



FOR LEASE
Large Retail Space
2516 Wilshire Blvd. Santa Monica CA 90403
EXCLUSIVE OFFERING for \$8,900. per Month



Large retail space with ~40 feet of Wilshire Blvd. street frontage! Parking in rear of property. High traffic count and visibility! See included Floor Plan with approximate square footages.

Amenities:

- **Square Footage:**
 - **Main Space-Showroom:** ~1,980 sqft x \$3.00 per sqft = \$5,940.00
 - **Rear Space:** ~2,485 sqft x \$1.19 per sqft = \$2,960.00
 - **Basement (storage):** ~1,995 sqft included in base rent (no charge)
- **High ceilings (approximately 10 foot) and Large open space with lots of storage!**
- **Parking – 6 spaces behind building included in lease, private lot**
- **Former Space: Ursula's Costume Shop – in location for ~30 years!**
- **Zoning: SMC6 or Mixed-Use Boulevard (MUB)**

Term Negotiable – Minimum 1 year lease – Modified Gross

- **3% annual increase**
- **Utilities:**
 - **CAM Charges of \$681.06 per month (\$0.15 per sqft) – (Prorated) property tax, insurance**
 - **Individually metered - Tenant pays internet, telephone, security and electricity, gas, water/trash/sewage**

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