

# FOR LEASE

## RESTAURANT / BAR

1026 WILSHIRE BLVD  
SANTA MONICA, CA 90403



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# PROPERTY OVERVIEW

**1026 WILSHIRE BLVD**  
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**SIZE:** Approximately 5,474 Square Feet  
(Ground floor: 4,518 RSF / Mezzanine: 965 RSF)

**RATE:** \$3.00 per square foot per month, NNN (estimated to be \$1.57 per square foot per month)

**TERM:** Negotiable direct lease

**AVAILABLE:** Immediately

**PARKING:** Twenty-three (23) shared spaces behind the building

**KEY MONEY:** Contact broker for additional details

## FEATURES

- » Turn-key restaurant & bar with FF&E available
- » Previous tenant had a Type 47 full liquor license
- » Approved for 137 seats (11 tables & 21 booths)
- » Completely remodeled in 2023
- » Approximately 48 feet of street frontage and excellent signage on Wilshire Boulevard



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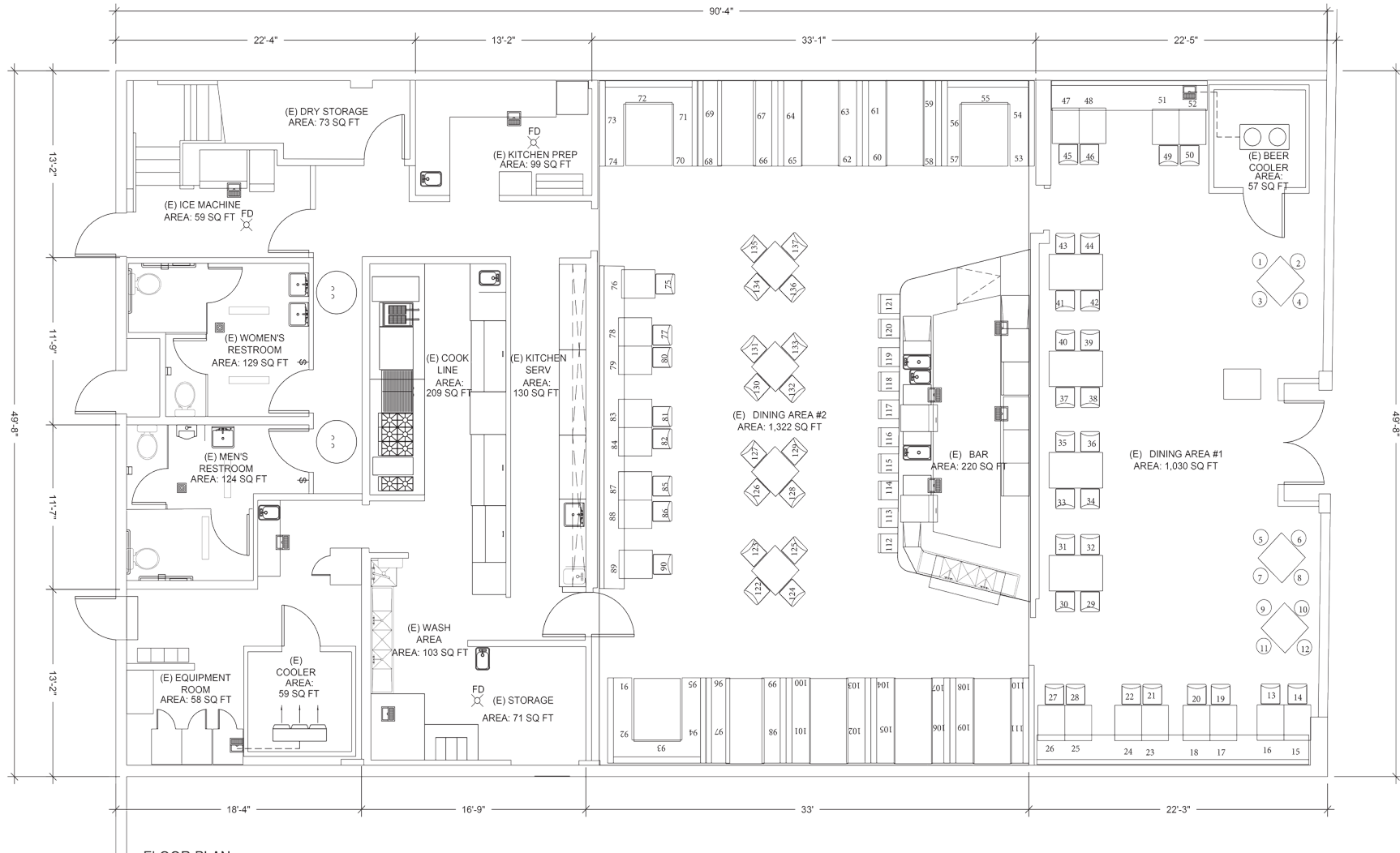


