

2300 WILSHIRE BOULEVARD

SANTA MONICA CA, 90403

FOR SALE

ASKING PRICE: \$33,288,709
5.5% CAP
NOI \$1,830,879



Contact us for a Confidentiality Agreement and Offering Memorandum

EXCLUSIVELY LISTED BY

MARK ESSES

President

Lic. #01206732

310.613.9007

mark@californiarealtygroup.com

KEITH KLEINMAN

Vice President

Lic. #01106533

310.449.1989

keith@californiarealtygroup.com



CALIFORNIA REALTY GROUP

12401 Wilshire Boulevard

Suite 200

Los Angeles CA, 90025

www.californiarealtygroup.com

EXECUTIVE SUMMARY



California Realty Group, as exclusive advisor, proudly presents the ground floor retail/commercial component of this high profile mixed-use building. There are 4 retail/commercial units totaling 23,637 square feet. One of Trader Joes top performing stores anchors the property in 14,377 square feet. The other tenants included are Exer Urgent Care at 4,780 square feet, FedEx Office and Print Services at 2,240 square feet and a lease pending for 2,200 square feet. The project includes 30 luxury condominiums located on the second and third floors, which are **not a part of this offering**. The site also provides an abundant amount of parking.

Located in a high traffic area, the site offers outstanding street presence, excellent visibility, and prominent signage. The property is surrounded by a variety of retail shops and services including regional and national grocery stores, coffee shops, restaurants, drug stores, and medical facilities. Additional mixed-use projects are currently under construction or planned along Wilshire Boulevard in Santa Monica.

2300 Wilshire Boulevard is situated along Wilshire Boulevard between 23rd and 24th Street, block to block. The property borders Brentwood, West Los Angeles, and surrounding affluent neighborhoods. The location is supported by high household incomes and significant daily traffic counts, offering exceptional visibility and access to a strong consumer base. The site also provides easy access to public transportation and is conveniently positioned near the 405 and 10 freeways.

This information has been secured from sources we believe to be reliable, but California Realty Group makes no representations, or warranties, express or implied, as to the accuracy of the information. All Measurements are approximate. All information contained herein should be independently verified by prospective Buyer.

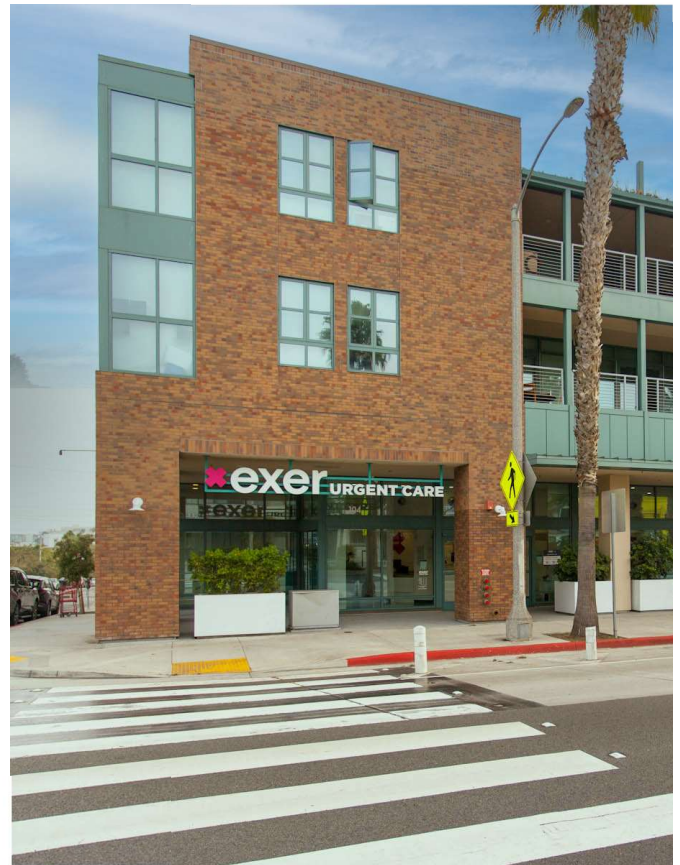
PROPERTY DETAILS

ASKING PRICE: \$33,288,709

ADDRESS:	2300 Wilshire Boulevard Los Angeles, CA 90403
CAP RATE:	5.5% CAP
NOI:	\$1,830,879
RETAIL PORTION:	23,637sf
BUILDING SIZE:	60,184sf (title)
LOT SIZE:	40,705sf (title)
PARKING:	117 Commercial/Retail
ZONE:	SMC6 (Title)
YEAR:	2019
APN#:	4276-017-125 (Santa Monica)
TRADER JOES:	14,377sf
FEDEX:	2,240sf
EXER URGENT CARE:	4,780sf
LEASE PENDING:	2,200sf

