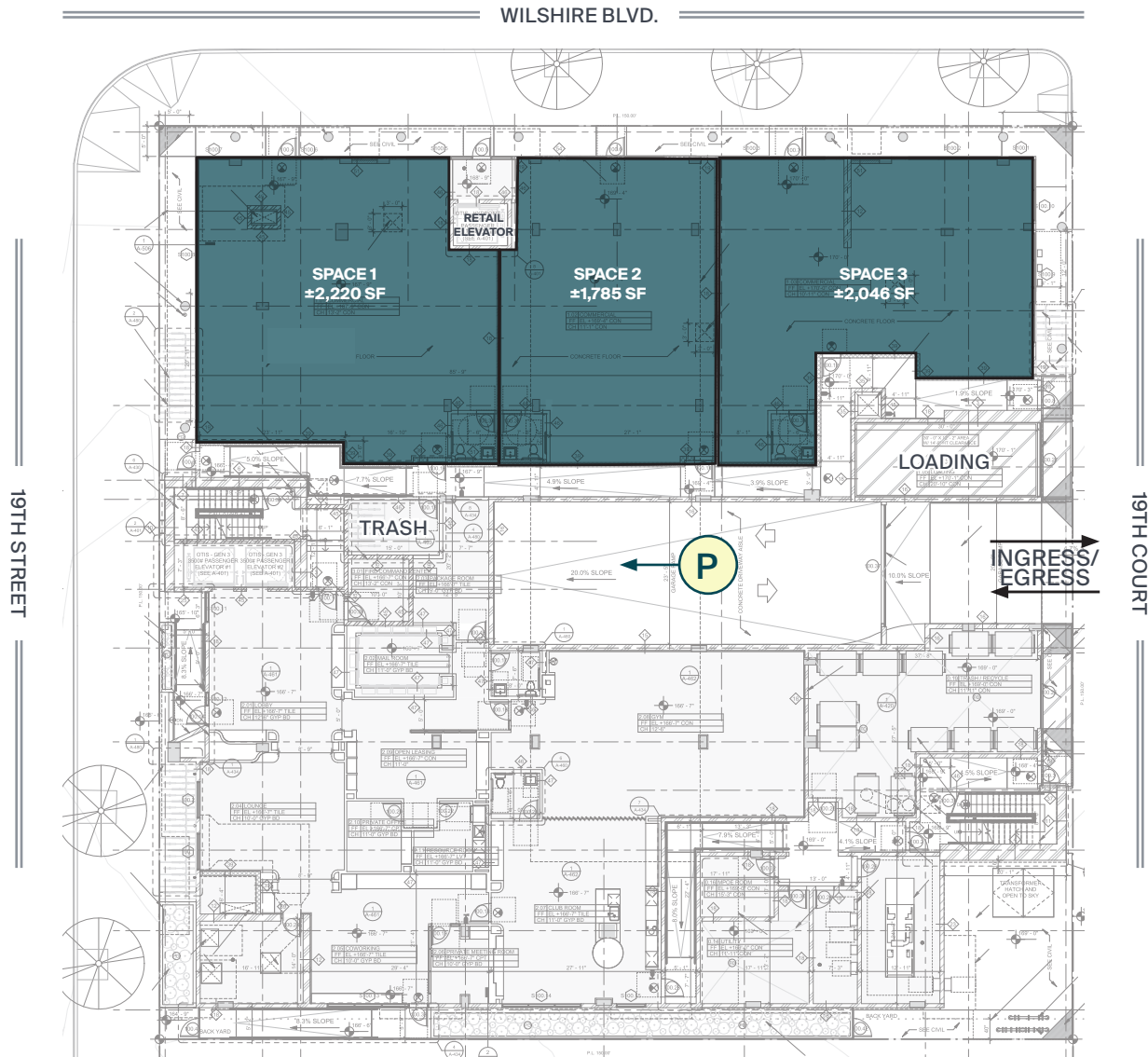
- ▶ Retail below 140 residential units
- ▶ Any space can be food and beverage - all have the option for grease shafts.
- ▶ Ideally positioned among the premier grocery retailers serving West Los Angeles
- ▶ Walking distance to restaurant, fitness and medical services
- ▶ Easy access to the 10 Freeway and Pacific Coast Highway
- ▶ Surrounded by 7 new mixed-use developments, with over 830 residential units coming online and further enhancing the area's growing customer base