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# GROUND LEVEL FLOOR PLAN

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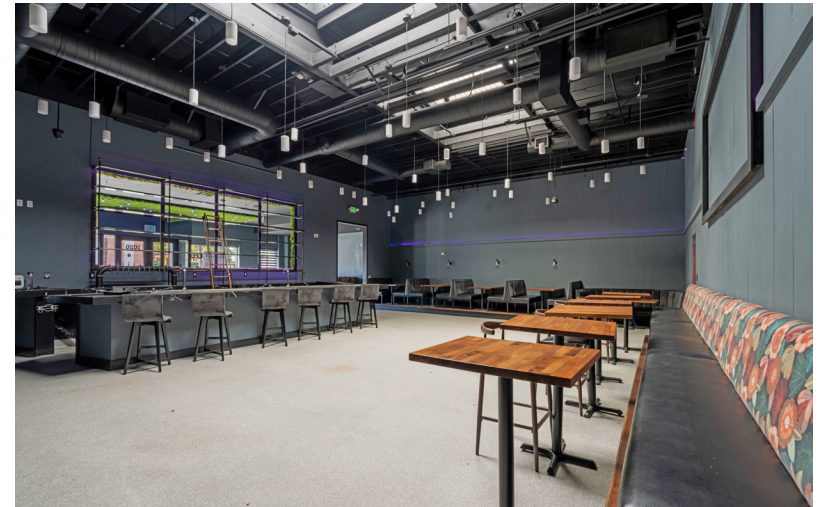
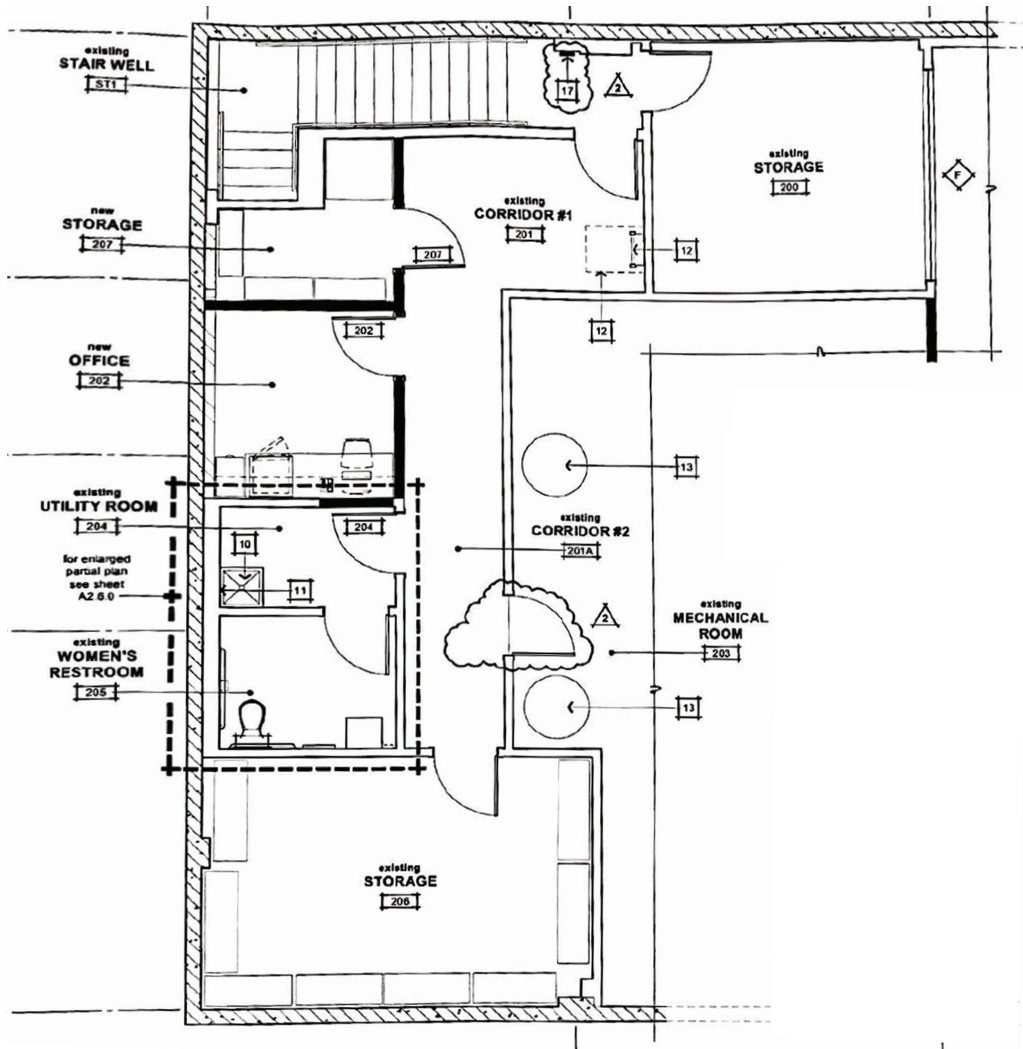


