

3032 WILSHIRE BLVD
SANTA MONICA, CA 90403



**GROUND FLOOR MOVE-IN READY
SMALL FOOD SPACE(S)**

PRIME SANTA MONICA CORNER PROPERTY (BERKELEY & WILSHIRE)

SPACE SIZE

LEASED B2: ±577 SF

LEASED B3: ±575 SF

B4: ±575 SF

H: ±1,100 SF

LEASE RATE

INQUIRE WITH BROKER

AVAILABLE

IMMEDIATELY

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only. It does not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

organic grass-fed

Palms n' Patties

Palms n' Patties

Fling Thin

LIGHT, CRISP AND FLUFFY - OUR SIGNATURE
THIN CRUST CRACKERS WITH EVERY BITE. SO
LIGHT YOU'LL FORGET YOU'RE "INGULGING."
UNTIL THE LAST SLICE DISAPPEARS.
A FLING YOU'LL KEEP COMING BACK TO!

TWO CRUSTS, ONE LOVE STORY.
CHOOSE YOUR FLING

Fling Thick

AIRY, CRUNCHY AND BOLD. THIS THICK CRUST
BRINGS THE DRAMA - GOLDEN ON THE OUTSIDE,
SOFT ON THE INSIDE AND THE PERFECT STAGE
FOR OUR INCREDIBLE ITALIAN INGREDIENTS.
SOME FLINGS JUST HIT HARDER!

Foot-Long Fling

SAME BOLD, AIRY CRUST AS OUR FLING THICK -
NEARLY TWO FEET OF GOLDEN CRUNCHY
GOODNESS, PERFECT FOR SHARING OR MIXING
MULTIPLE FLAVORS.
ON THIS FLING GO HALF-AND-HALF
OR GO ALL IN!

