

FOR LEASE

2301 WILSHIRE BLVD

S A N T A M O N I C A , C A
9 0 4 0 3

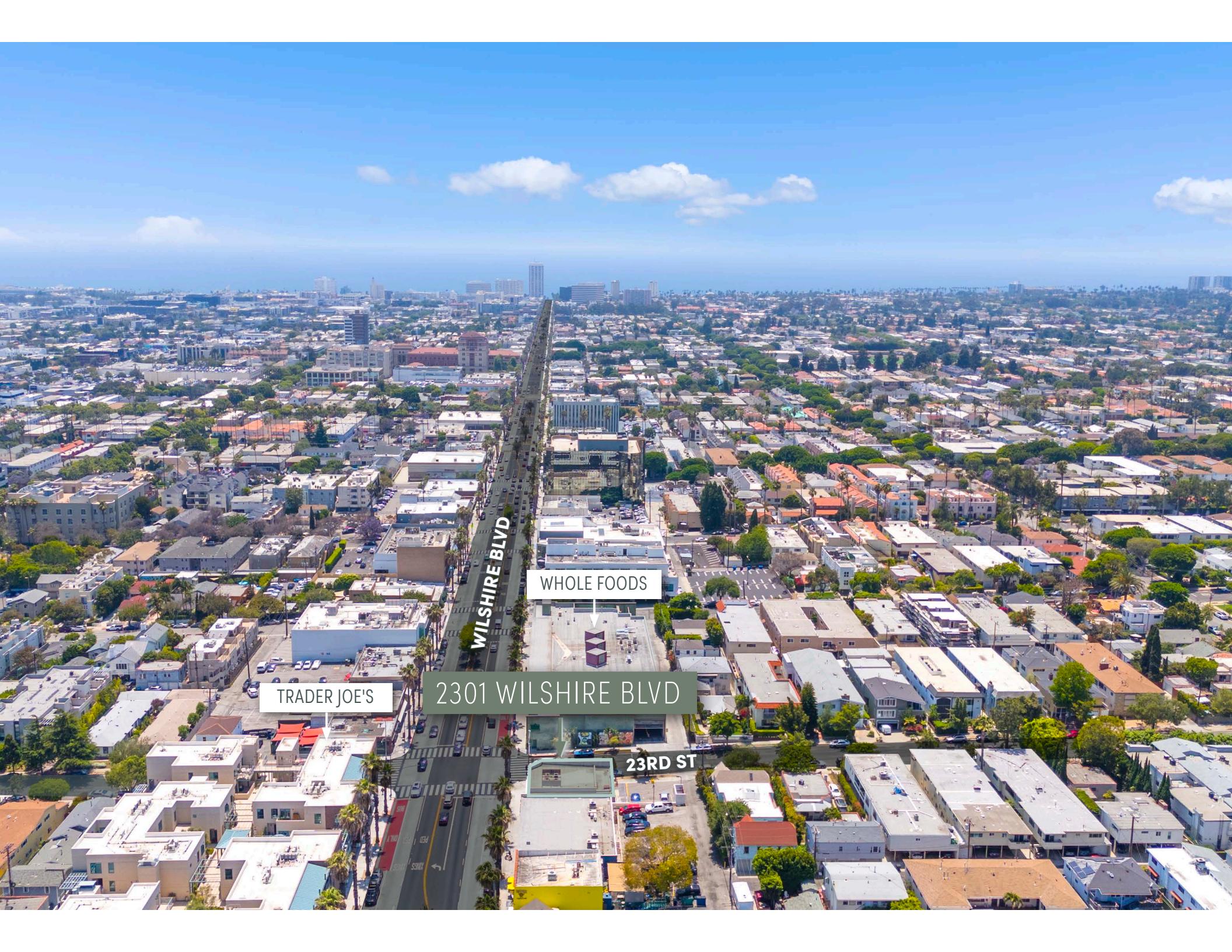
P R O M I N E N T W I L S H I R E B L V D
F O R M E R B A N K / R E T A I L S P A C E
S A N T A M O N I C A



