

CORNER RETAIL

FOR LEASE IN PRIME SANTA MONICA

2636 WILSHIRE BLVD
SANTA MONICA, CA 90405



HIGHLIGHTS

25' of frontage on Wilshire Boulevard

Building top signage

Prime Wilshire Blvd. footage

High traffic counts in high income area

Densely populated, high income area with great demographics

Well maintained property with ample parking

» AVAILABLE IMMEDIATELY

SIZE:	Approximately 1,300 square feet
RATE:	\$4.50 per square foot per month, NNN (NNN estimated at \$1.40 per square per month)
PARKING:	1 assigned parking space in the back
TERM:	5-Years

GREG ECKHARDT

310.395.2663 X103

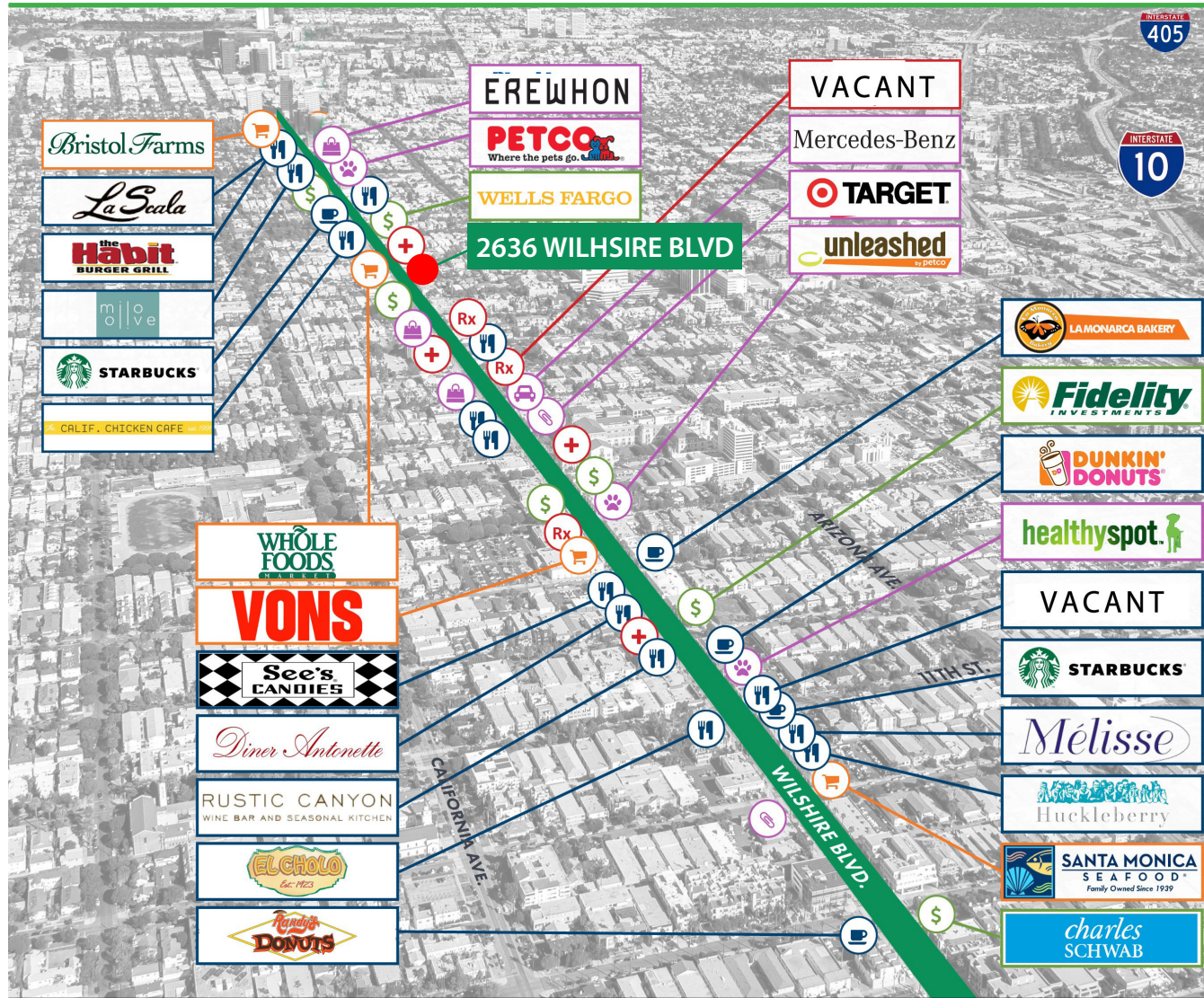
GECKO@PARCOMMERCIAL.COM

LIC# 01255469



AREA OVERVIEW

2636 WILSHIRE BLVD
SANTA MONICA, CA 90405



SANTA MONICA is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 20 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world. Placing your business at the center of this dynamic community gives you access to nearly half a million residents within a 5-mile radius and nearly seven million visitors each year. Santa Monica is California luxury and California cool in one stunning, vibrant location.

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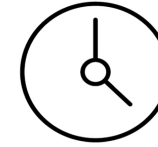
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AREA DEMOGRAPHICS

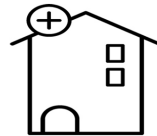
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Housing Units
20,283



Estimated Population
37,960



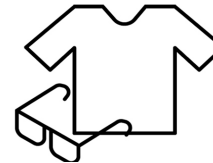
Median Home Value
\$1,096,607



Educational Attainment
65%
with college or higher degree



Average Household Income
\$137,970



Apparel, Food/Entertainment & Services
\$306,597
2023 yearly consumer spending

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

POPULATION

2029 Proj. Popul	37,297	254,790	486,629
2024 Est. Popul	37,960	258,819	495,477
2020 Census	36,654	247,406	481,025
Growth 2024-2029	-1.75%	-1.56%	-1.79%
Growth 2020-2024	3.56%	4.61%	3.00%
2024 HOUSEHOLDS BY HH INCOME \$50,000 +			
\$50,000-\$74,999	1,988	13,310	24,966
\$75,000-\$99,000	1,704	10,788	22,119
\$100,000+	9,588	63,169	119,189
TOTAL:	13,280	87,267	166,274
2024 EST AVG HH INC	\$137,970	\$137,183	\$140,089
2024 EST HOUSEHOLDS	18,112	121,497	224,750

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