

STANFORD COURT

Retail & Restaurant Spaces For Lease



3011 - 3027 Wilshire Blvd., Santa Monica, CA 90403



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Downtown
Santa Monica
2.5 MILES



Berkely Street Market

- PADERIA
- OAK BERRY
- FITSTOP
- Carbon Health

Bank of America



PETCO

EREWHON

m|o|l|o|v|e

Bristol Farms

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AVAILABLE

	Use:	Size (SF):	Rent (PSF/Mo. NNN):
3021	Retail	±1,288**	\$6.50
3023	Restaurant*	±1,193**	\$6.50
3027	Retail	±3,401**	\$6.25
Endcap	(divisible)		
NNN:	±\$1.27 PSF/Mo.		

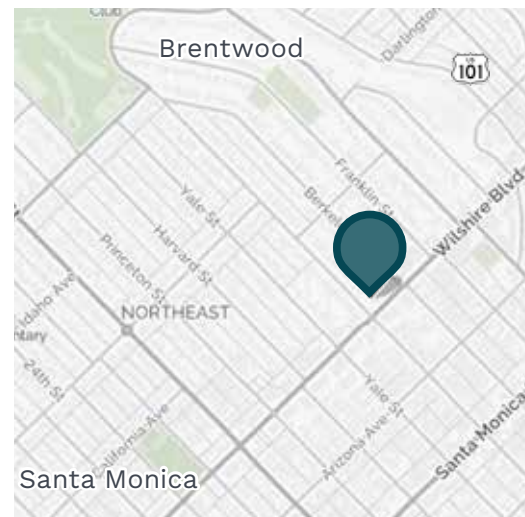
*Non-hooded space & no grease interceptor

**May be combined up to ±5,882 SF

PROPERTY HIGHLIGHTS

- Great opportunity for wellness, financial, and services (subject to City of Santa Monica approval)
- Excellent co-tenancy: IKEA Planning Studio, The Habit, La Scala, and Jin Cook
- Egress & ingress off Berkeley Street and Stanford Street
- Several mixed-use projects coming available on Wilshire Blvd. in Santa Monica
- ±44,451 cars per day at Wilshire Blvd. and Centinela Ave.
- Approx. 111 parking spaces (±3.8/1,000 SF)

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



NEIGHBORING TENANTS



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WILSHIRE BLVD.

STANFORD ST.



On-Grade Customer Parking



On-Grade Customer Parking

Bristol Farms

3027

AVAILABLE
±3,401 SF
(DIVISIBLE)

3023

AVAILABLE
±1,193 SF

3021

AVAILABLE
±1,288 SF

BRENTWOOD SHIPPING



MAY BE COMBINED
UP TO ±5,882 SF

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Lower Level Retail

STANFORD ST.



WILSHIRE BLVD.



