

INDU STRY

RETAIL/CREATIVE OFFICE

1st Fl Retail Area : ±4,574 RSF (Divisible to ±1,136 RSF)

2nd Fl: Suite 2C ±8,800 RSF

631

WILSHIRE BLVD SANTA MONICA

FOR LEASE



INDUSTRYPARTNERS.COM

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AVAILABLE RSF

1st Fl Retail Area	±4,574 RSF (Divisible to ±1,135 RSF)
2nd Fl Office Area	±8,800 RSF

RATE

Retail	\$4.75 - \$5.75 per Mo. NNN (±\$1.75/SF NNNs)
Office	\$5.75/SF per Mo. FSG

TERM

Negotiable

COMMENCEMENT

Immediate

PARKING

\$275/Mo/Reserved
53 On-Site Unreserved
@ \$240/Mo./UR Space

Architectural gem in the heart of Santa Monica

FEATURES

Signalized Corner Retail/Restaurant

- one (1) 1,600 gallon grease interceptor
- one (1) 300 gallon grease trap

Across from Proper Hotel

Private Entry to Office Suites

On-site parking

- Unreserved \$240/Mo
- Reserved \$275/Mo
- 27 total unreserved (9 for retail)
- 15 unreserved off-site parking

Strong Co-Tenancy and Affluent Customer Base

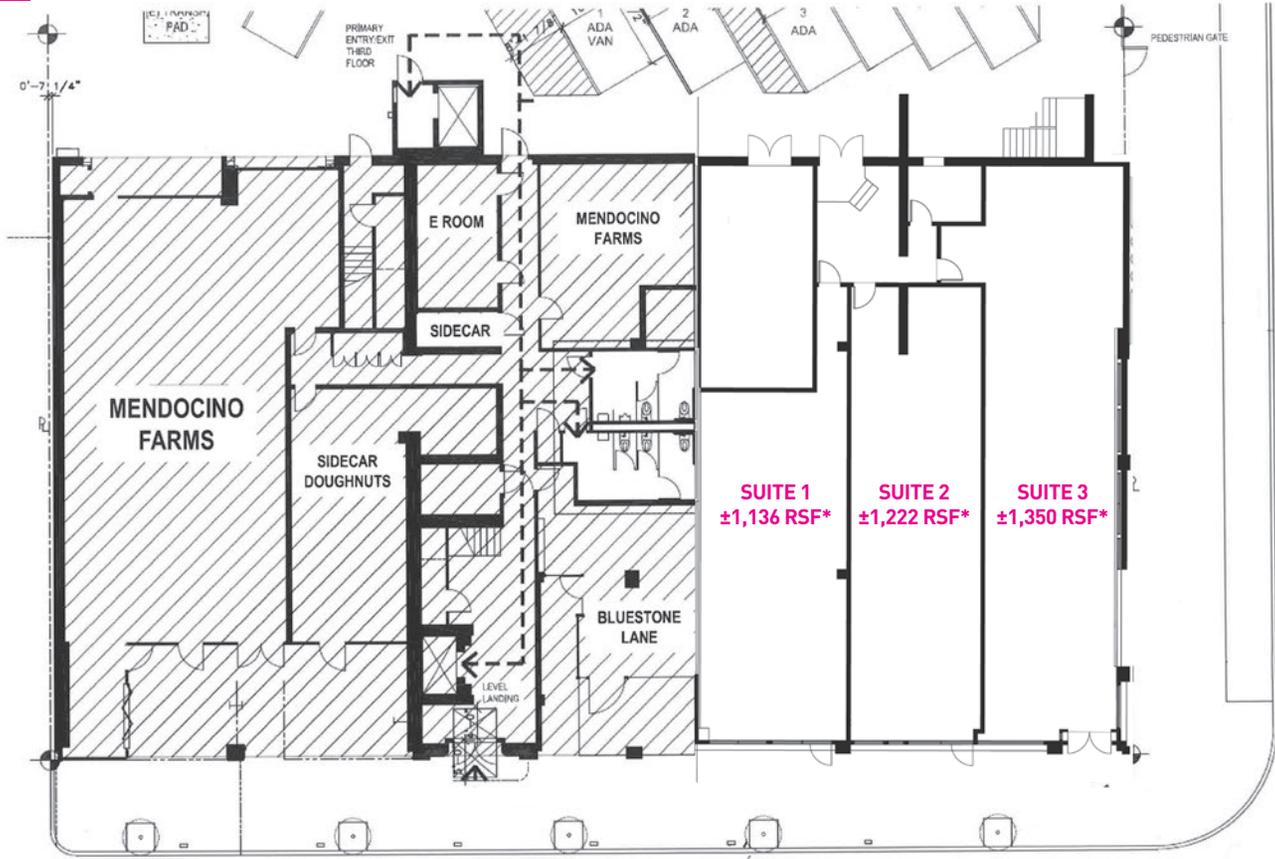


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**FIRST FLOOR
RETAIL AREA
±4,574 RSF Divisible**

