

3032 WILSHIRE BLVD
SANTA MONICA, CA 90403



**GROUND FLOOR MOVE-IN READY
SMALL FOOD SPACE(S)**

PRIME SANTA MONICA CORNER PROPERTY (BERKELEY & WILSHIRE)

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SPACE SIZE

LEASED B2: ±577-SF

LEASED B3: ±575-SF

B4: ±575 SF

H: ±1,100 SF

LEASE RATE

LEASED B2: \$9,000/MO

LEASED B3: \$8,000/MO

B4: \$7,000/MO

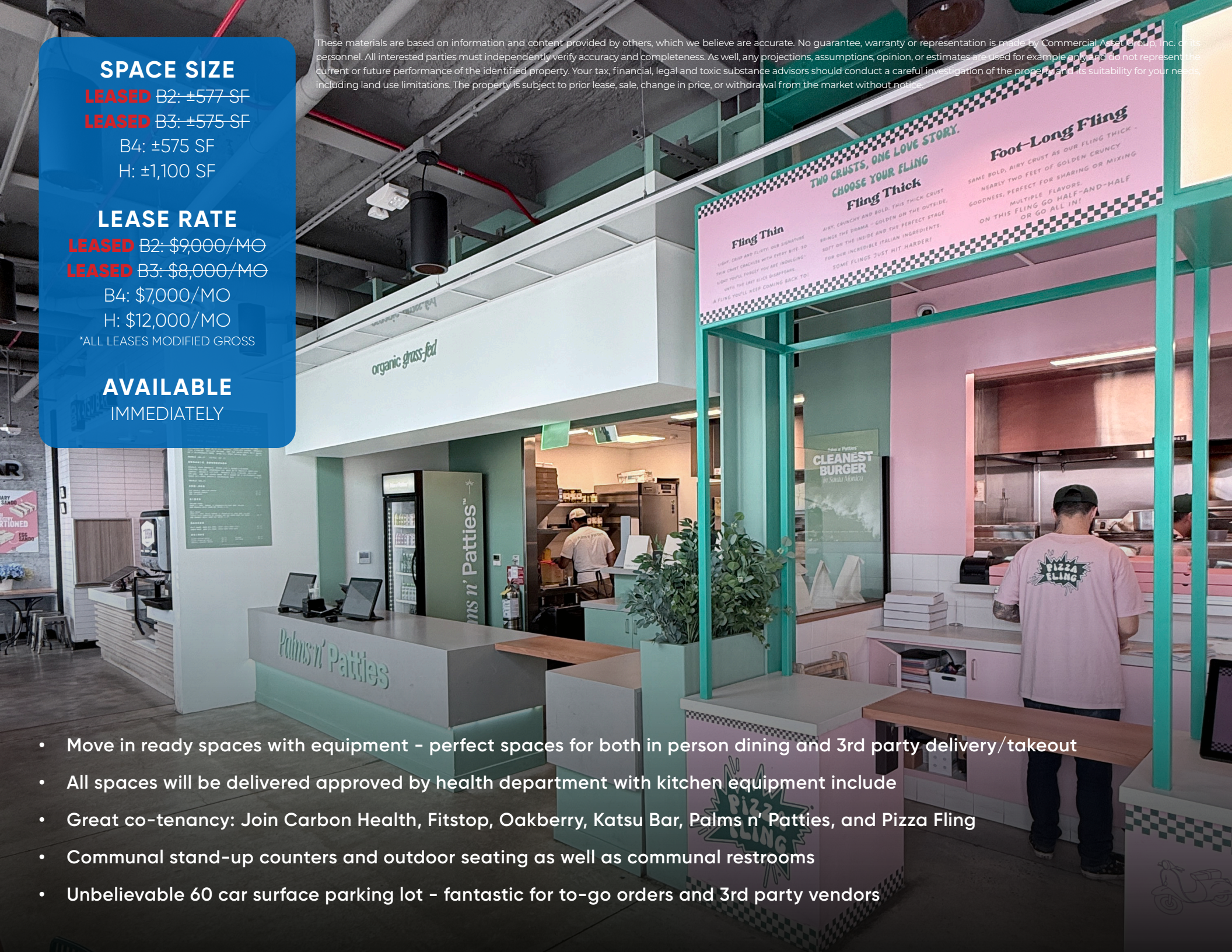
H: \$12,000/MO

*ALL LEASES MODIFIED GROSS

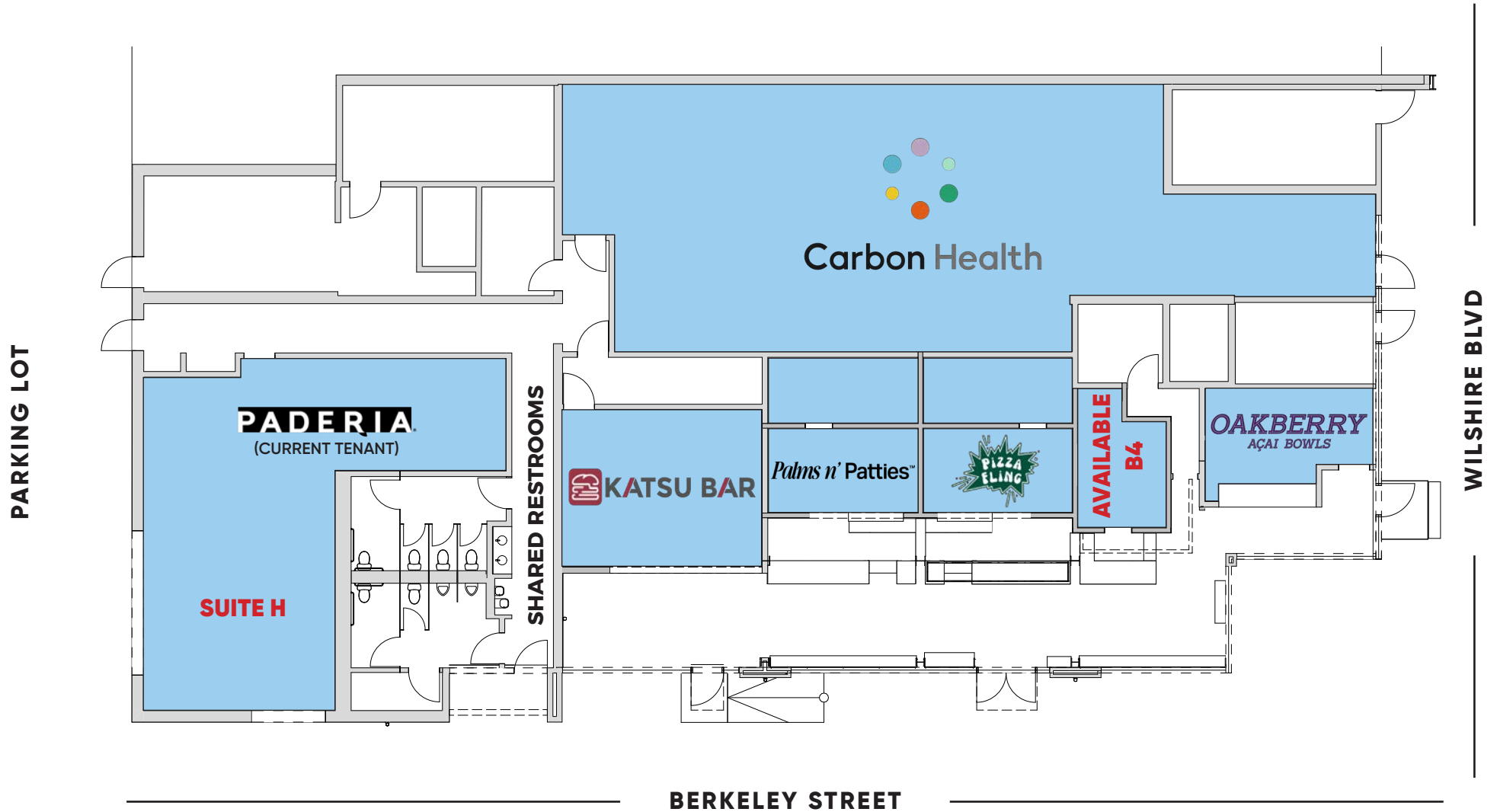
AVAILABLE

IMMEDIATELY