THE HABIT



LA SCALA



JIN COOK

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UNIT 3027
ENDCAP



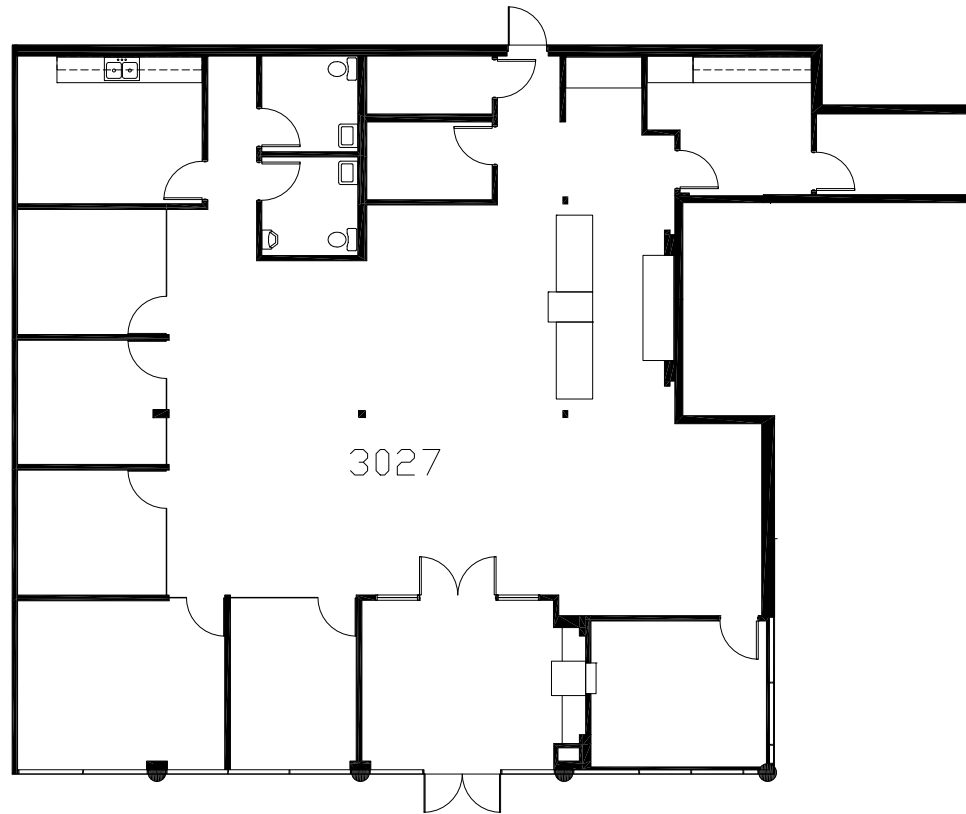
KWPREALESTATE.COM



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3027 Wilshire Blvd.
Retail Space: ±3,401 SF - Divisible



