

PRIME SANTA MONICA RESTAURANT SPACE



FOR LEASE

820 WILSHIRE BLVD, SANTA MONICA, CA 90401



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LEASE DETAILS

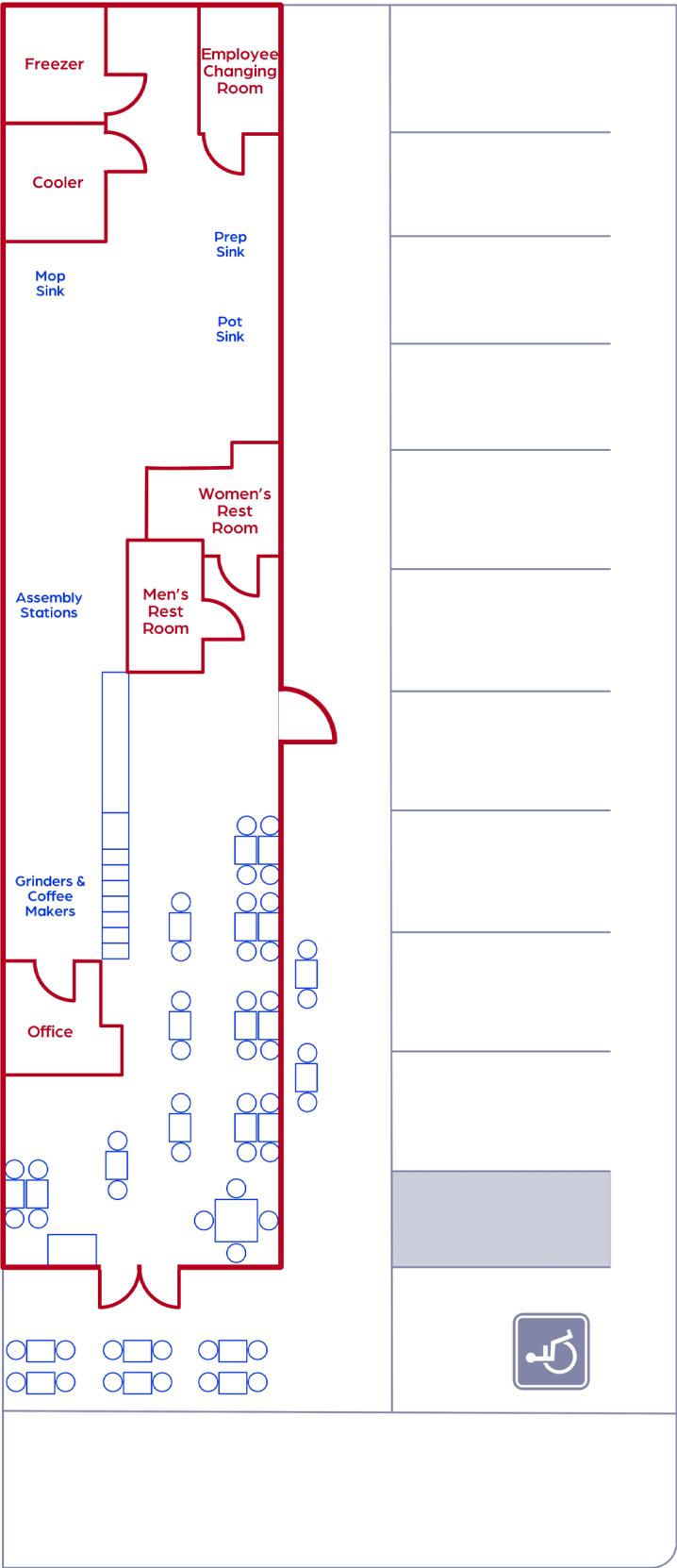
AVAILABLE	Sixty (60) days notice
SPACE	Approximately 1,932 rentable square feet.
RENTAL RATE	\$5.50 per square foot, per month, net net net.
NNN's	Approximately \$1.56 per square foot, per month (not including utilities).
PARKING	Ten [10] onsite parking spaces



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. The text of this publication, or any part thereof, may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, storage in an information retrieval system, or otherwise, without prior permission.

