

OPPORTUNITY FOR SALE OR LEASE

1415 WILSHIRE

SANTA MONICA, CA 90403



1415 WILSHIRE

FOR **SALE** INFORMATION

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FOR AERIAL VIDEO

WESTMAC

Commercial Brokerage Company

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company and Matthews Real Estate Investment Services are pleased to present the opportunity to acquire or lease 1415 Wilshire Boulevard in Santa Monica, California, retail property located along highly trafficked Wilshire Boulevard, just east of 14th Street. The Property is approximately one (1) mile from Downtown Santa Monica and twenty (20) minutes from Los Angeles International Airport.

Built in 1930, 1415 Wilshire Boulevard is approximately 4,878 square feet of building situated on approximately 5,000 square feet of land. The Property falls under Santa Monica's MUB (Mixed Use Boulevard) zoning within the highly affluent and densely populated Wilshire-Montana neighborhood, where median household income is estimated at \$113,000 within a one-mile radius, and average home valued over \$1 million.

1415 Wilshire Boulevard is walking distance to an abundance of retailers, including Vons, Rite Aid, Bank of America, Santa Monica UCLA Hospital, and many more. It is a 14-minute walk (0.6 mi.) from the Metro E Line (Expo) at the 17th Street / SMC Station stop and features a Walk Score of 92 (Walker's Paradise).

The property will be delivered vacant making it an excellent opportunity for an owner-user or operator looking to make their mark in Santa Monica.





SALE PRICE: \$3,750,000

LEASE RATE: \$4.50 PSF NNN (\$1.00 PSF)

PROPERTY **PROFILE**

ADDRESS: 1415 Wilshire Blvd., Santa Monica, CA 90403

APN: 4281-011-026

BUILDING SIZE: ± 4,878 square feet (total rentable area)

LAND SIZE: ± 5,000 square feet

TYPE / USE: Retail

BUILT: 1930

ZONING: MUB (Mixed-Use Boulevard)

STORIES: One (1)

TENANCY: Single (Building can be divisible by two)

OCCUPANCY: Property will be delivered vacant

FRONTAGE: 50' along Wilshire Boulevard

PARKING: No dedicated (ample metered street parking along Wilshire & a city metered lot across the street)