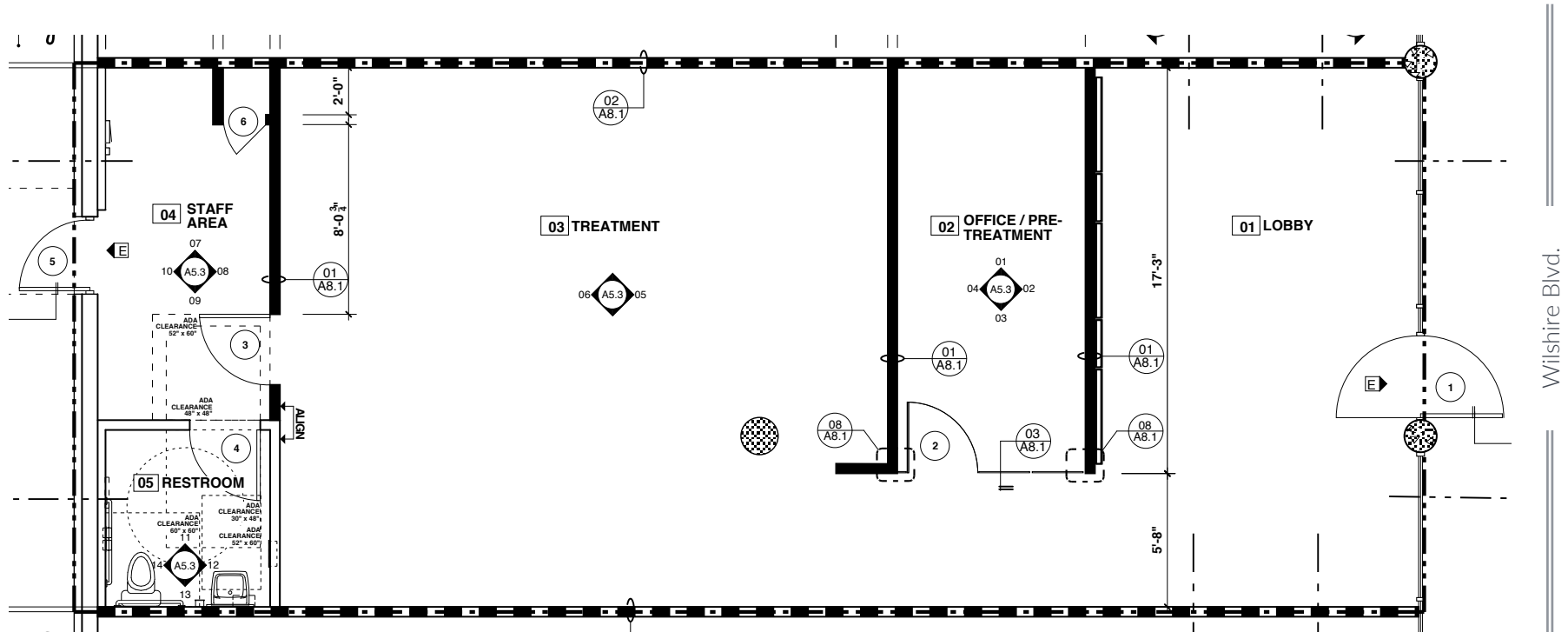
NORTH

NOT TO SCALE

Wilshire Blvd.

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3021 Wilshire Blvd.
Retail Space: ±1,288 SF