CONTACT US : RYAN GURMAN
+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

BRONSON MORGAN
+1 415 446 8796
bronson.morgan@cbre.com
Lic. 02194401

CBRE



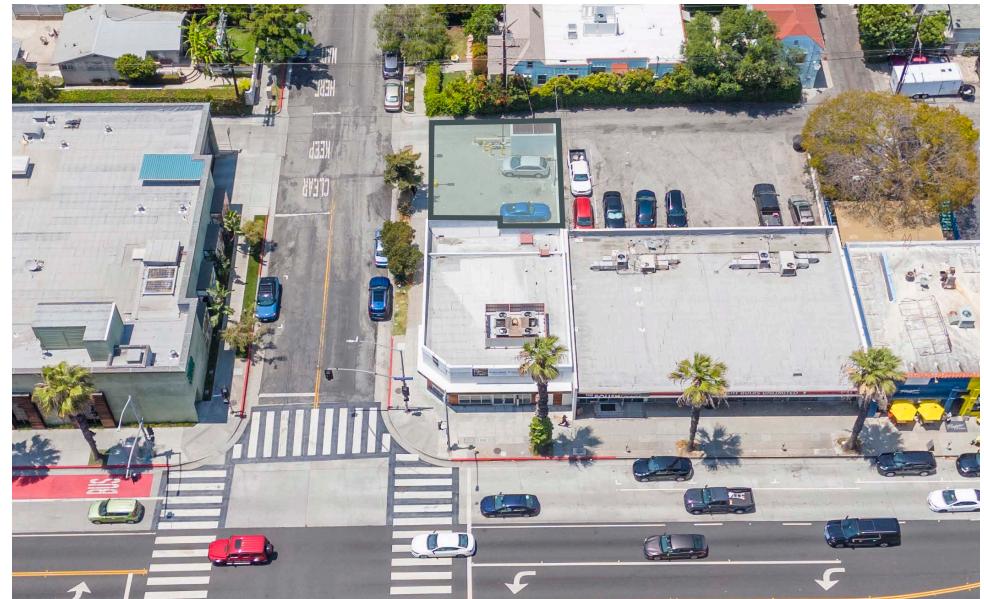
TRADE JOE'S

2301 WILSHIRE BLVD

WILSHIRE BLVD

WHITE FOODS

23RD ST



HIGHLIGHTS



2301 WILSHIRE BLVD

Size: ±2,200 SF

Rate: UPON REQUEST

Available: December 1, 2025



Hard corner of Wilshire
Blvd and 23rd St



On-Site Parking



Former Bank Branch,
Suitable for Retail



Adjacent to Whole Foods,
Trader Joe's, EXER Urgent
Care, and more!