FLOOR PLAN

(Not an as built floorplan)

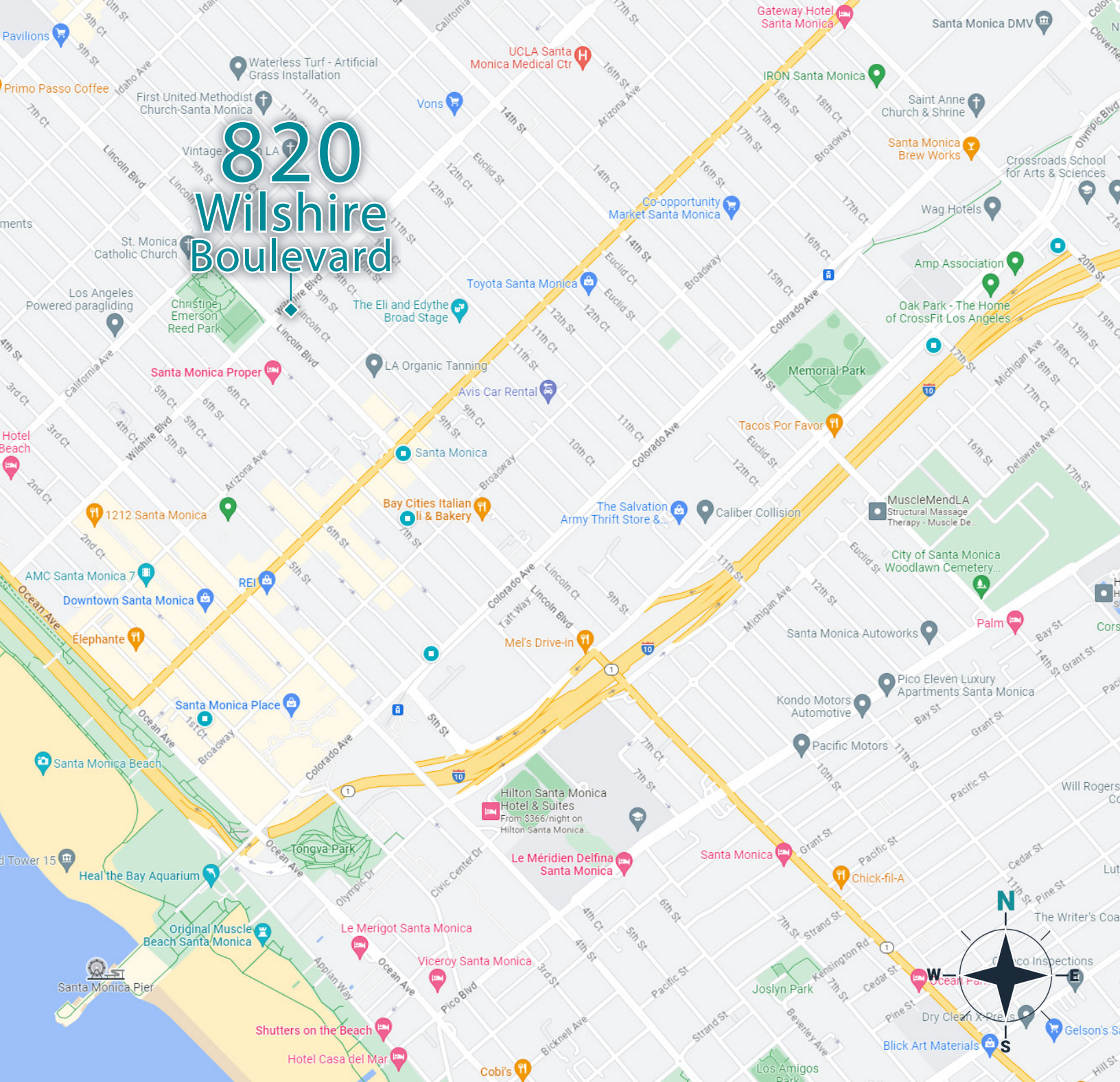


WILSHIRE BOULEVARD



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).



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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