

FOR LEASE

2301 WILSHIRE BLVD

SANTA MONICA, CA
90403

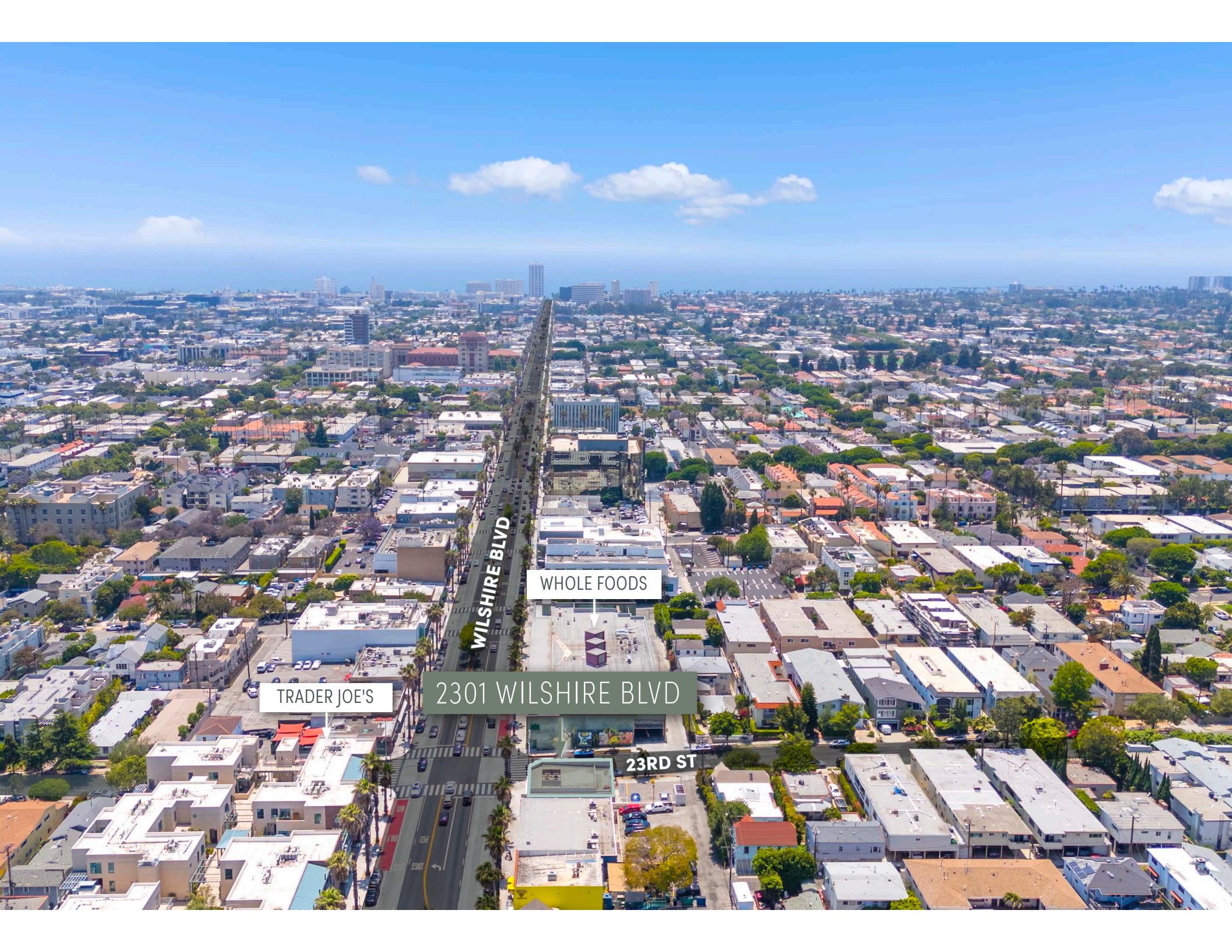
PROMINENT WILSHIRE BLVD
FORMER BANK / RETAIL SPACE
SANTA MONICA



