

PRIME SANTA MONICA RESTAURANT PROPERTY



FOR SALE OR LEASE

820 WILSHIRE BLVD, SANTA MONICA, CA 90401



CHRISTIAN C. HOLLAND

Managing Director

310.966.4350

holland@westmac.com

DRE #00942434

JEFFREY M. PICKETT

Executive Vice President

424.832.5306

pickett@westmac.com

DRE #01828924

WESTMAC Commercial Brokerage Company

1515 S Sepulveda Blvd, Los Angeles, CA 90025

DRE #01096973 | www.westmac.com

SALE DETAILS

| | |
|----------------------|--|
| BUILDING SIZE | Approximately 1,932 square feet. |
| LAND SIZE | Approximately 5,000 square feet. |
| ZONING | SMC6 |
| PRICE | \$3,000,000 |
| DELIVERY | Building to be delivered vacant upon close |

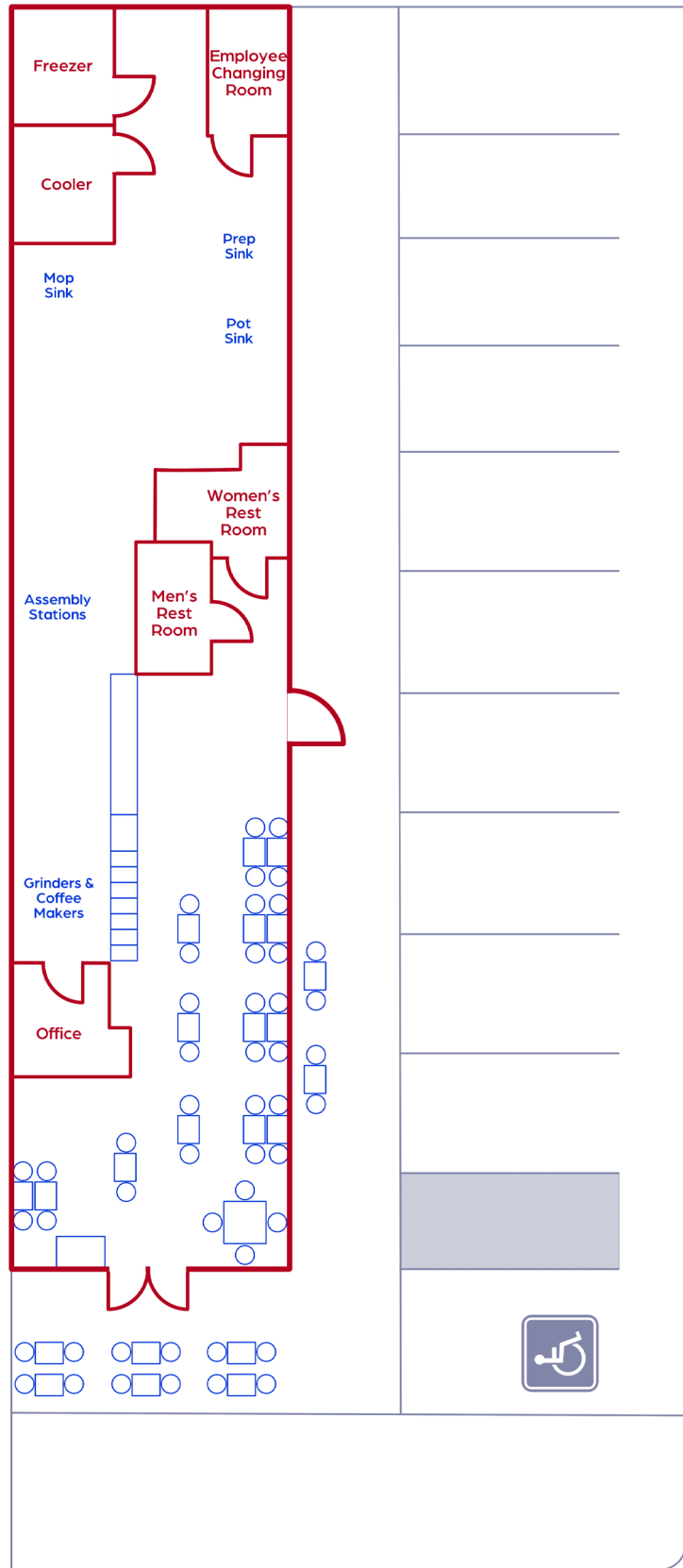
LEASE DETAILS

| | |
|--------------------|---|
| AVAILABLE | Immediately |
| SPACE | Approximately 1,932 rentable square feet. |
| RENTAL RATE | \$6.00 per square foot, per month, net net net. |
| NNN's | Approximately \$1.50 per square foot, per month (<i>not including utilities</i>). |
| PARKING | Ten [10] onsite parking spaces |