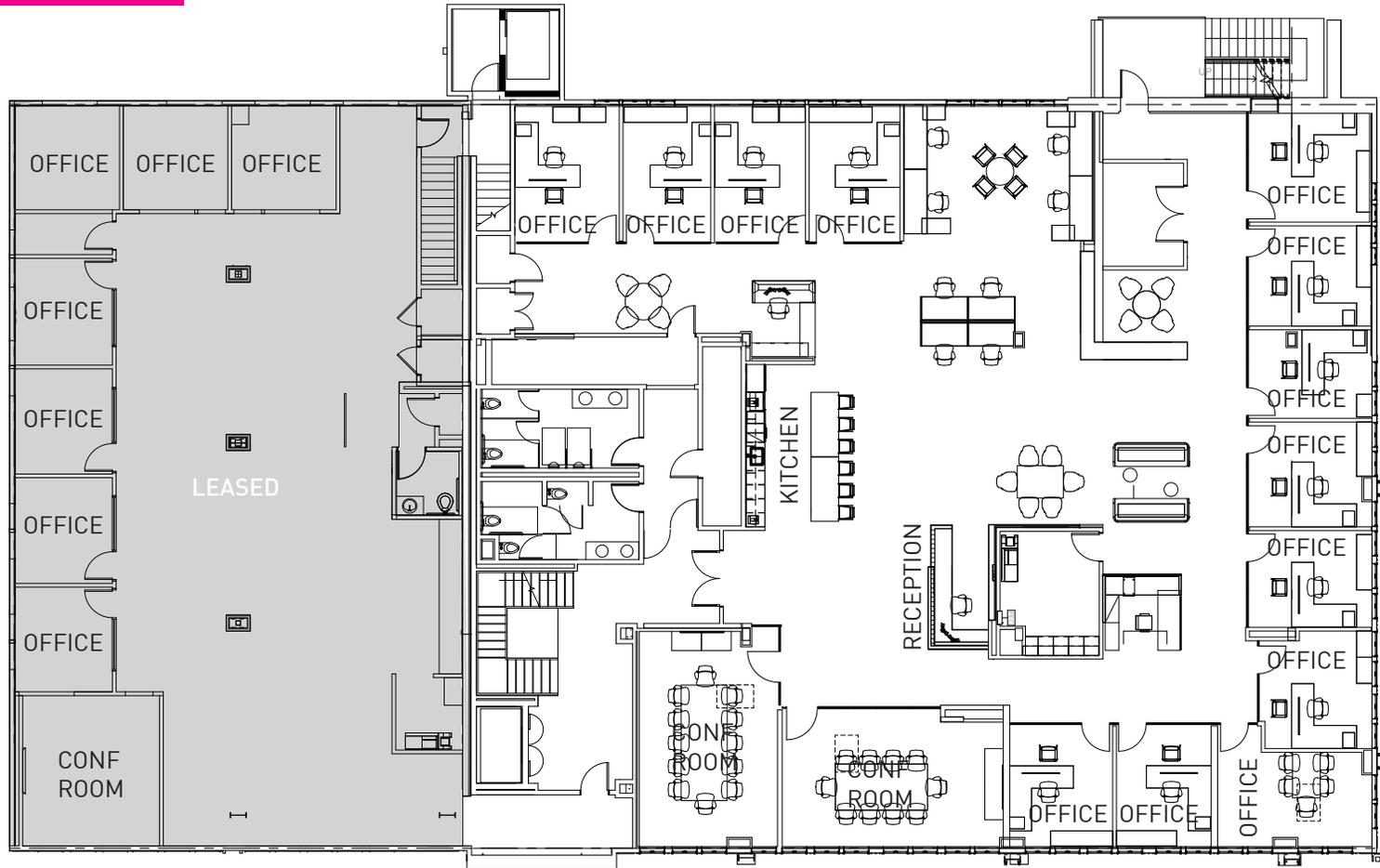
*Hypothetical Demising



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