PUBLIC PARKING
±50 STALLS

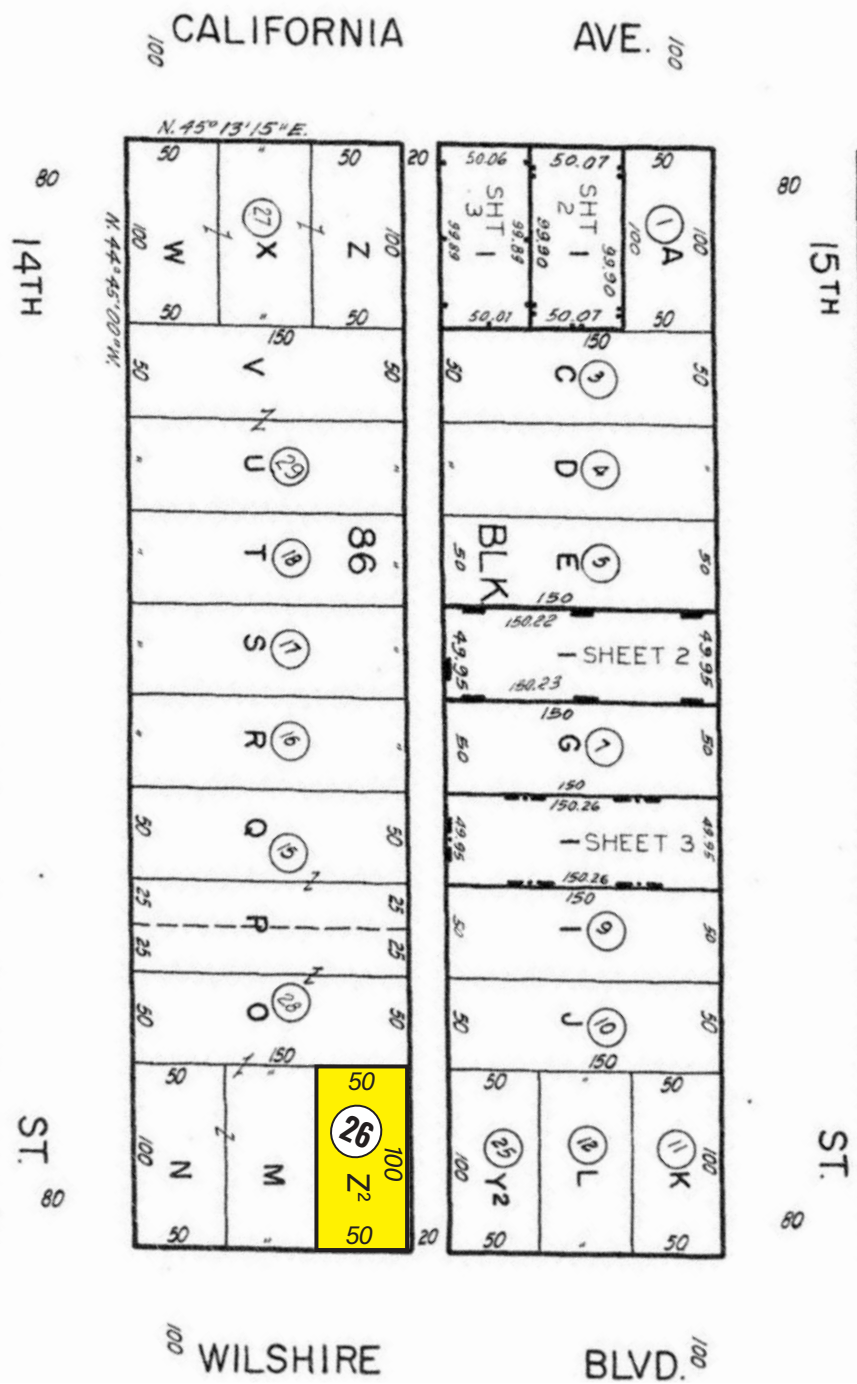
SUBJECT PROPERTY

PROPERTY HIGHLIGHTS

- **Excellent, Infill Santa Monica Location** – Strategic retail location within the dense, residential community of Wilshire-Montana, comprised of high-income levels and strong purchasing power (the median household income is \pm \$113,000 within a 1-mile radius).
- **High Traffic Retail Corridor** – Located in the heart of Santa Monica, this location benefits from tremendous vehicle traffic visibility along Wilshire Boulevard, just east of 14th Street (\pm 28,000 cars per day).
- **Excellent Westside Location with Silicon Beach Drivers** – 1 mile from Downtown Santa Monica and the Third Street Promenade, Southern California's premiere shopping/dining/entertainment complex; and 1.5 miles from Santa Monica's Media District, where tech and media giants, including Amazon, Google, Lionsgate, Hulu, Bad Robot, Universal Music Group, and many others, have offices.
- **Ample Area Amenities** – The property is walking distance to dozens of immediate retailers, including: Vons, Rite Aid, US Bank, UCLA Santa Monica Hospital, Dunkin', Bank of America, Rustic Canyon, Ulta Beauty, Starbucks, La Monarca Bakery & Café, Santa Monica Pizza Kitchen, and many more. 92 (Walker's Paradise).