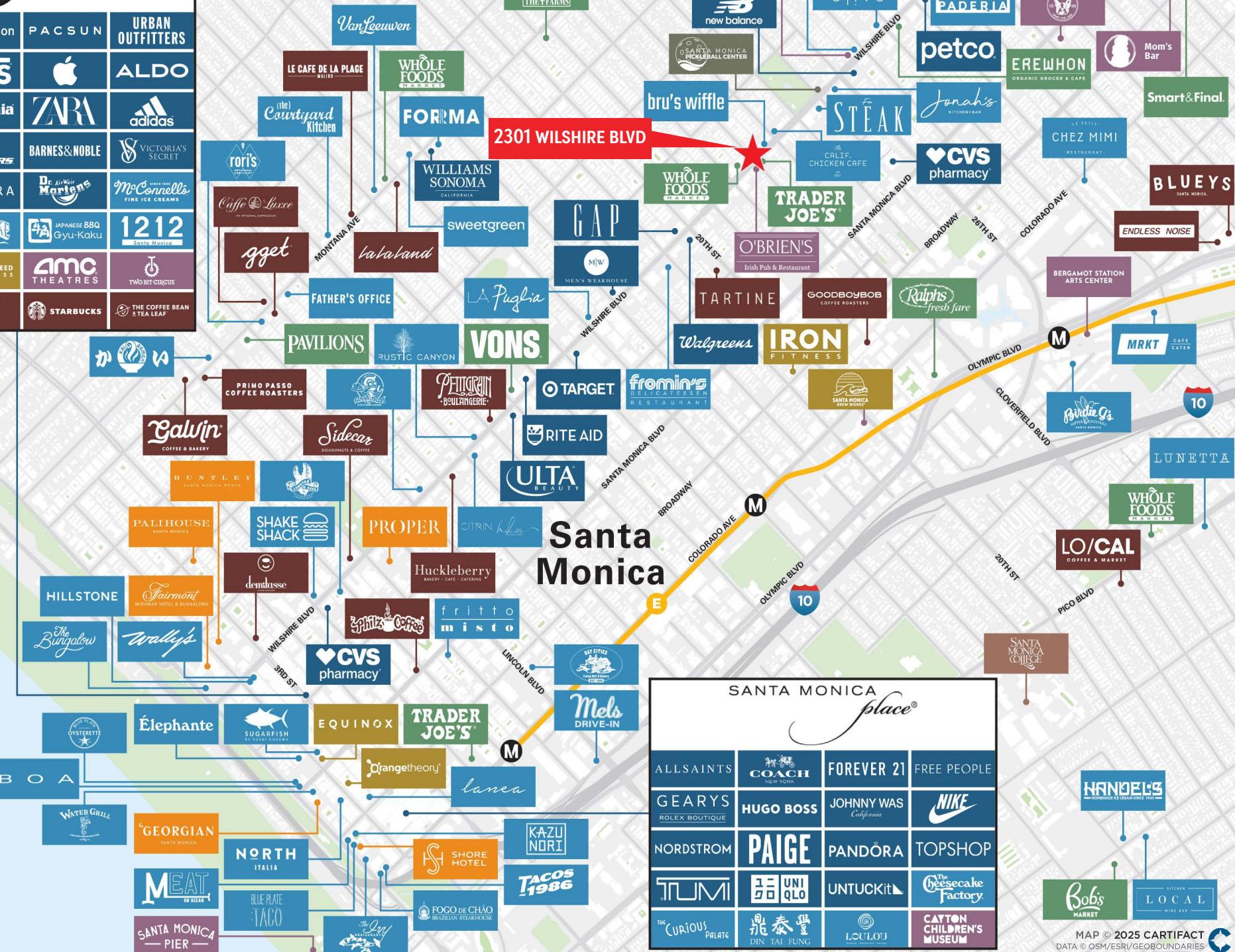
Prominent Signage



LOCAL HAPPENINGS

Downtown
Santa
Monica

Google Store	lululemon	PAC SUN	URBAN OUTFITTERS
alo	VANS	Apple	ALDO
ANTHROPOLOGIE	patagonia	ZARA	adidas
Abercrombie & Fitch	SKECHERS	BARNES & NOBLE	VICTORIA'S SECRET
Foot Locker	SEPHORA	Dr. AirWair Marlies	McConnells SINCE 1946 FINE ICE CREAMS
Yogurland [®] get real.	SILVERLAKE Ramen	4A JAPANESE BBQ Gyu-Kaku	1212 Santa Monica
BURN FITNESS	JOHN REED FITNESS	AMC THEATRES	TWO BIT CIRCUS
SM AM	ugo	STARBUCKS	THE COFFEE BEAN & TEA LEAF