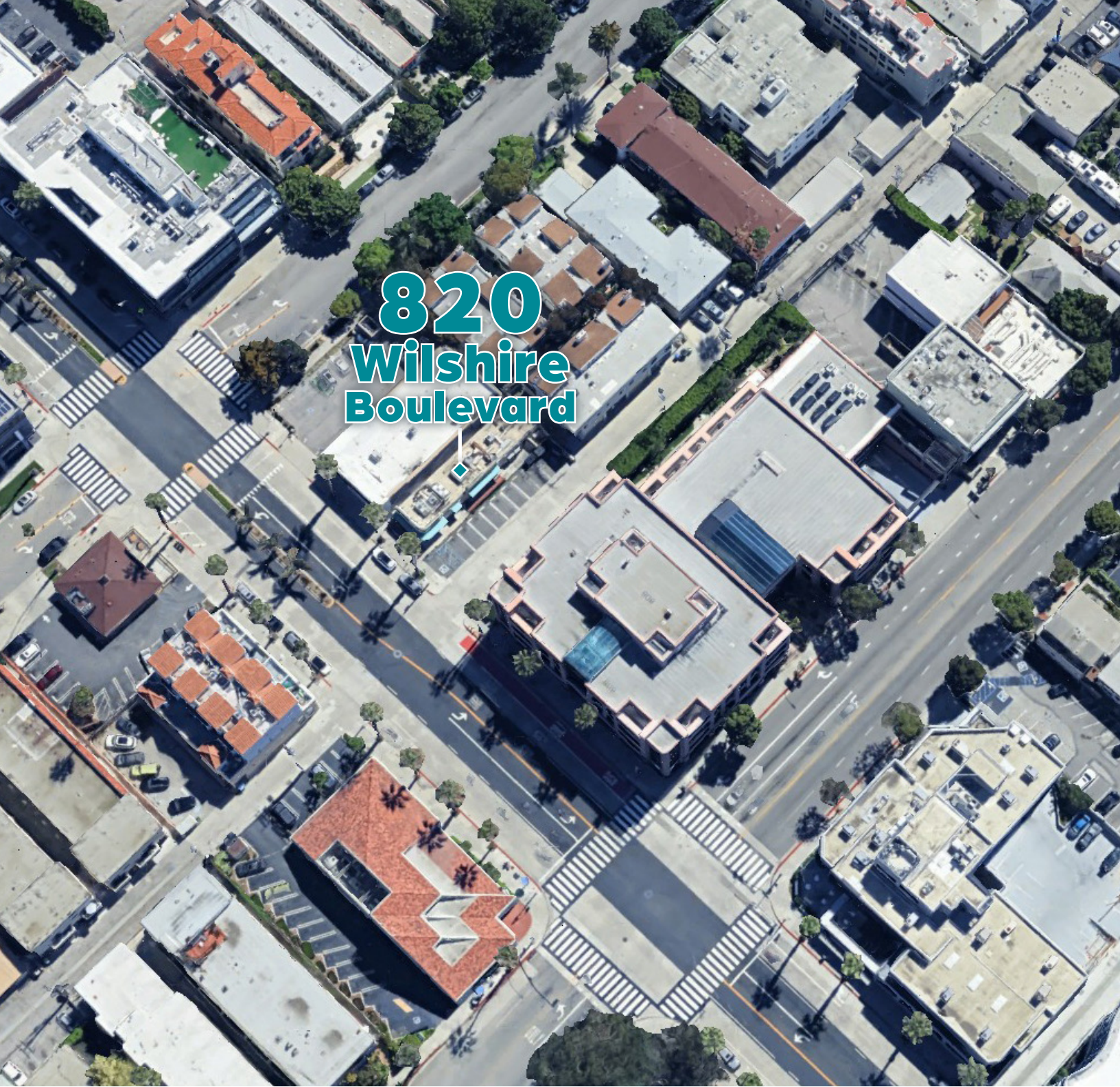
FLOOR PLAN

(Not an as built floorplan)