PARCEL MAP

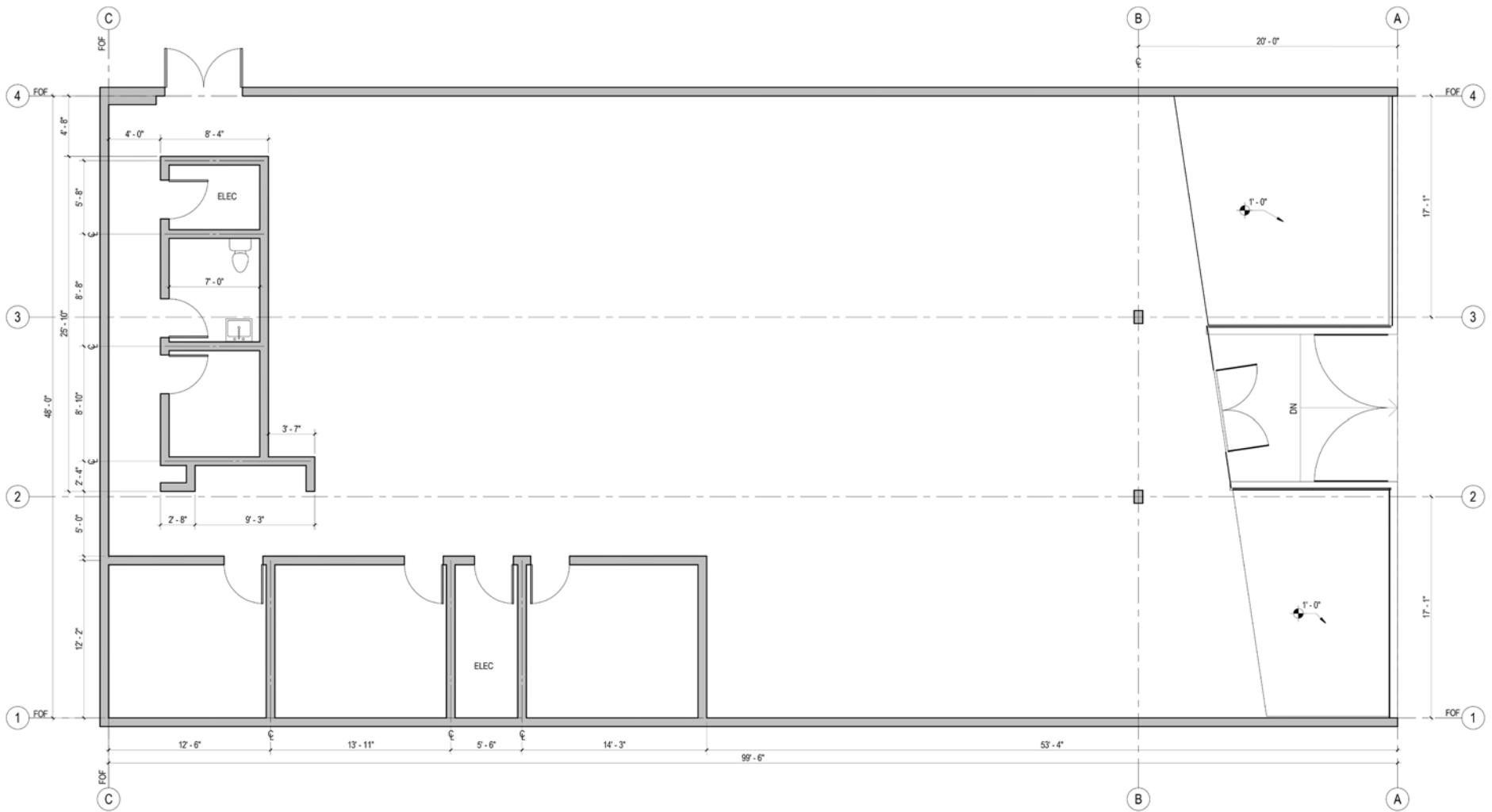


ALLEY WAY

WILSHIRE BLVD

AERIAL VIEW

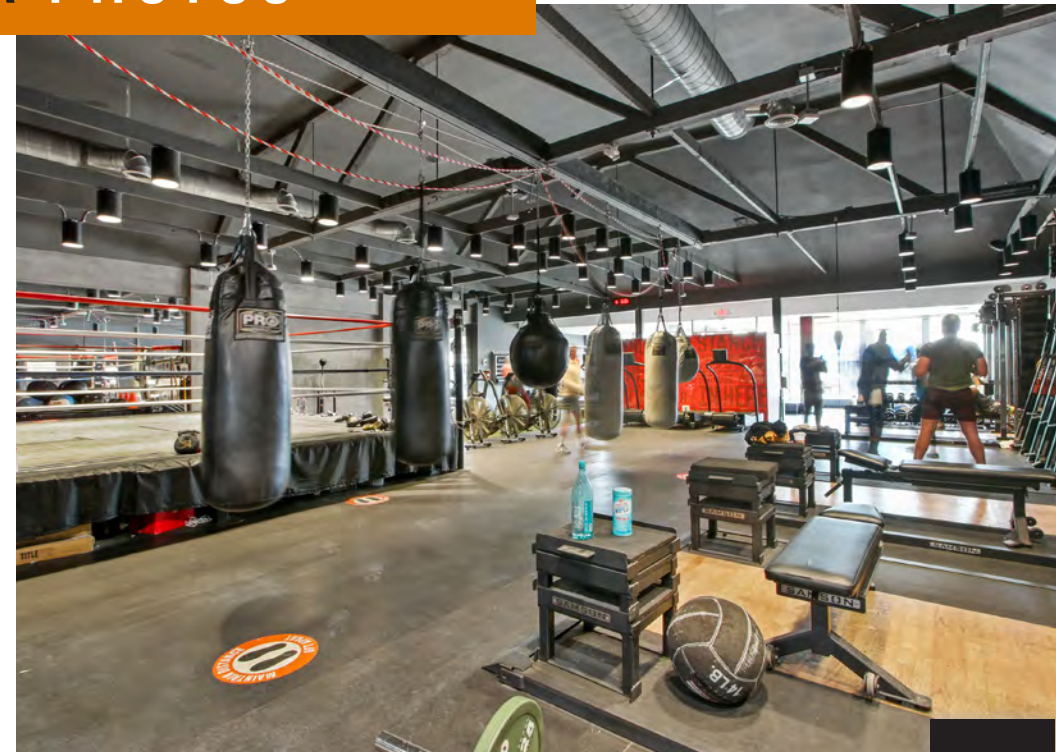




