

FOR LEASE



METROPOLITAN PACIFIC
REAL ESTATE GROUP



1,530 SF Retail Near UCLA Hospital 1625 Wilshire Boulevard Santa Monica, CA

- Strategic retail location within the dense, residential community of Wilshire-Montana, comprised of high-income levels and strong purchasing power (the median household income is \pm \$111,000 within a 3-mile radius).
- High-traffic counts (~30K VPD), surrounded by a vibrant mix of shops, restaurants, medical uses and residences
- Less than a block from UCLA Santa Monica Medical Center
- Ideal for personal service, retail, medical uses
- For the past 40 years, it has thrived as a successful hair salon, boasting a loyal clientele and established presence
- Features parking in rear

CONTACT

310 395 7300

METROPOLITAN PACIFIC

DRE #01395401

Gary Steinhardt

DRE #02151907

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John Warfel

DRE# 01184386

jwarfel@metpac.com

REPRESENTED BY METROPOLITAN COMMERCIAL REAL ESTATE SERVICES

Please do not disturb existing tenant. Shown by appointment only.

**This location has
operated as a
successful salon
for over 40 years**

**Existing
infrastructure
makes
customization
simple**



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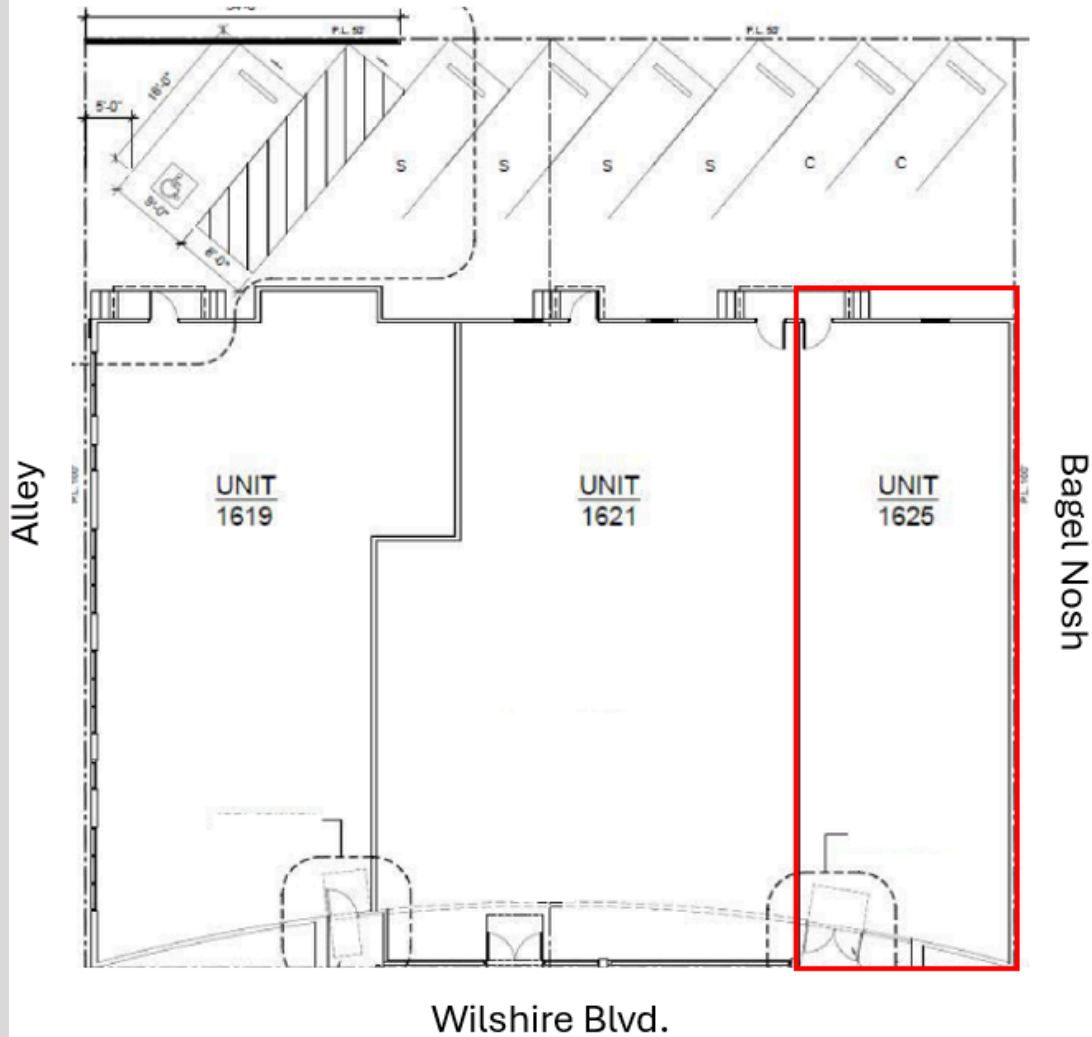


1625 Wilshire Blvd. Santa Monica, CA

**Ideal for personal
service, general
retail, non-
hooded food, or
medical uses**

**Plug-and-play
salon**

**High-income
levels and strong
purchasing power**



Wilshire Blvd.