WILSHIRE BOULEVARD

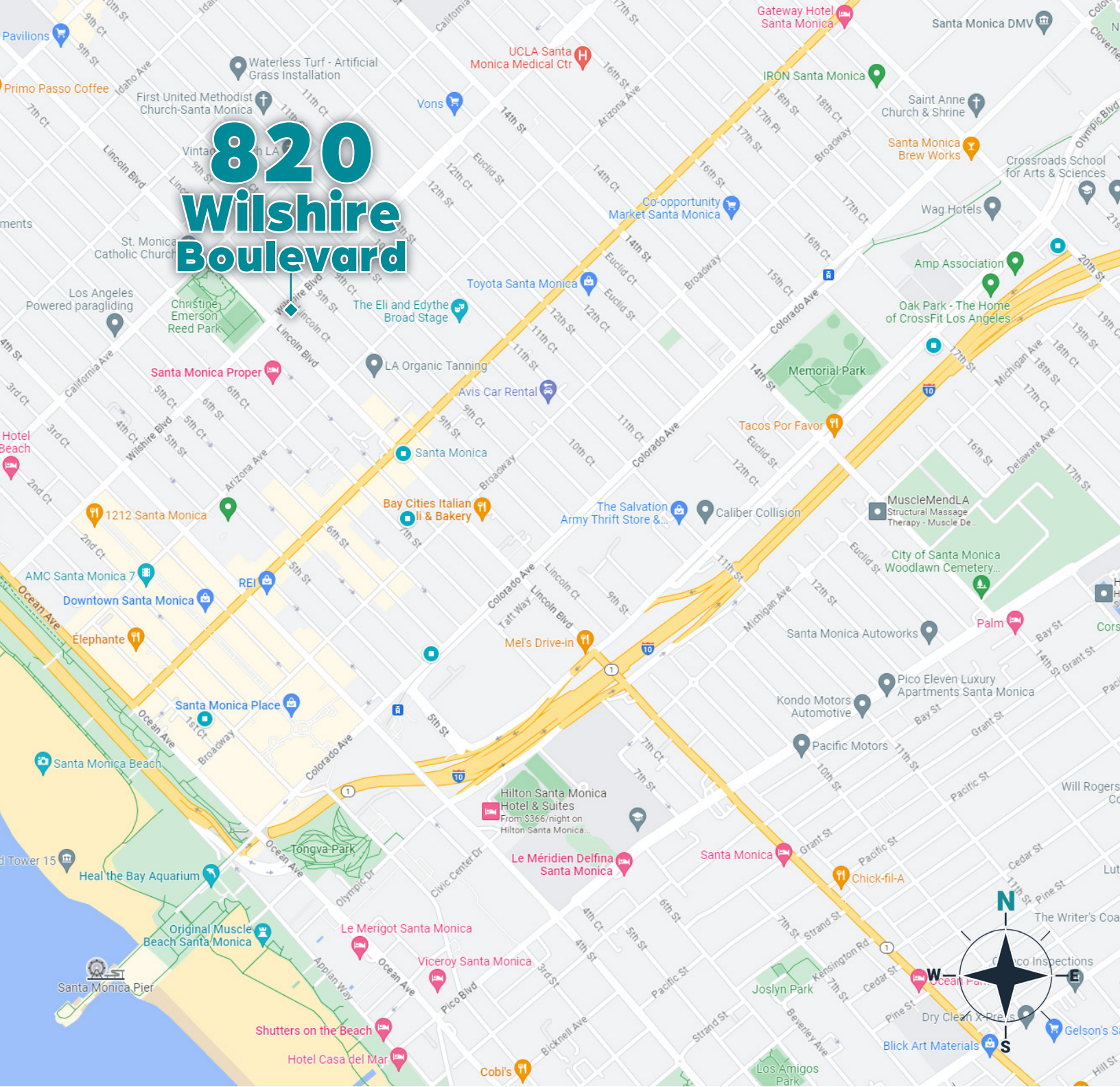
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820
Wilshire
Boulevard

PROPERTY DETAILS

- Stand-alone restaurant building
- Eight [8] blocks from the beach in prime Santa Monica
- Built out as a full service pizza restaurant
- Abundance of on-site parking and metered street parking
- Fantastic signage potential and street presence. (*±50 feet of frontage along Wilshire Boulevard*).



820 Wilshire Boulevard

DEMOGRAPHICS

| HOUSEHOLDS | 1-Mile | 3-Miles | 5-Miles |
|--------------------|--------|---------|---------|
| Current Households | 22,425 | 89,618 | 189,221 |
| Owner Occupied | 4,062 | 27,912 | 65,644 |
| Renter Occupied | 18,113 | 59,898 | 120,128 |

| POPULATION | 1-Mile | 3-Miles | 5-Miles |
|--------------------|--------|---------|---------|
| Current Population | 40,039 | 179,145 | 405,333 |
| 5 Year Forecast | 39,656 | 175,991 | 399,170 |

| INCOME | 1-Mile | 3-Miles | 5-Miles |
|------------------------|---------|---------|---------|
| Median HH Income [\$] | 113,494 | 113,656 | 107,314 |
| Average HH Income [\$] | 137,804 | 142,320 | 137,696 |



FOR MORE INFORMATION OR A TOUR CONTACT

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