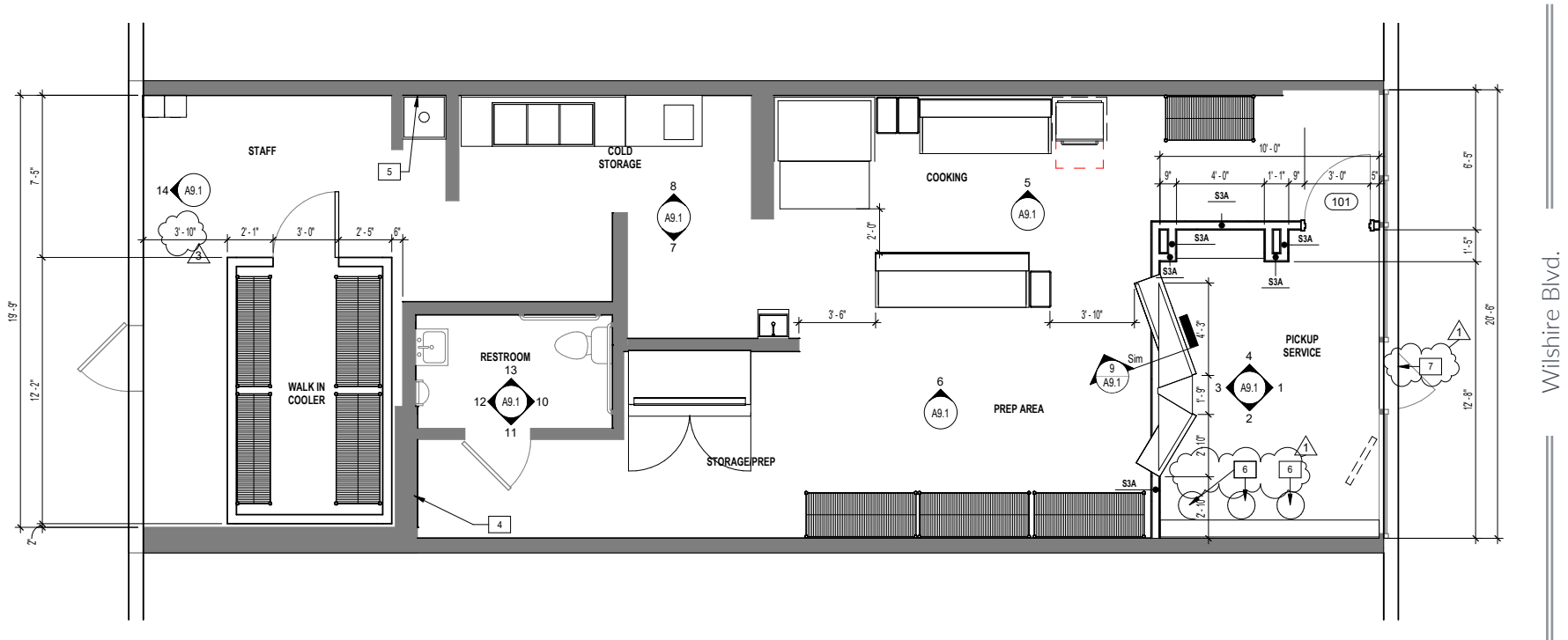


NORTH

NOT TO SCALE

3011 - 3027 Wilshire Blvd., Santa Monica, CA 90403

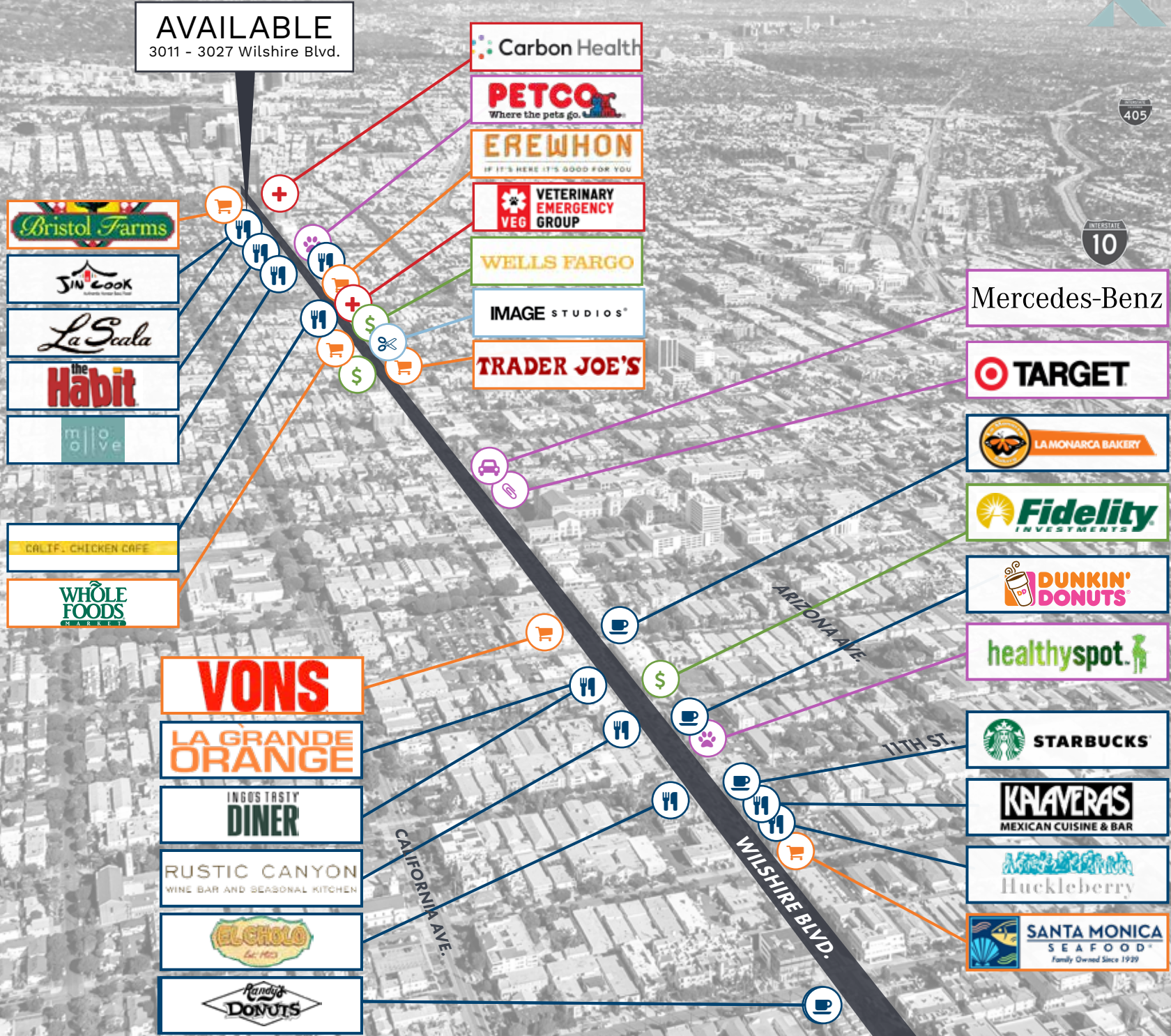
3023 Wilshire Blvd.
Restaurant Space: ±1,193 SF



NORTH

NOT TO SCALE

AVAILABLE
3011 - 3027 Wilshire Blvd.