Prospective tenants are hereby advised that all uses are subject to City approval



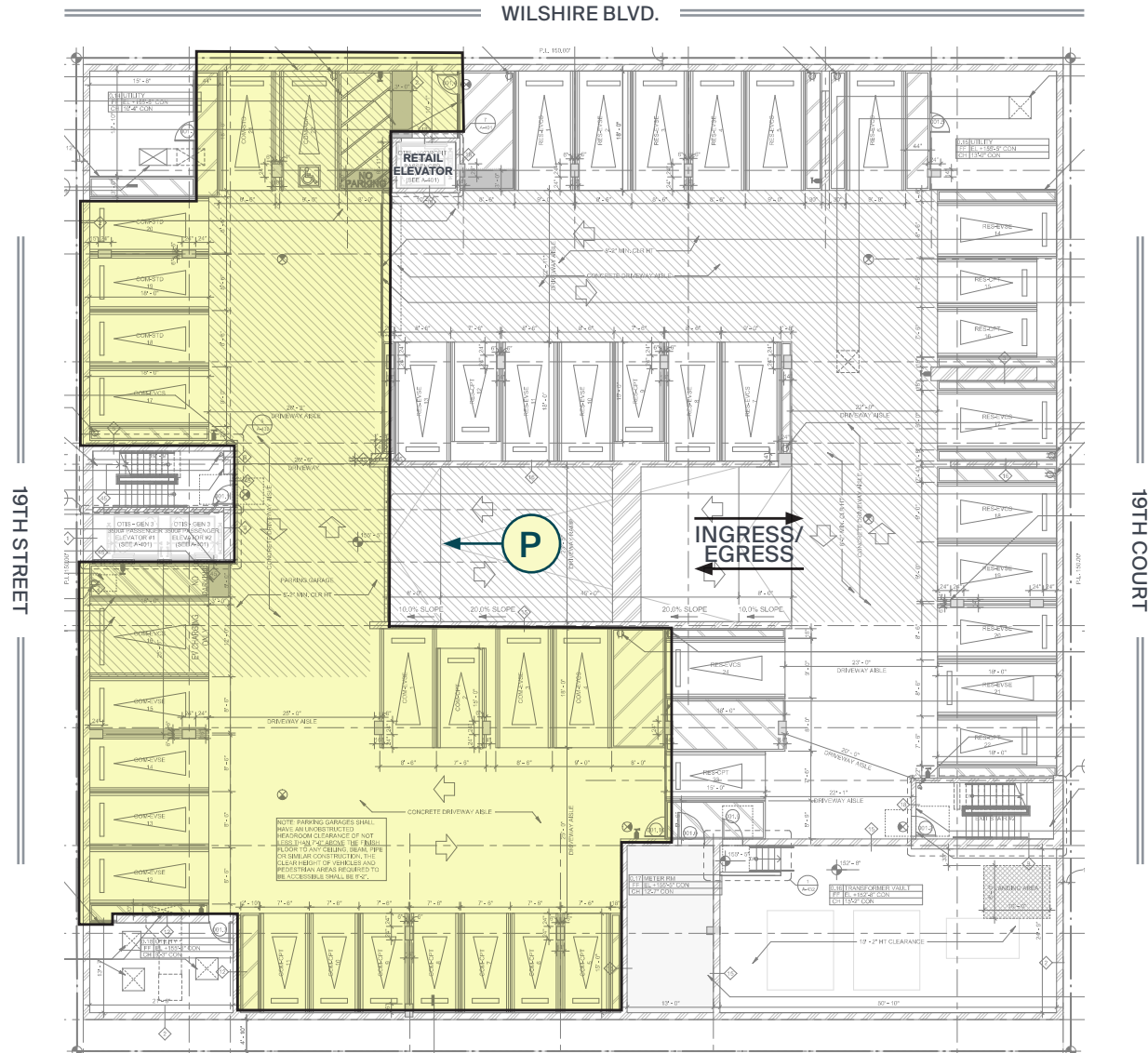
Availabilities

Spaces from 1,785 SF - ±6,222 SF



Parking Plan

±22 Retail Spaces



Wilshire Commercial Corridor

1902 Wilshire is in the heart of Santa Monica's busy Wilshire Corridor with grocers, healthcare, dining and hospitality nearby



1902 Wilshire Blvd. is located along the west side's busiest retail corridor – Wilshire Boulevard. Dozens of successful retail and dining establishments surround 1902 Wilshire including national credit tenants such as Vons and CVS, as well as local favorites like Rustic Canyon and El Cholo.

Stretching nearly 16 miles from Downtown Los Angeles to Ocean Avenue in Santa Monica, Wilshire Boulevard is a kaleidoscope of California culture. You'll find chef-driven dining near mom-and-pop bakeries and trendy grocers such as Whole Foods and Trader Joe's.



Notable tenants between 23rd Street & Ocean Avenue.

- The Bungalow*
- Pacific Catch
- HILLSTONE RESTAURANT GROUP
- Wally's
- CVS
- Mendocino Farms
- Randy's DONUTS
- SANTA MONICA SEAFOOD
- EL CHOLO
- Melisse
- RUSTIC CANYON WINE BAR AND SEASONAL KITCHEN
- unleashed
- TARGET
- Laure/SUPPLY Coming Soon
- Walgreens

Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	11,866	41,538	138,443
2030 Projected Population	11,155	39,604	133,695
2020 Census Population	11,468	39,085	129,248
2010 Census Population	11,323	37,898	124,653
Projected Annual Growth 2025 to 2030	-1.2%	-0.9%	-0.7%