WILSHIRE BLVD

SECOND FLOOR
Suite 2C ±8,800 RSF

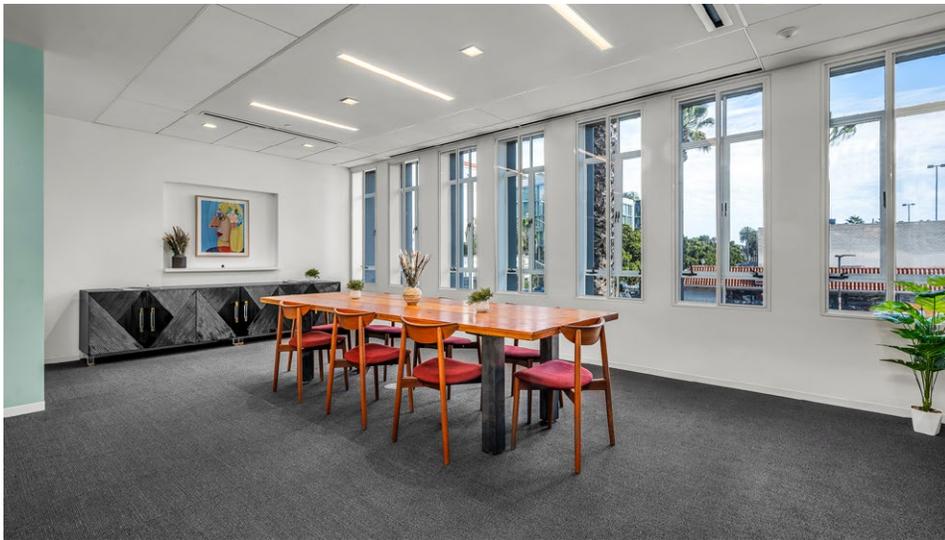
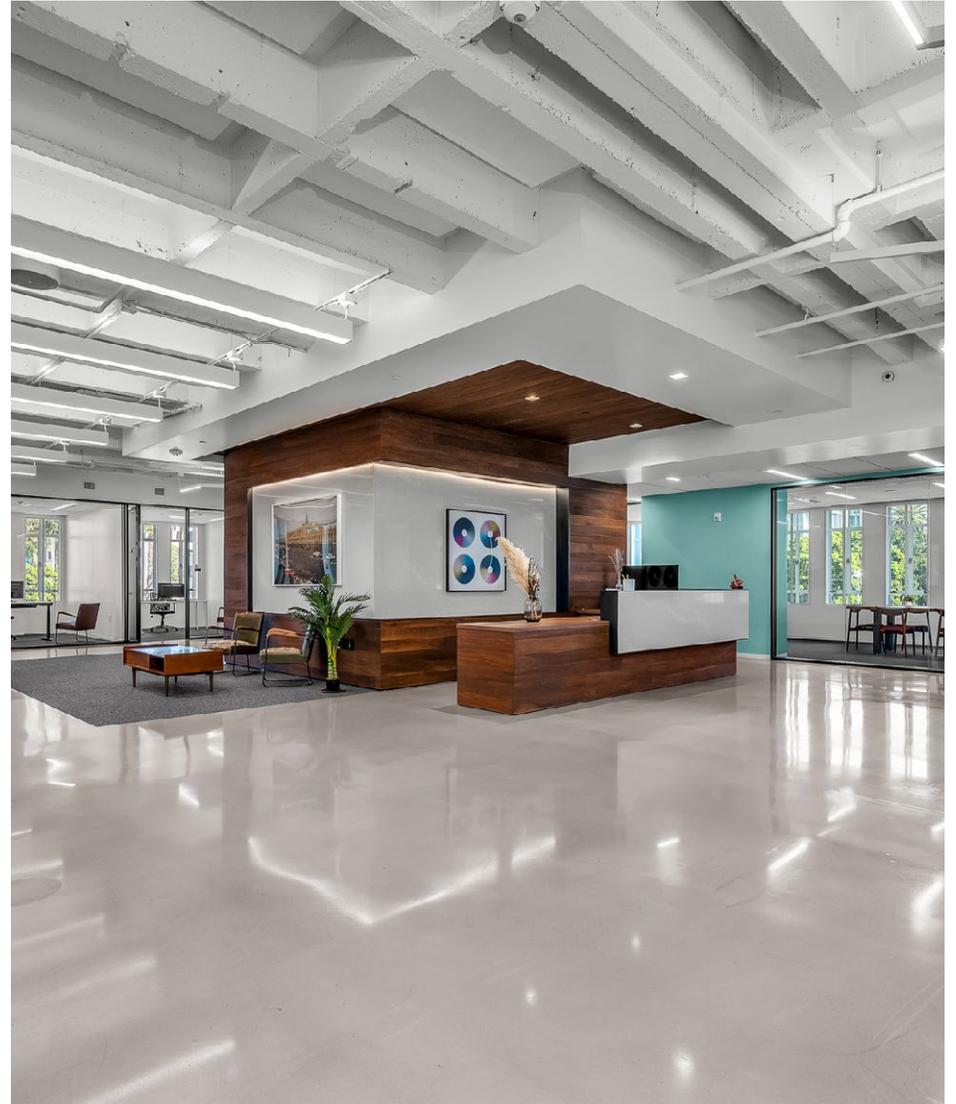