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# MEZZANINE FLOOR PLAN

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# INTERIOR VIEWS

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# KITCHEN VIEWS

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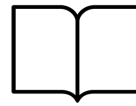
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# AREA DEMOGRAPHICS

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Housing Units  
**28,075**



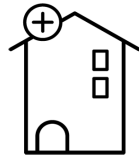
Educational Attainment  
**64%**  
with college or higher degree



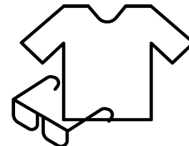
Estimated Population  
**45,314**



Average Household Income  
**\$144,990**



Median Home Price  
**\$1,117,688**



Apparel, Food/Entertainment & Services  
**\$389,393**

## 1-MILE RADIUS

## 3-MILE RADIUS

## 5-MILE RADIUS

|                                             |           |           |           |
|---------------------------------------------|-----------|-----------|-----------|
| 2030 Proj. Popul                            | 46,021    | 200,211   | 444,618   |
| 2025 Est. Popul                             | 45,314    | 198,626   | 441,472   |
| 2020 Census                                 | 42,095    | 191,017   | 426,159   |
| Growth 2025-2030                            | 1.56%     | 0.80%     | 0.71%     |
| Growth 2020-2025                            | 7.65%     | 3.98%     | 3.59%     |
| ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+ |           |           |           |
| \$50,000-\$74,999                           | 2,565     | 10,327    | 21,121    |
| \$75,000-\$99,000                           | 1,849     | 8,840     | 18,922    |
| \$100,000+                                  | 13,629    | 55,673    | 114,403   |
| TOTAL:                                      | 18,043    | 74,840    | 154,446   |
| 2025 EST AVG HH INC                         | \$144,990 | \$152,024 | \$151,179 |
| 2025 EST HOUSEHOLDS                         | 24,382    | 97,816    | 201,193   |