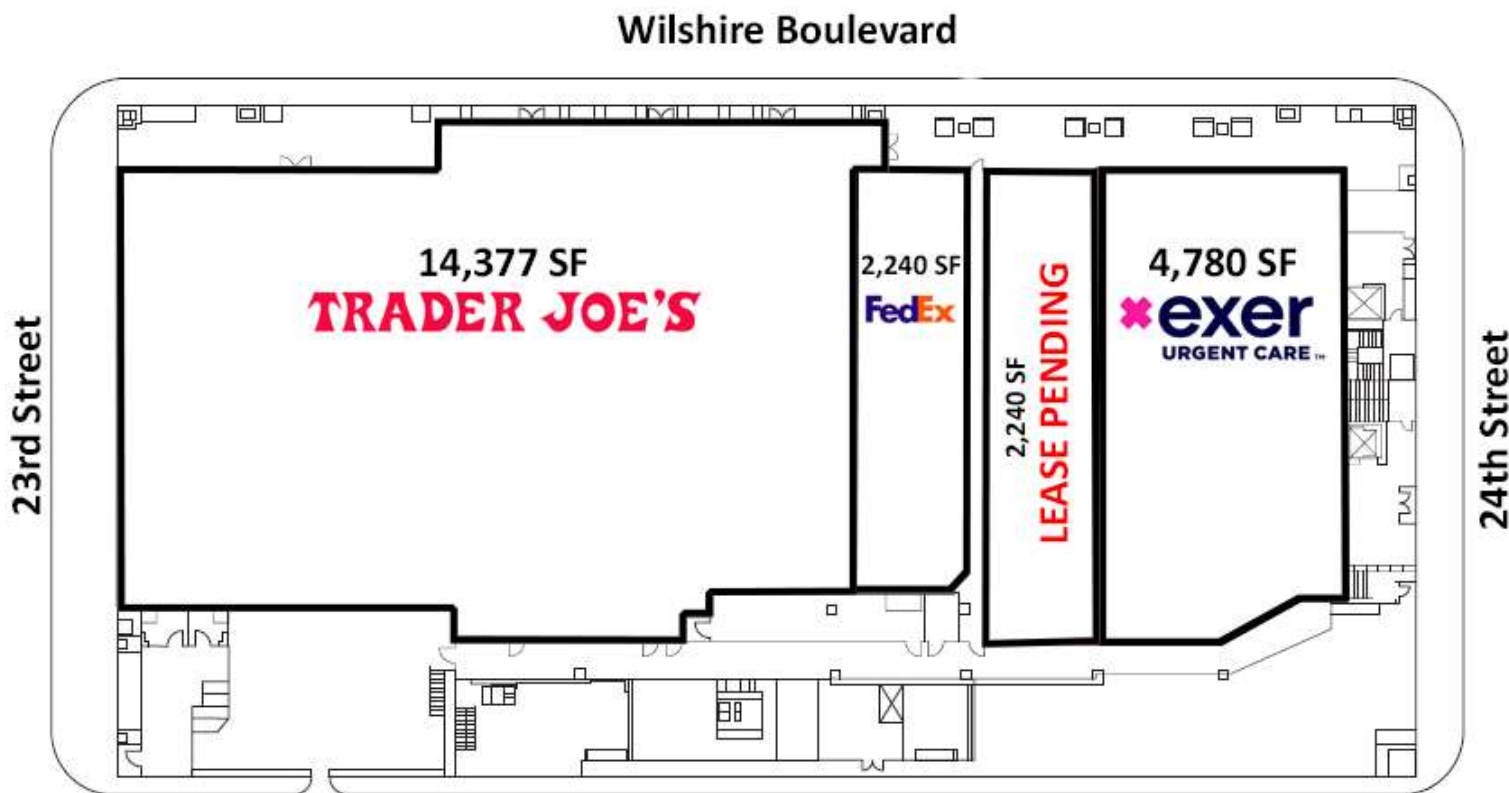
PROPERTY HIGHLIGHTS

- PRIME RETAIL OPPORTUNITY LOCATED AT THE HIGHLY VISIBLE CORNER OF WILSHIRE BLVD BETWEEN 23RD STREET AND 24TH STREET
- LOCATED ON MAJOR THOROUGHFARE WILSHIRE BOULEVARD, THE PROPERTY HAS DIRECT ACCESS TO SANTA MONICA, BRENTWOOD, AND WEST LOS ANGELES
- SURROUNDED BY MAJOR GROCERS INCLUDING BRISTOL FARMS, EREWHON, WHOLE FOODS, AND RALPHS. THE AREA ALSO FEATURES A DIVERSE SELECTION OF RESTAURANTS AND COFFEE SHOPS, INCLUDING THE HABIT, MILO & OLIVE, PADERIA BAKEHOUSE, AND KATSU BAR