Historical Annual Growth 2010 to 2025	0.3%	0.6%	0.7%
2025 Median Age	42.2	41.8	41.0
HOUSEHOLDS			
2025 Estimated Households	5,621	20,154	68,925
2030 Projected Households	5,436	19,847	68,852
2020 Census Households	5,628	19,291	66,231
2010 Census Households	5,740	19,202	64,141
Projected Annual Growth 2025 to 2030	-0.7%	-0.3%	-
Historical Annual Growth 2010 to 2025	-0.1%	0.3%	0.5%
RACE & ETHNICITY			
2025 Estimated White	65.9%	62.8%	62.7%
2025 Estimated Black or African American	4.1%	5.0%	4.6%
2025 Estimated Asian or Pacific Islander	13.2%	12.9%	13.8%
2025 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.6%
2025 Estimated Other Races	16.5%	18.7%	18.2%
2025 Estimated Hispanic	19.9%	22.3%	22.2%
INCOME			
2025 Estimated Average Household Income	\$203,298	\$187,881	\$198,431
2025 Estimated Median Household Income	\$151,128	\$127,466	\$126,507
2025 Estimated Per Capita Income	\$96,707	\$91,461	\$99,023
EDUCATION			
2025 Estimated High School Graduate	8.8%	9.0%	8.7%
2025 Estimated Some College	11.1%	11.0%	11.1%
2025 Estimated Associates Degree Only	5.4%	5.7%	5.2%
2025 Estimated Bachelors Degree Only	40.8%	39.5%	39.2%
2025 Estimated Graduate Degree	28.5%	29.3%	30.1%
BUSINESS			
2025 Estimated Total Businesses	1,744	5,496	16,947
2025 Estimated Total Employees	12,106	44,134	130,400
2025 Estimated Employee Population per Business	6.9	8.0	7.7
2025 Estimated Residential Population per Business	6.8	7.6	8.2

Your trusted *partners*

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