

3032 WILSHIRE BLVD  
SANTA MONICA, CA 90403



GROUND FLOOR  
SMALL FOOD SPACES  
PRIME SANTA MONICA CORNER PROPERTY



• **SPACE IS PERMIT READY FOR 3 FOOD STALLS. LANDLORD IS LOOKING FOR A SINGLE OPERATOR TO TAKE ALL THREE STALLS TO DO MULTIPLE CONCEPTS**

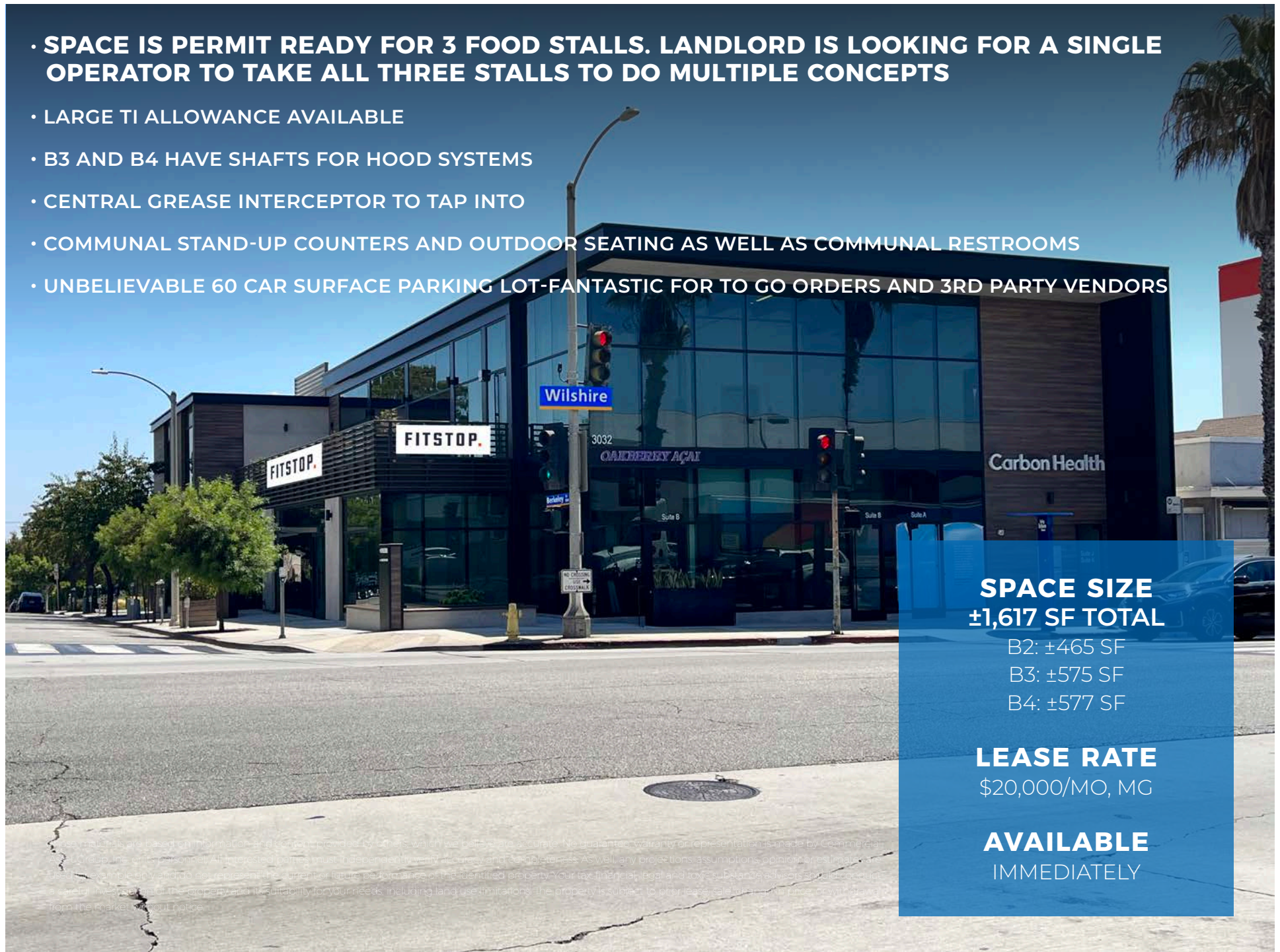
• **LARGE TI ALLOWANCE AVAILABLE**

• **B3 AND B4 HAVE SHAFTS FOR HOOD SYSTEMS**

• **CENTRAL GREASE INTERCEPTOR TO TAP INTO**

• **COMMUNAL STAND-UP COUNTERS AND OUTDOOR SEATING AS WELL AS COMMUNAL RESTROOMS**

• **UNBELIEVABLE 60 CAR SURFACE PARKING LOT-FANTASTIC FOR TO GO ORDERS AND 3RD PARTY VENDORS**



**SPACE SIZE**  
**±1,617 SF TOTAL**

B2: ±465 SF

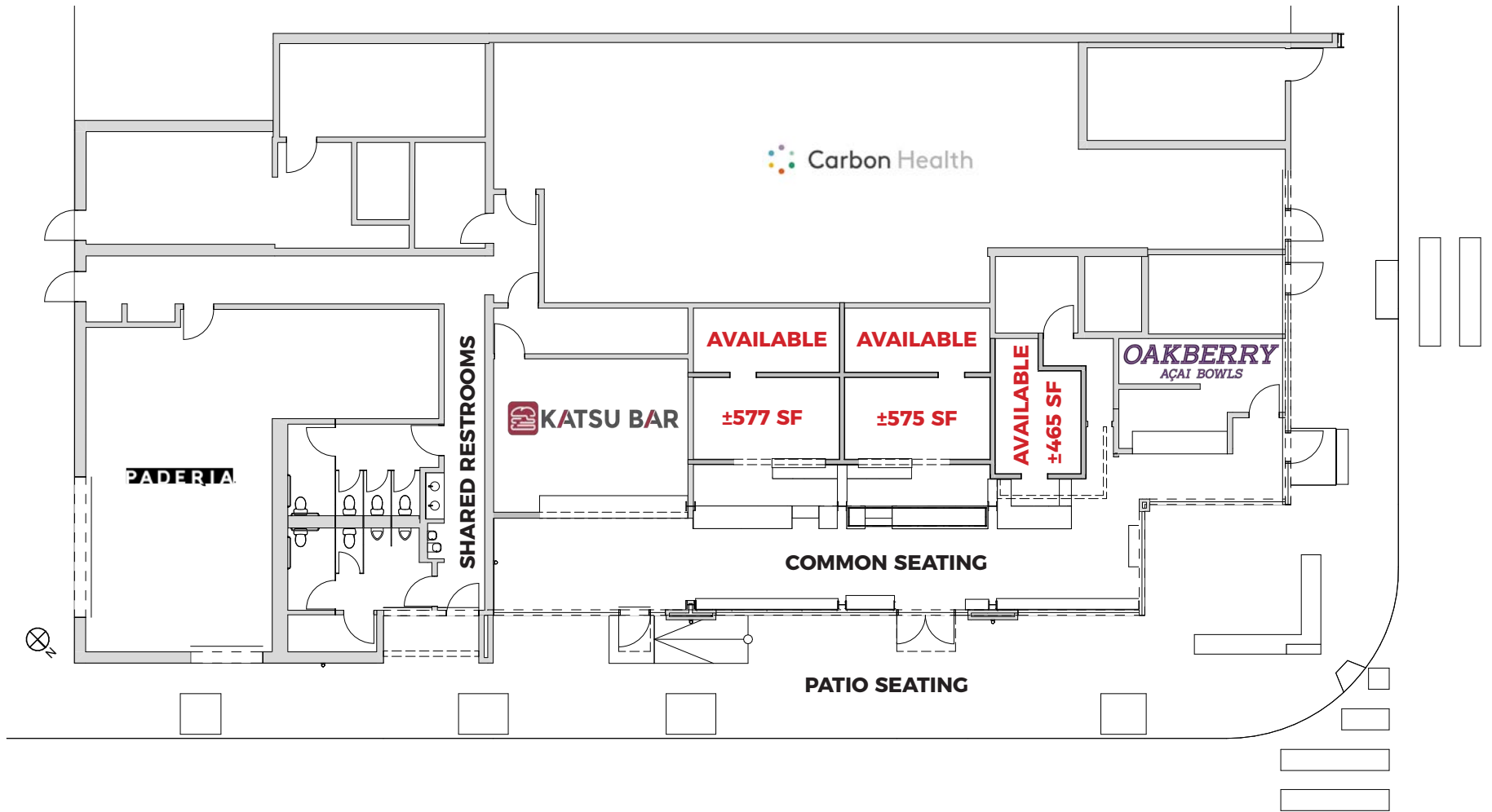
B3: ±575 SF

B4: ±577 SF

**LEASE RATE**  
**\$20,000/MO, MG**

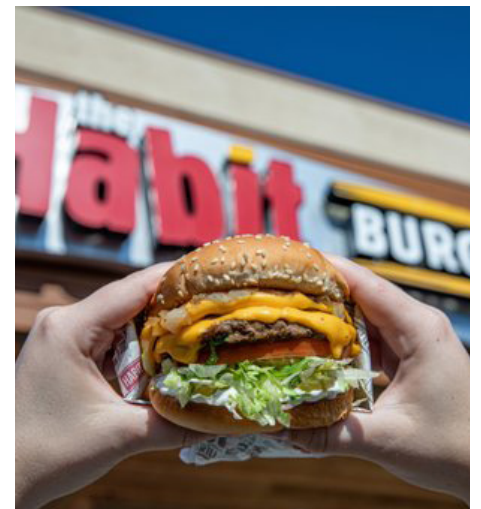