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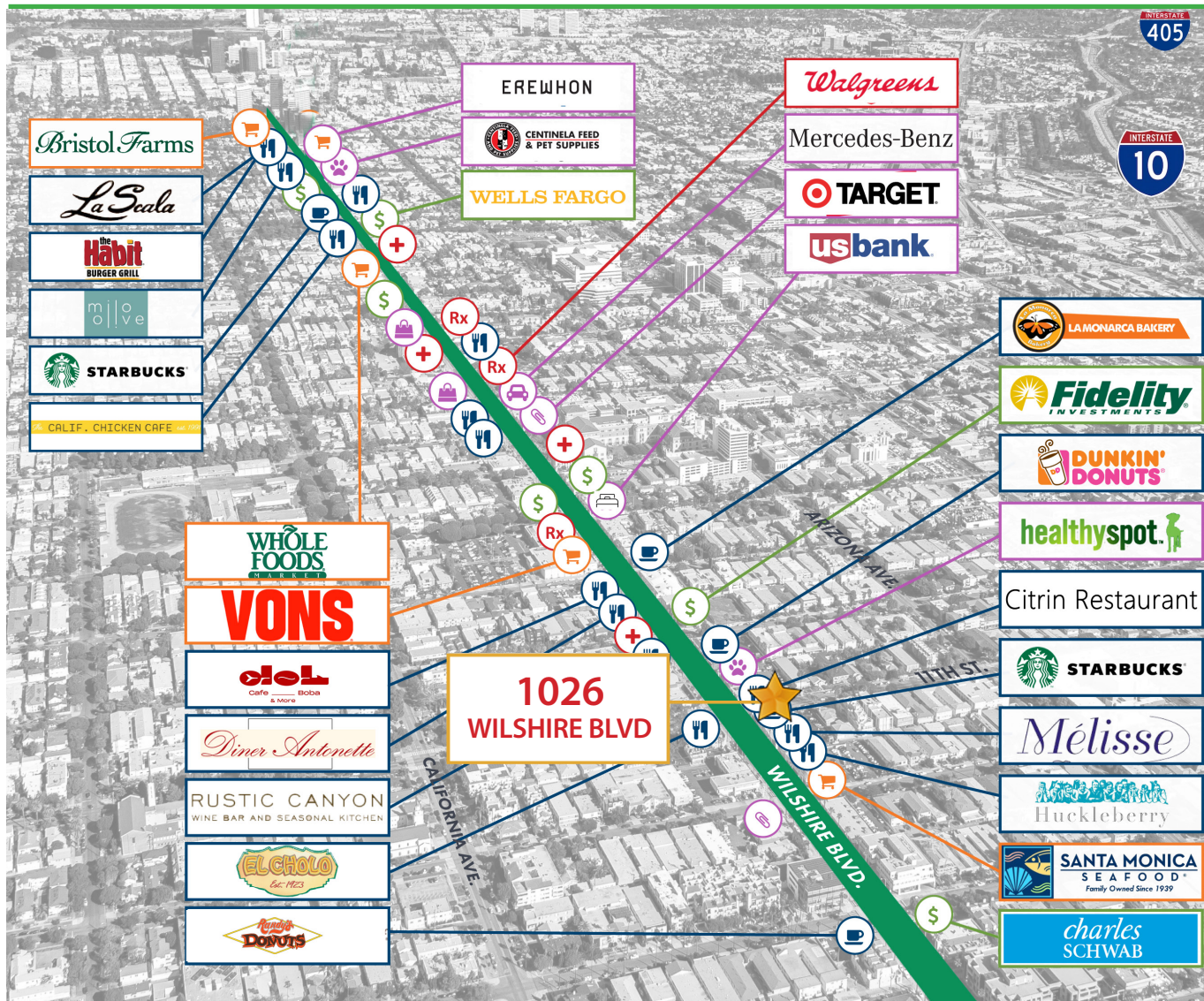
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# LOCATION OVERVIEW

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## SANTA MONICA...

is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 21million 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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