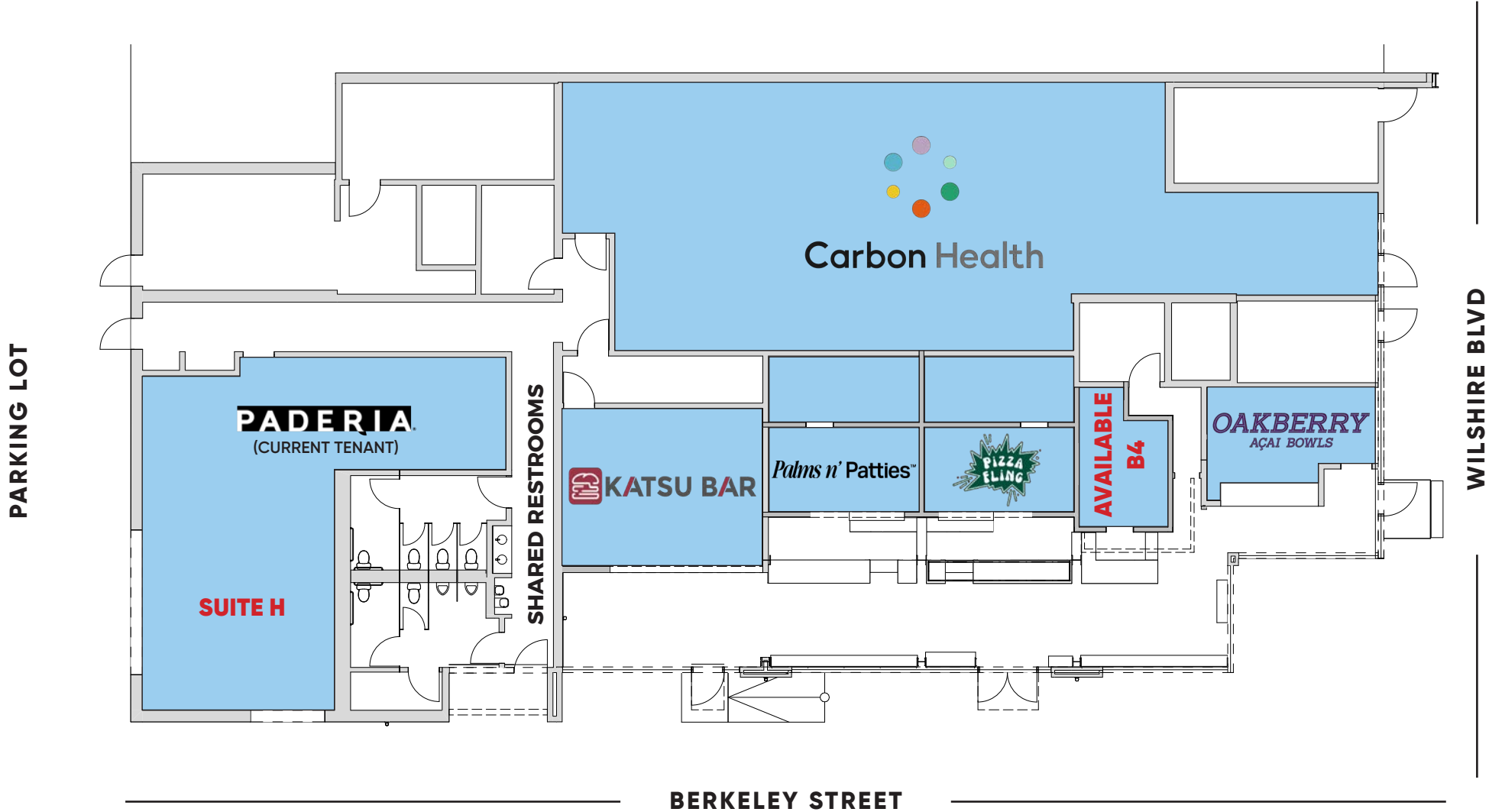
Cleanest
Burger

by Salsbury Industries

PIZZA
FLING

- Move in ready spaces with equipment - perfect spaces for both in person dining and 3rd party delivery/takeout
- All spaces will be delivered approved by health department with kitchen equipment include
- Great co-tenancy: Join Carbon Health, Fitstop, Oakberry, Katsu Bar, Palms n' Patties, and Pizza Fling
- Communal stand-up counters and outdoor seating as well as communal restrooms
- Unbelievable 60 car surface parking lot - fantastic for to-go orders and 3rd party vendors

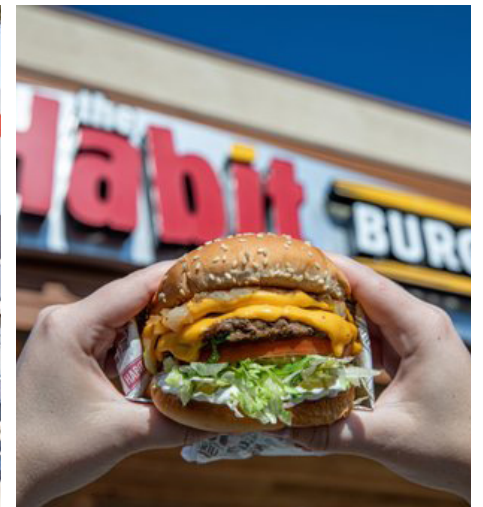
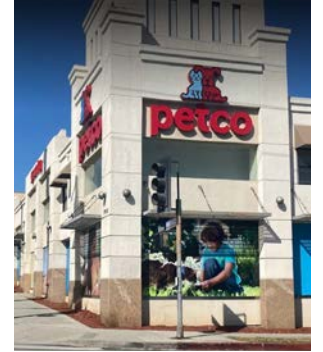
GROUND FLOOR SITE PLAN