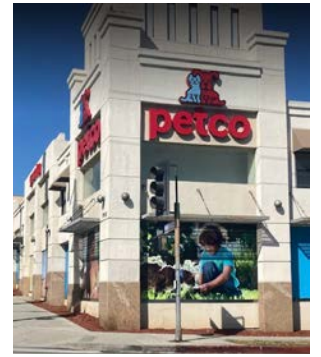
**AVAILABLE**  
**IMMEDIATELY**

These materials are based on information and content provided by others which we believe to be accurate. No guaranteed warranty or representation is made by Commercial Group, Inc. or its personnel. All proposed parties must determine their own use and suitability. As well, any projections, assumptions, opinions or realizations are used as a guide only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a detailed investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease sale and may be leased or withdrawn from the market without notice.



# GROUND FLOOR PLAN





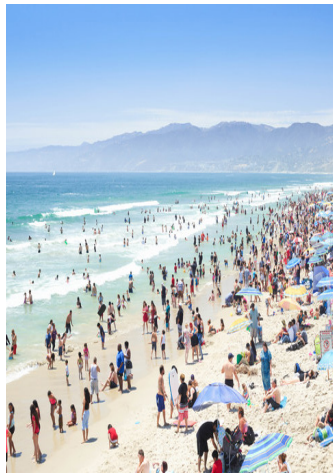
# THE NEIGHBORS - RETAIL





AERIAL





# DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 42,378

2 MILE: 131,015

3 MILE: 251,893

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$133,226

2 MILE: \$133,427

3 MILE: \$134,992

MEDIAN AGE:

1 MILE: 41

2 MILE: 41.5

3 MILE: 41.3

WALK SCORE:

90





COMMERCIAL  
ASSET GROUP

**DAVID ASCHKENASY**

EXECUTIVE VICE PRESIDENT  
P 310.272.7381  
E [DAVIDA@CAGRE.COM](mailto:DAVIDA@CAGRE.COM)  
LIC. 01714442

**DAVID ICKOVICS**

PRINCIPAL  
P 310.272.7380  
E [DJI@CAGRE.COM](mailto:DJI@CAGRE.COM)  
LIC. 01315424

**TIFFANY LOTZ**

DIRECTOR  
P 310.272.7385  
E [TIFFANY@CAGRE.COM](mailto:TIFFANY@CAGRE.COM)  
LIC. 01879870

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550  
LOS ANGELES, CA 90067  
P 310.275.8222 F 310.275.8223  
[WWW.CAGRE.COM](http://WWW.CAGRE.COM) LIC. 01876070