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



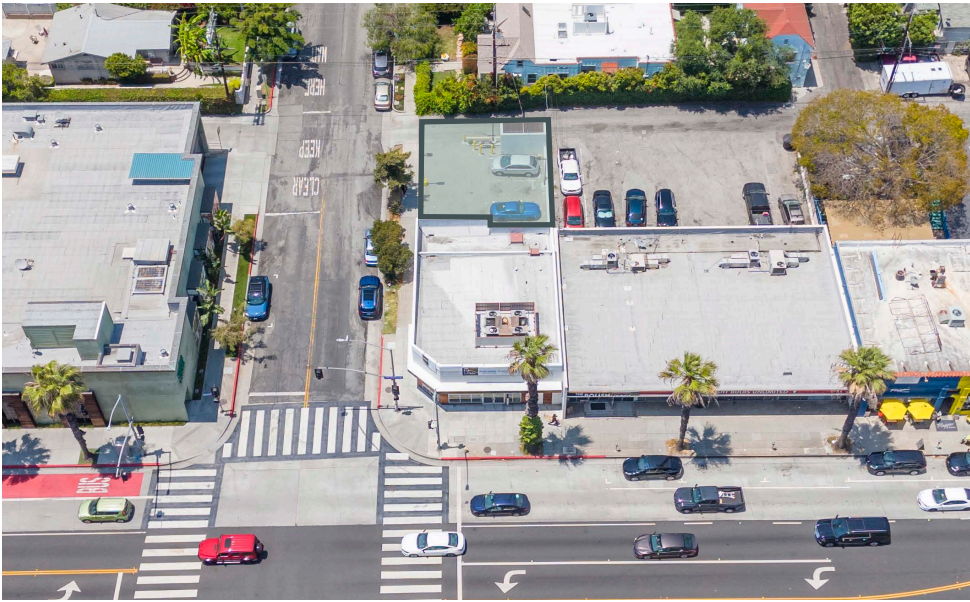
WILSHIRE BLVD

WHOLE FOODS

TRADER JOE'S

2301 WILSHIRE BLVD

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!