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1625 Wilshire Blvd. Santa Monica, CA

Strategic Wilshire-Montana retail location

High-traffic count (~30K VPD)

Surrounded by a vibrant mix of shops, restaurants, medical uses, and residences

Less than a block from UCLA Santa Monica Medical Center



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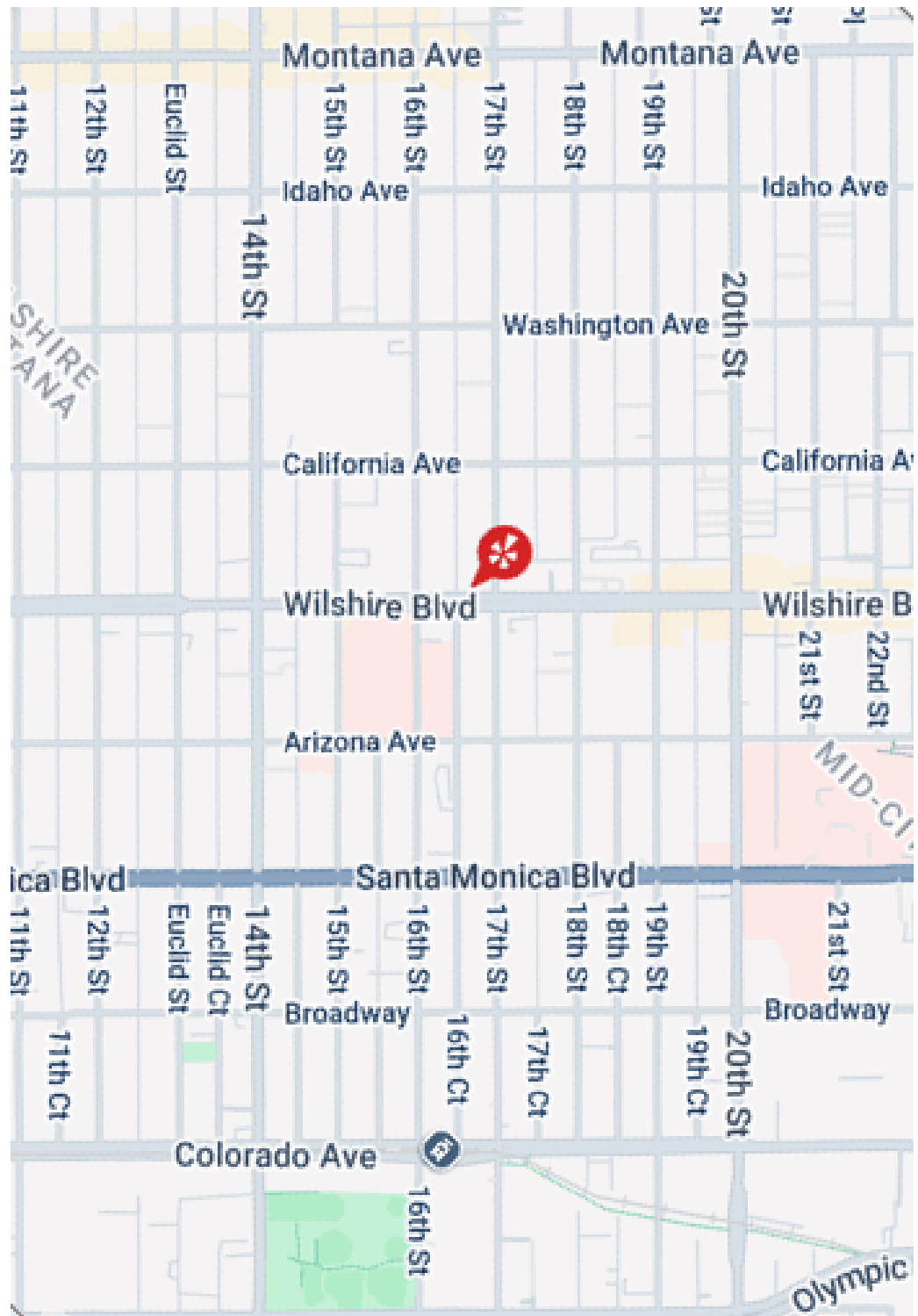
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