- Move in ready spaces with equipment - perfect spaces for both in person dining and 3rd party delivery/takeout
- All spaces will be delivered approved by health department with kitchen equipment include
- Great co-tenancy: Join Carbon Health, Fitstop, Oakberry, Katsu Bar, Palms n' Patties, and Pizza Fling
- Communal stand-up counters and outdoor seating as well as communal restrooms
- Unbelievable 60 car surface parking lot - fantastic for to-go orders and 3rd party vendors



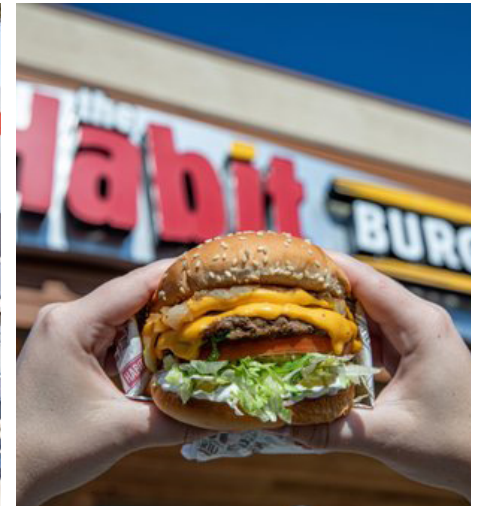
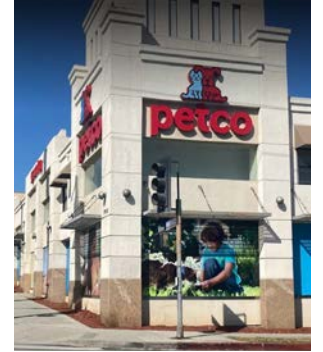
GROUND FLOOR SITE PLAN



