

FOR LEASE - PRIME SANTA MONICA CORNER LOCATION



2635 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

 **WESTSIDE RETAIL**
COMMERCIAL REAL ESTATE

FOR LEASE - PRIME SANTA MONICA CORNER LOCATION



PROPERTY INFORMATION:

Address:	2635 Wilshire Boulevard, Santa Monica, CA 90403
Available Space:	3,950 square feet
Parking:	10 exclusive parking spaces
Rental Rate:	\$4.40 - \$3.95 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, repairs and maintenance, estimated at \$0.93 per square foot per month.



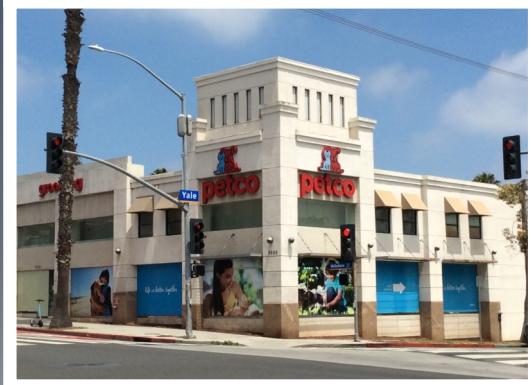
PROPERTY HIGHLIGHTS:

- ◆ Northwest corner of Wilshire Boulevard and Princeton Street;
- ◆ Previously Banc of California;
- ◆ Neighbors include New Balance, Erewhon Market, Petco, Bristol Farms, Trader Joes, Target, Vitamin Shoppe, Centinela Pet Supplies, Relax The Back, Whole Foods Market, and UCLA Santa Monica Medical Center.

For further information or tour, please contact exclusive agent:

Marc Pollock, DRE License #00881177

Office: 310.826.8000 Mobile: 310.433.0441 Email: Marc@WestsideRetail.com

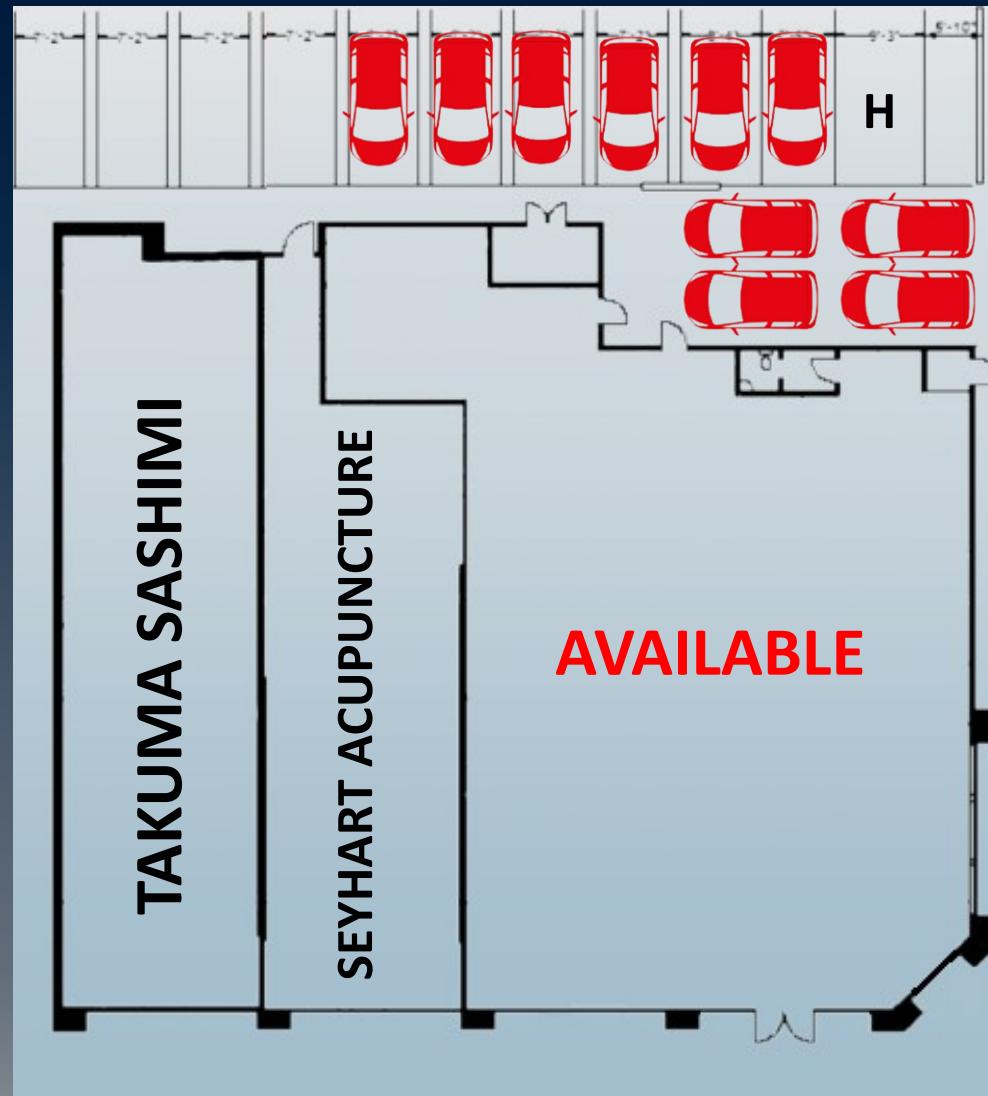


This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2025

**2635 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403**

FOR LEASE - PRIME SANTA MONICA CORNER LOCATION

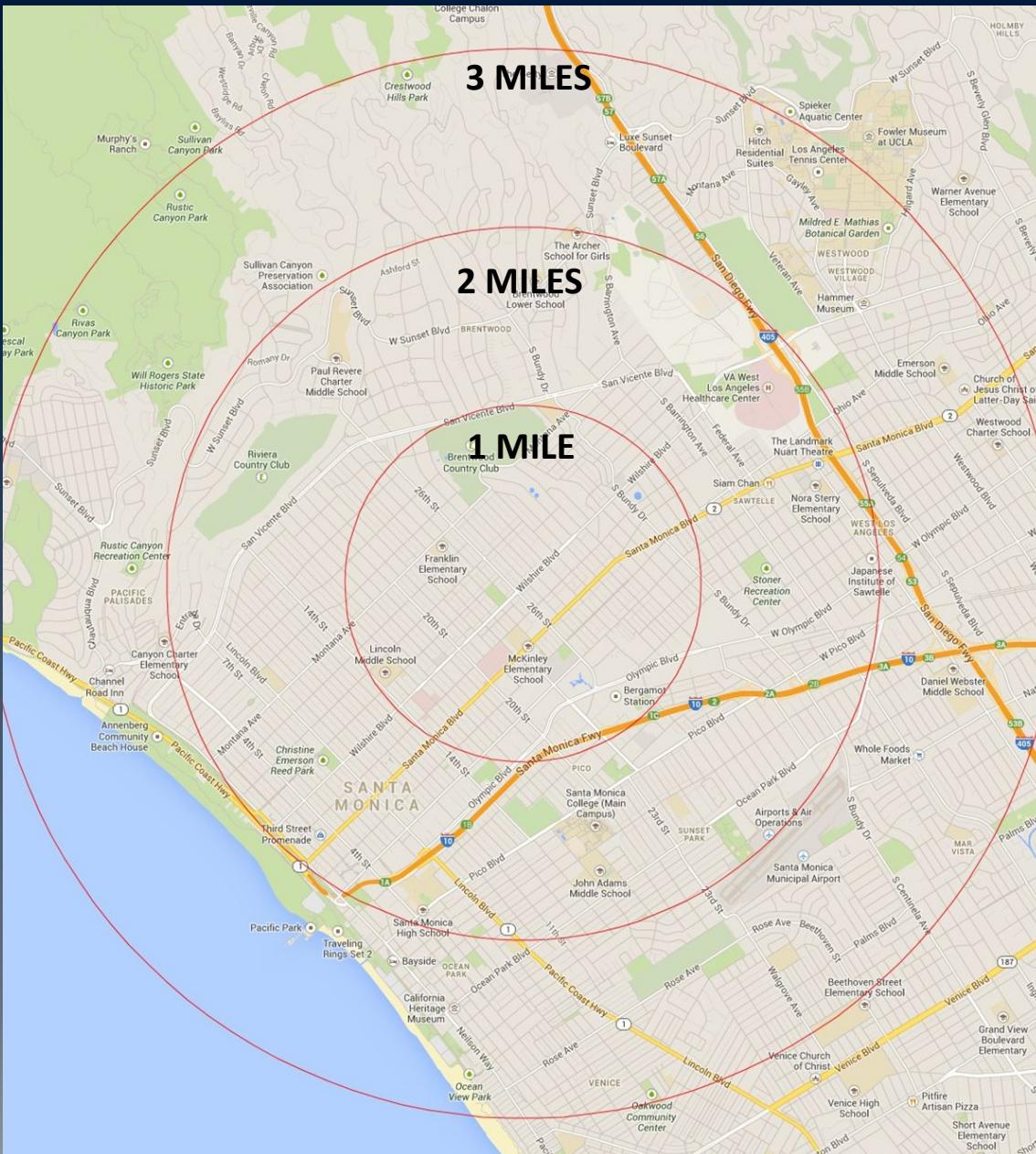
ALLEY



2635 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

WESTSIDE RETAIL
COMMERCIAL REAL ESTATE

FOR LEASE - PRIME SANTA MONICA CORNER LOCATION



2635 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403

 **WESTSIDE RETAIL**
COMMERCIAL REAL ESTATE