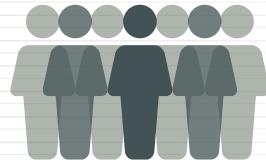


PARKING

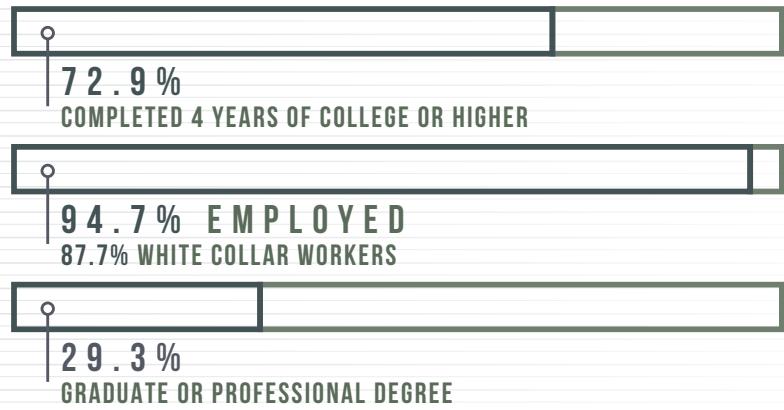


WILSHIRE BLVD

345,553
RESIDENTS



41.4
MEDIAN AGE



| 18,101
TOTAL
HOUSEHOLDS

| \$189K
AVERAGE HOUSEHOLD
INCOME

| \$1.68M
MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	36,637	224,052	446,900
2029 Population - Five Year Projection	36,008	223,376	446,284
2020 Population - Census	37,155	233,633	464,411
2010 Population - Census	35,859	222,296	440,798
2020-2024 Annual Population Growth Rate	-0.27%	-0.79%	-0.73%
2024-2029 Annual Population Growth Rate	-0.35%	-0.06%	-0.03%



	1 MILE	3 MILES	5 MILES
HOUSEHOLDS			
2024 Households - Current Year Estimate	18,101	111,208	212,116
2029 Households - Five Year Projection	18,144	113,363	216,553
2020 Households - Census	17,868	111,081	211,665
2010 Households - Census	17,789	109,253	206,283
2020-2024 Compound Annual Household Growth Rate	0.25%	0.02%	0.04%
2024-2029 Annual Household Growth Rate	0.05%	0.38%	0.41%
2024 Average Household Size	1.97	1.93	1.98



	1 MILE	3 MILES	5 MILES
HOUSING INCOME			
2024 Average Household Income	\$188,516	\$193,607	\$194,036
2029 Average Household Income	\$208,053	\$211,692	\$212,291
2024 Median Household Income	\$125,192	\$121,077	\$123,674
2029 Median Household Income	\$148,020	\$139,782	\$141,676
2024 Per Capita Income	\$94,128	\$96,222	\$92,492
2029 Per Capita Income	\$105,926	\$107,556	\$103,420



	1 MILE	3 MILES	5 MILES
EDUCATION			
2024 Population 25 and Over	28,591	170,744	335,993
HS and Associates Degrees	6,648	38,032	76,999
Bachelor's Degree or Higher	20,832	126,325	244,926



	1 MILE	3 MILES	5 MILES
HOUSING UNITS			
2024 Housing Units	19,862	123,685	234,710
2024 Vacant Housing Units	1,761	12,477	22,594
2024 Occupied Housing Units	18,101	111,208	212,116
2024 Owner Occupied Housing Units	5,101	33,681	70,610
2024 Renter Occupied Housing Units	13,000	77,527	141,506



	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2024 Businesses	4,199	22,640	38,236
2024 Employees	41,091	209,797	365,180



FOR LEASE

2301 WILSHIRE BLVD

S A N T A M O N I C A , C A
9 0 4 0 3

P R O M I N E N T W I L S H I R E B L V D
F O R M E R B A N K / R E T A I L S P A C E
S A N T A M O N I C A



CONTACT US : **RYAN GURMAN**
+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

BRONSON MORGAN
+1 415 446 8796
bronson.morgan@cbre.com
Lic. 02194401

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.