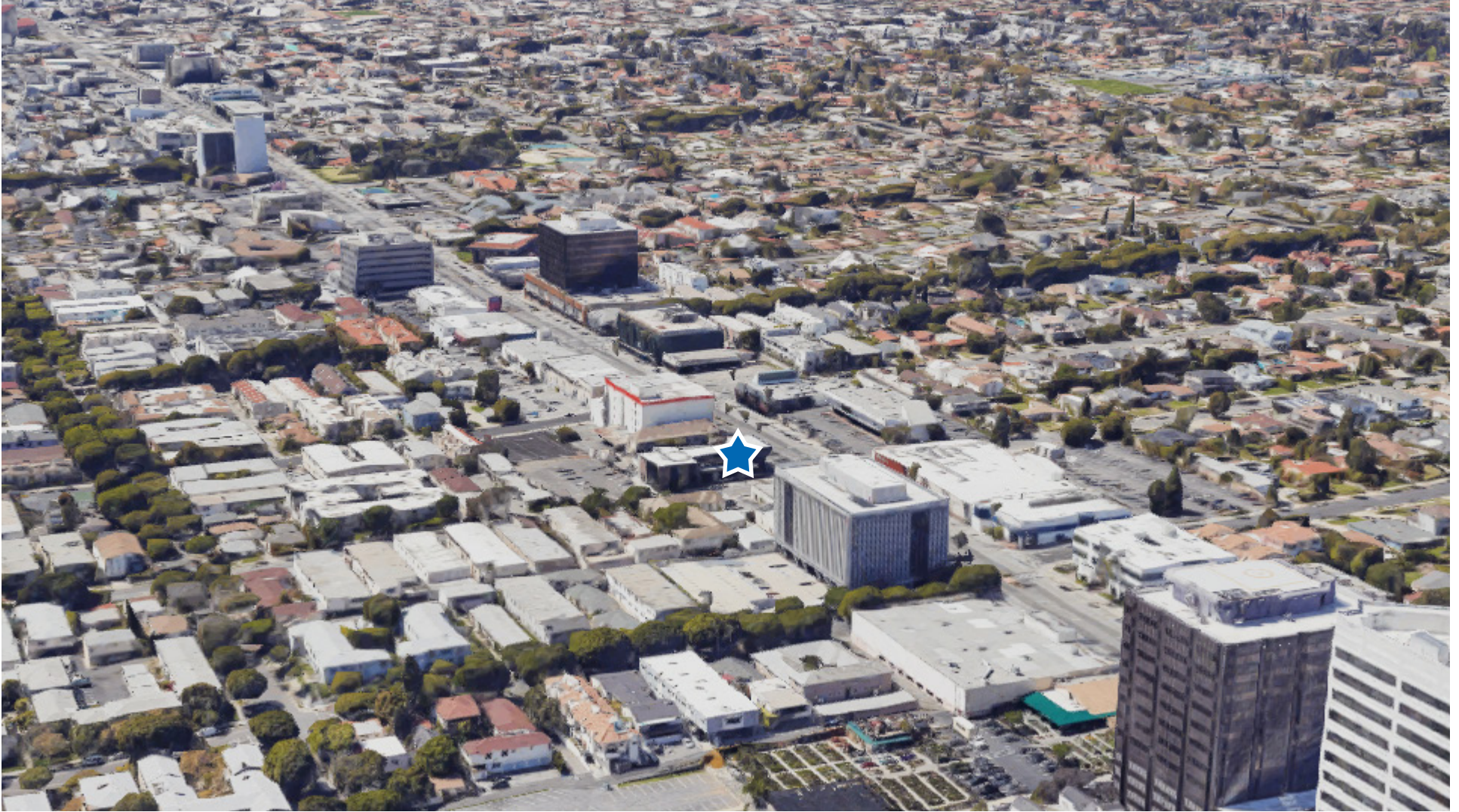
INTERIOR PHOTOS



THE NEIGHBORS - RETAIL



AERIAL





DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 42,378

2 MILE: 131,015

3 MILE: 251,893

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$133,226

2 MILE: \$133,427

3 MILE: \$134,992

MEDIAN AGE:

1 MILE: 41

2 MILE: 41.5

3 MILE: 41.3

WALK SCORE:

90



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