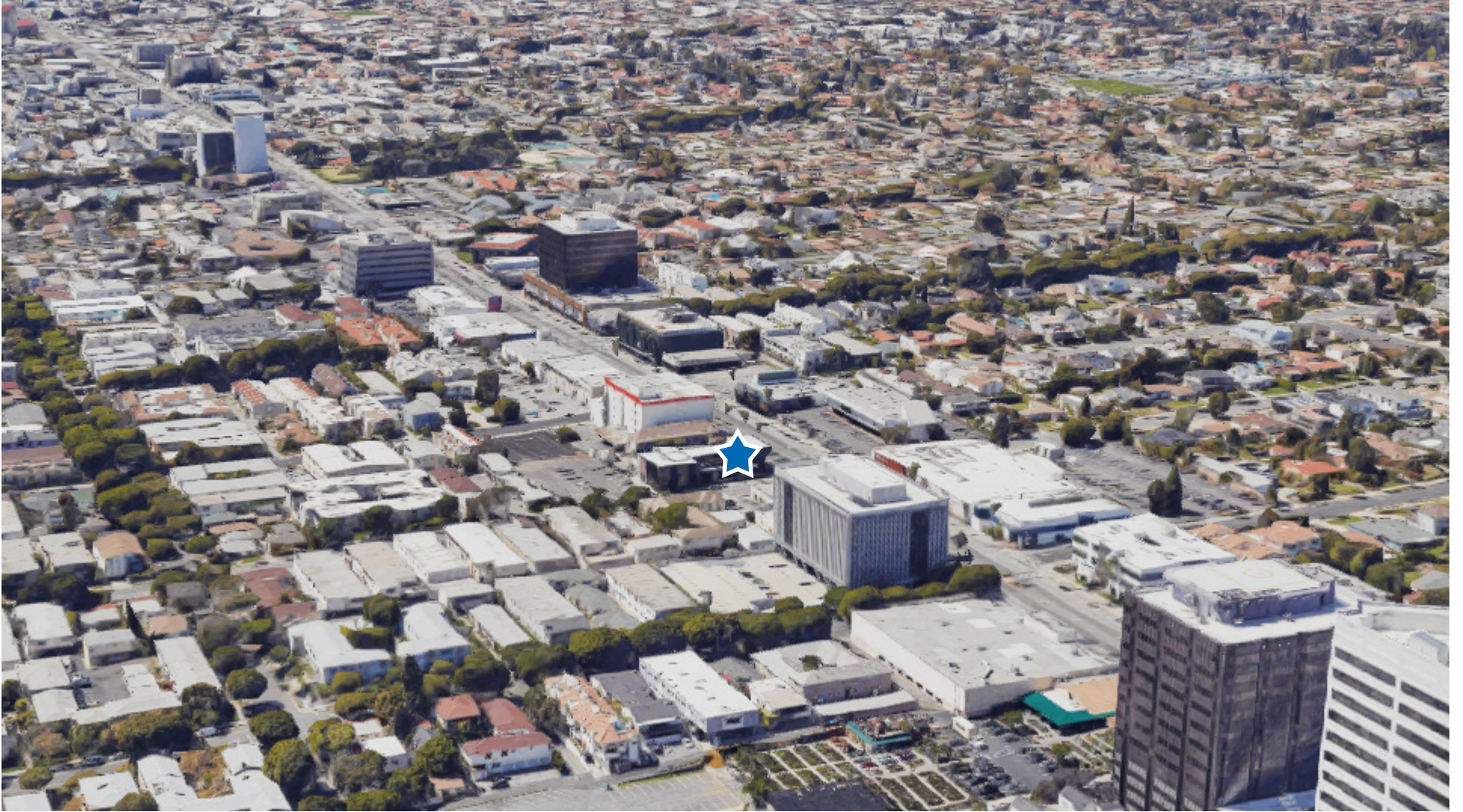
INTERIOR PHOTOS

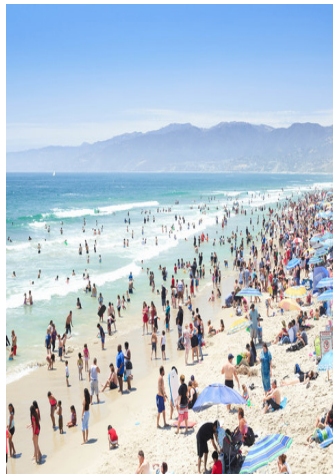


THE NEIGHBORS - RETAIL



AERIAL





DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 42,378

2 MILE: 131,015

3 MILE: 251,893

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$133,226

2 MILE: \$133,427

3 MILE: \$134,992

MEDIAN AGE:

1 MILE: 41

2 MILE: 41.5

3 MILE: 41.3

WALK SCORE:

90



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