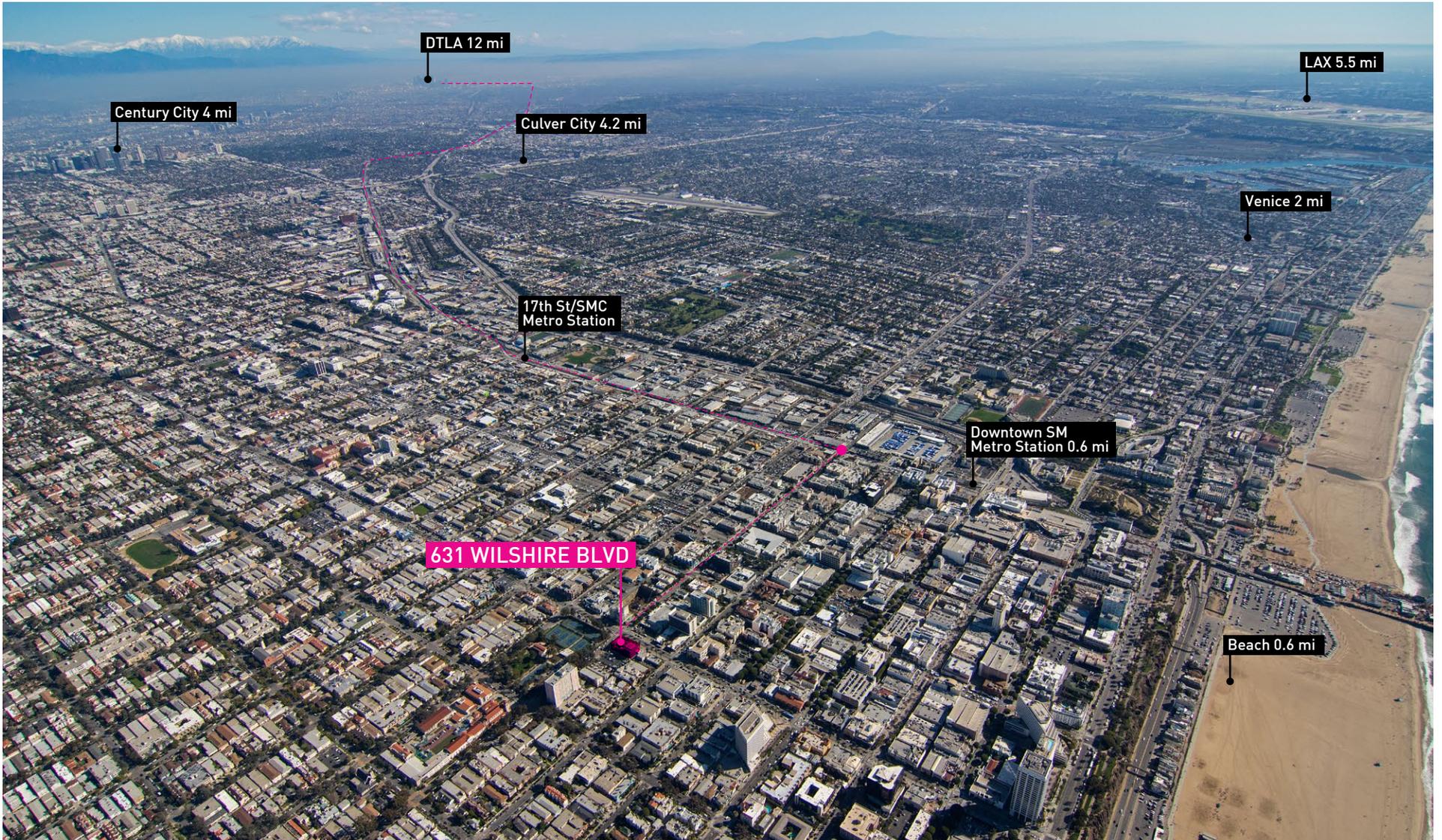
7TH STREET

WILSHIRE BLVD

NOT TO SCALE.
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1 min
WALK



ON-SITE



2 min
WALK



ON-SITE



Calabra: An elevated rooftop restaurant and bar featuring Mediterranean-California cuisine made with seasonal, thoughtfully sourced ingredients. From the sundeck, circular bar or indoor lounge, guests enjoy boutique wines, signature cocktails, and ocean-adjacent vistas in a stylish, relaxed setting.

Mendocino Farms: This modern sandwich-and-salad spot serves creative, locally sourced ingredients in inventive combinations. With fresh bread, crisp produce, and bold flavor profiles, it offers a bright, casual atmosphere for lunch or dinner.

HomeState: A casual, lively Texas-style kitchen specializing in breakfast tacos, brisket, queso, and house-made tortillas. The menu offers bold, comforting flavors in a relaxed environment—great for brunch, casual meals or gatherings.

Sidecar Donuts: An artisanal doughnut shop known for small-batch, made-from-scratch doughnuts baked hourly. They use no preservatives and seasonal ingredients to craft inventive flavors. Their signature blends of donuts and coffee create an elevated twist on a classic morning treat.

4 min
WALK



7 min
WALK



8 min
WALK



10 min
WALK



10 min
WALK



Shirube: A modern Japanese izakaya blending traditional small plates, elevated flavors, and a lively, social atmosphere. Known for its creative sashimi, tempura, and curated sake menu, it's ideal for group dining and tasting adventures.

Tar & Roses: A globally inspired, locally minded restaurant that emphasizes wood, fire, and smoke. Chef Andrew Kirschner's menu features seasonal ingredients, bold flavors, and approachable creativity in a warm, neighborhood dining setting.

Mélisse: A two-Michelin-star tasting-menu restaurant marrying French technique with Californian nuance. The intimate 14-seat space offers beautifully plated, multi-course dishes that highlight luxurious ingredients and seasonal provenance. It's ideal for special occasions, pairing elegance with bold, inventive flavor.

Petitgrain Boulangerie: A petite French-style bakery that emphasizes artisanal breads and pastries made with California-grown grains and fresh ingredients. It evokes cozy neighborhood charm and brings a European café feel to the local scene.

The Bungalow: A relaxed, stylish bar-lounge that feels part coastal retreat, part private residence. With fire pits, garden seating, eclectic furnishings, live music, and a breezy atmosphere, it's a favorite social hub for locals and visitors.