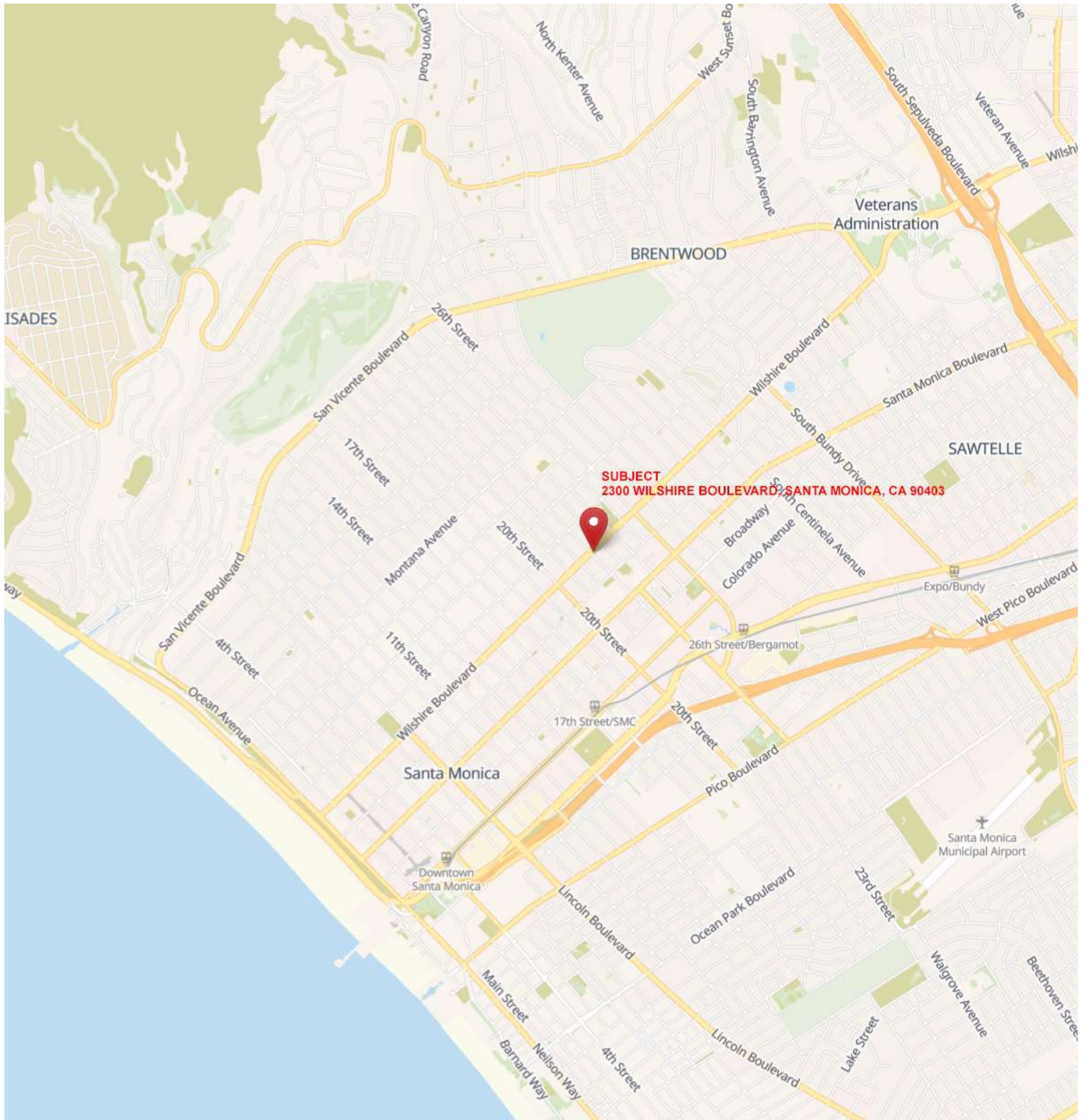


- GROUND FLOOR RETAIL/COMMERCIAL UNITS INCLUDE TRADER JOES, EXER URGENT CARE AND FEDEX OFFICE AND PRINT SERVICES WITH EXCEPTIONAL VISIBILITY AND EXCELLENT SIGNAGE.
- WALKING DISTANCE TO AN ABUNDANCE OF NATIONAL AND REGIONAL TENANTS INCLUDING NOTABLE COFFEE SHOPS, RESTAURANTS, DRUG STORES, AND MEDICAL FACILITIES
- STRONG DEMOGRAPHICS AND TRAFFIC COUNTS WITH EASY ACCESS TO PUBLIC TRANSPORTATION AND CONVENIENTLY POSITIONED NEAR THE 405 AND 10 FREEWAYS