The Wilshire Retail Corridor

3011 - 3027 Wilshire Blvd. is located along the West Side's busiest retail corridor – Wilshire Boulevard. Dozens of successful retail and dining establishments can be found between 3001 Wilshire Blvd. and Downtown Santa Monica including national credit tenants such as Petco, Whole Foods and Wells Fargo, as well as local favorites La Scala, Milo & Olive, and Santa Monica Seafood.

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1902 Wilshire Blvd.
Proposed 71 units with 3,700 SF of retail space



2501 Wilshire Blvd.
Proposed 82 units with 18,000 SF of retail space



2025 Wilshire Blvd.
Proposed 46 units with 4,600 SF of retail space

Nearby Developments

Stanford Court presents a unique opportunity to claim a spot on Santa Monica's Wilshire Blvd., home to landmark restaurants and world class retailers.

This prime Santa Monica location gives exposure and access to 266,000+ residents in a 3-mile radius and the near 7 Million annual visitors.

Join the exclusive list of credit retailers and amenities for residents, visitors and businesses on the Wilshire Corridor that delivers a synergy unlike any other. Additional mixed-use projects slated for Wilshire Blvd.

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Area Demographics



	.5 Mile	1 Miles	2 Miles
POPULATION			
2025 Estimated Population	11,837	46,588	139,165
2030 Projected Population	11,106	44,904	134,847
2020 Census Population	11,105	41,772	130,105
2010 Census Population	10,978	40,493	125,442
Projected Annual Growth 2025 to 2030	-1.2%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	0.5%	1.0%	0.7%
2025 Median Age	39.9	38.3	39.7
HOUSEHOLDS			
2025 Estimated Households	5,663	22,890	68,046
2030 Projected Households	5,499	22,850	68,107
2020 Census Households	5,531	21,516	65,503
2010 Census Households	5,483	20,536	62,696
Projected Annual Growth 2025 to 2025	-0.6%	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.8%	0.6%
RACE & ETHNICITY			
2025 Estimated White	63.1%	61.6%	60.6%
2025 Estimated Black or African American	4.0%	4.0%	4.8%
2025 Estimated Asian or Pacific Islander	14.7%	15.9%	15.8%
2025 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2025 Estimated Other Races	17.6%	18.0%	18.2%
2025 Estimated Hispanic	21.3%	22.0%	22.0%
INCOME			
2025 Estimated Average Household Income	\$179,783	\$183,510	\$197,458
2025 Estimated Median Household Income	\$118,394	\$122,316	\$126,285
2025 Estimated Per Capita Income	\$86,130	\$90,269	\$96,826
EDUCATION			
2025 Estimated High School Graduate	7.3%	8.2%	8.9%
2025 Estimated Some College	11.7%	11.5%	10.9%
2025 Estimated Associates Degree Only	5.4%	5.1%	4.9%
2025 Estimated Bachelors Degree Only	42.5%	40.5%	39.5%
2025 Estimated Graduate Degree	28.7%	29.2%	30.2%
BUSINESS			
2025 Estimated Total Businesses	2,331	6,424	18,464
2025 Estimated Total Employees	13,772	51,065	145,369
2025 Estimated Employee Population per Business	5.9	7.9	7.9
2025 Estimated Residential Population per Business	5.1	7.3	7.5



REAL ESTATE

CHRISTINE DESCHAINE

310-887-6440

Christine.Deschaine@kwprealestate.com

DRE #00905121

ED SACHSE

310-887-6250

Ed.Sachse@kwprealestate.com

DRE #01021349

KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

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