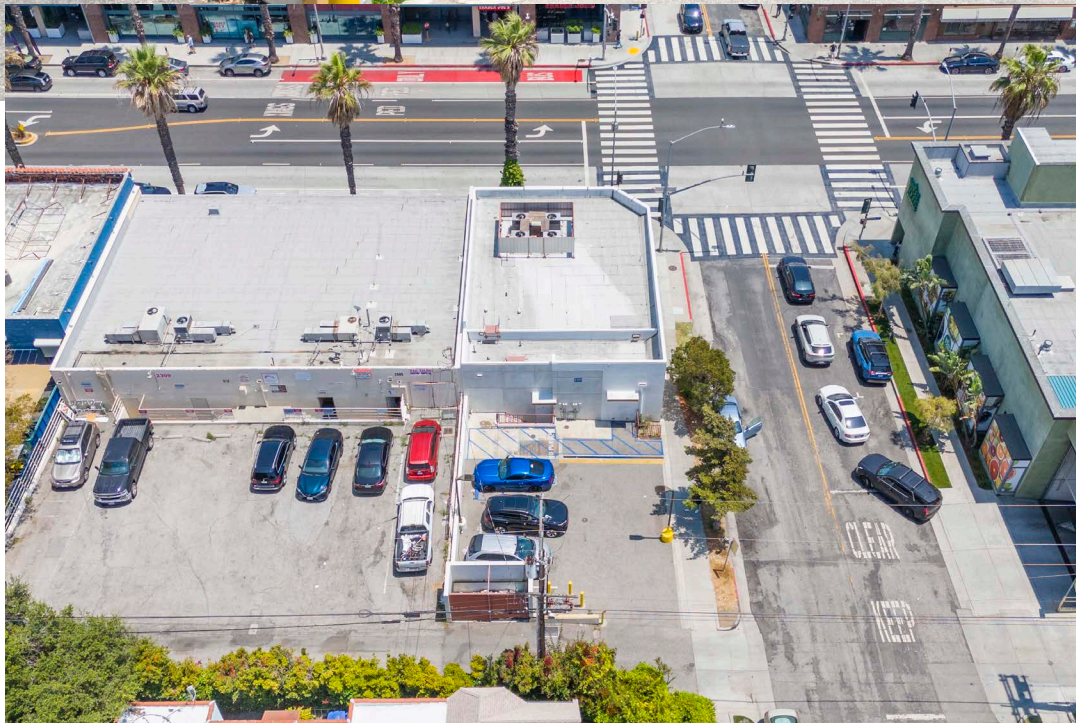
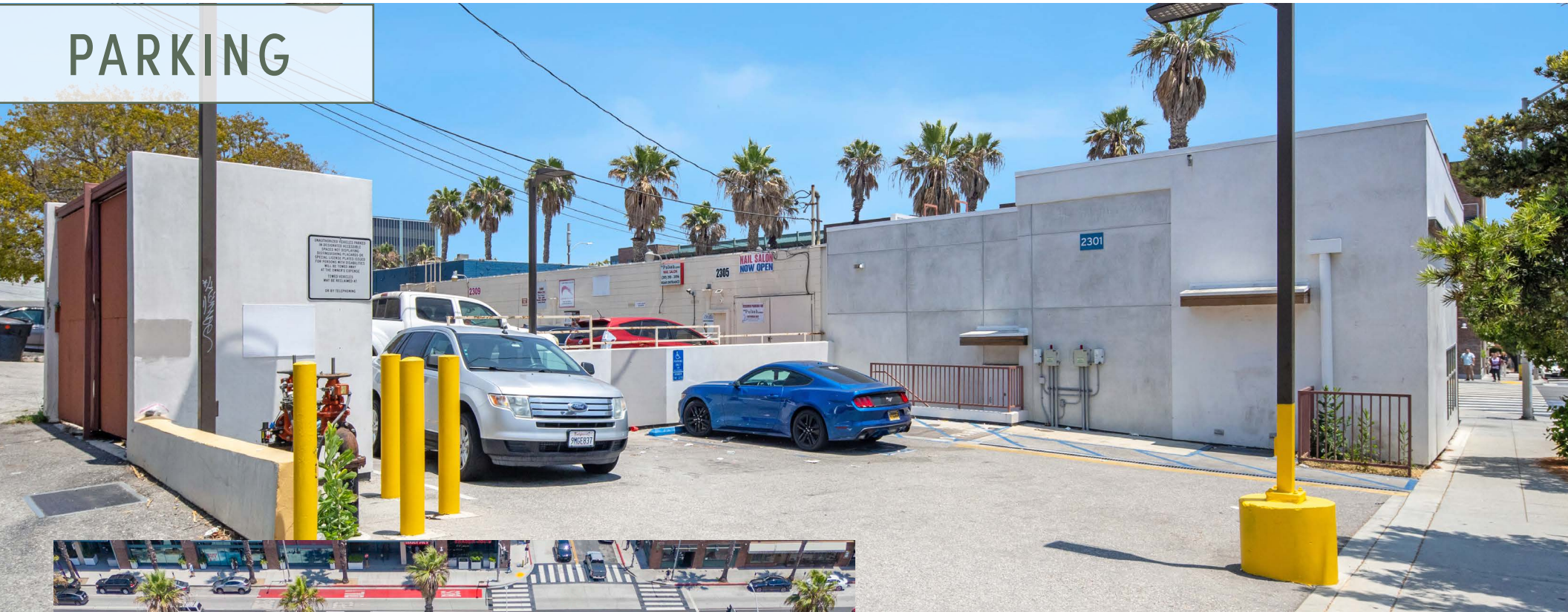
Prominent Signage



LOCAL HAPPENINGS



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



POPULATION

	1 MILE	3 MILES	5 MILES
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%



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



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



EDUCATION

	1 MILE	3 MILES	5 MILES
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



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



PLACE OF WORK

2024 Businesses	4,199	22,640	38,236
2024 Employees	41,091	209,797	365,180



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