SITE
PLAN

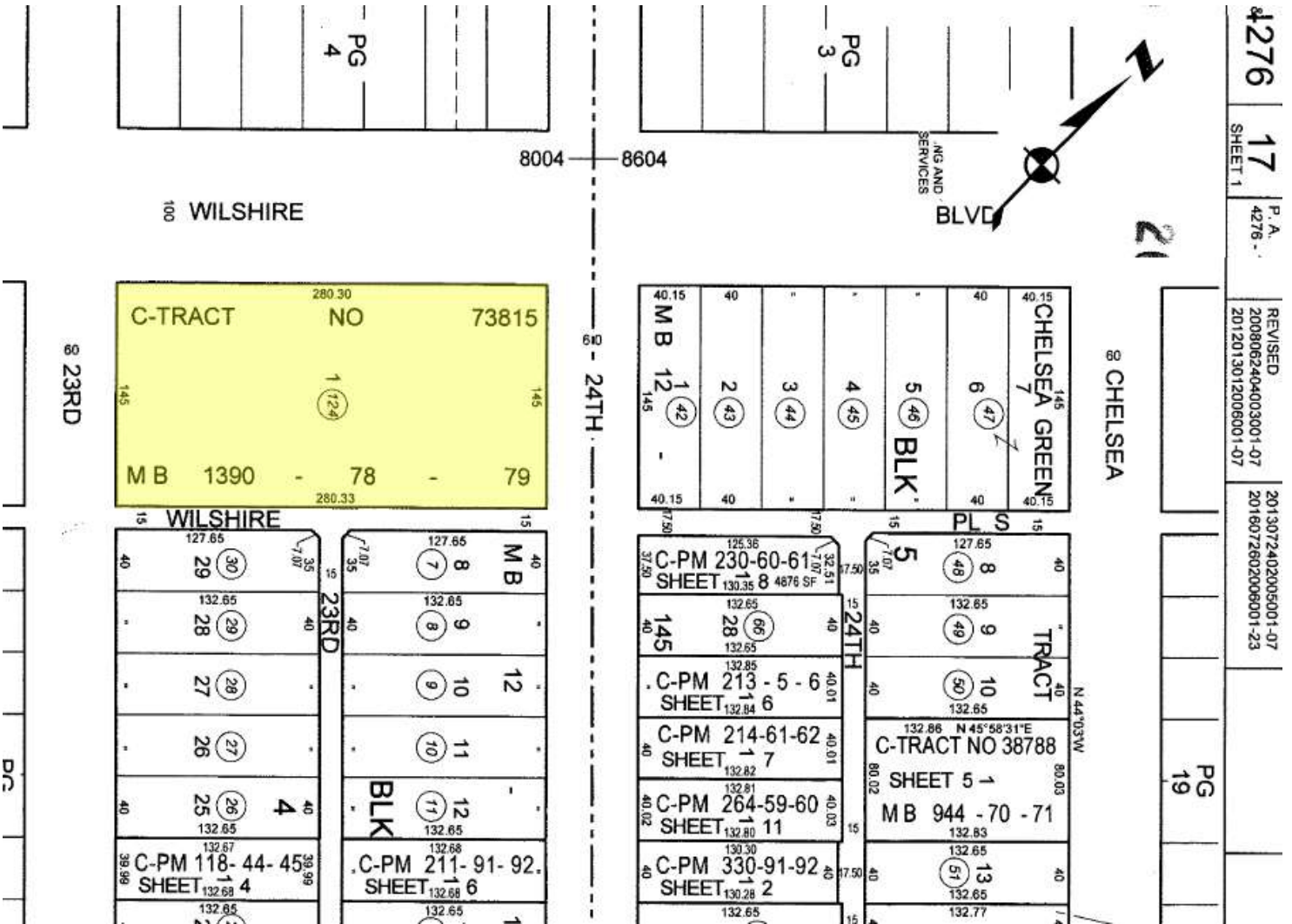


LOCATION MAP





PARCEL
MAP





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Santa Monica, CA 90403**

Contact:

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PRESIDENT

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