SITE PLAN

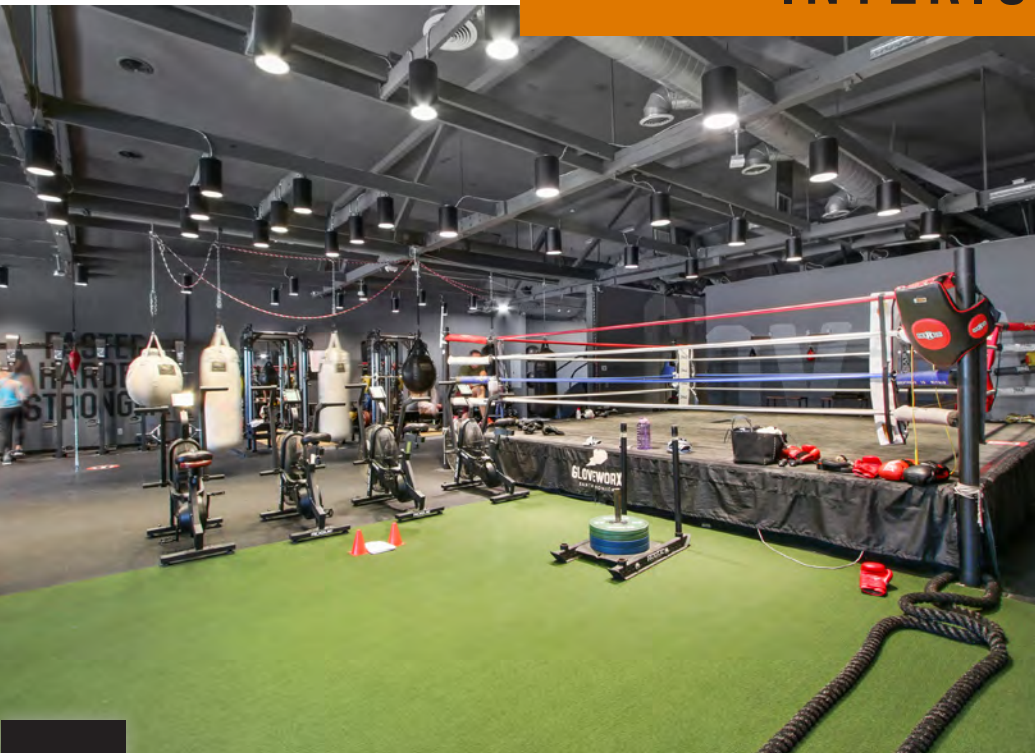


INTERIOR PHOTOS



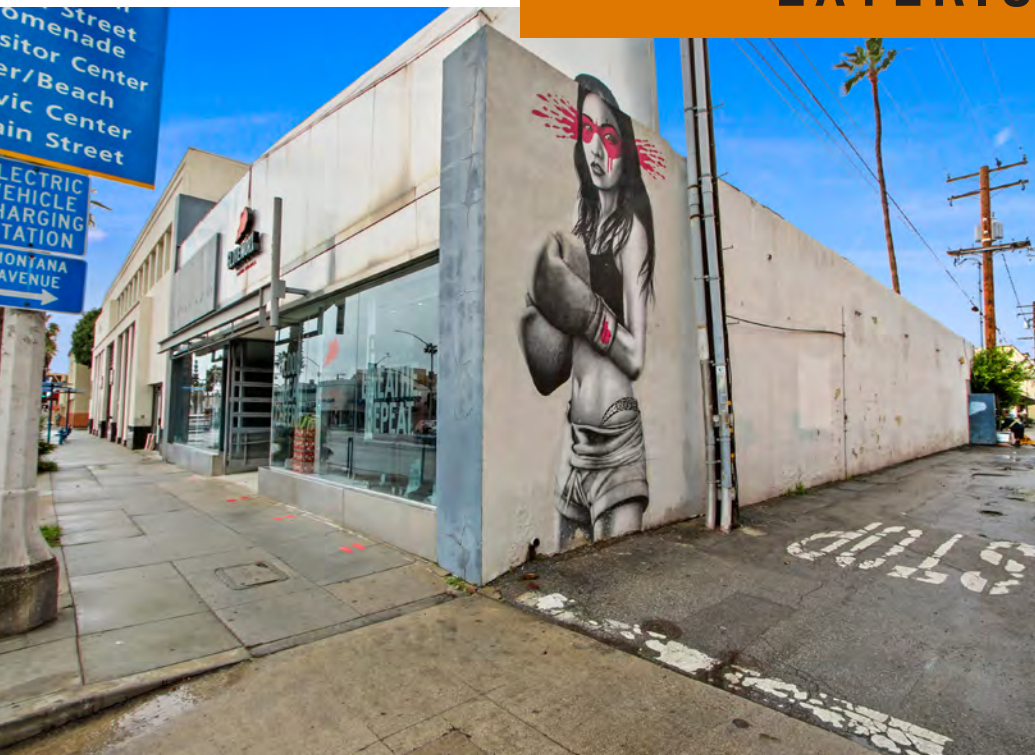


INTERIOR PHOTOS





EXTERIOR PHOTOS



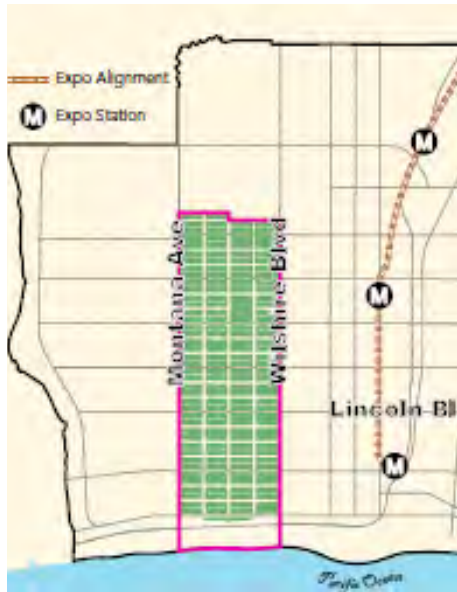


EXTERIOR PHOTOS





AREA OVERVIEW



More than 7 million visitors a year come to Santa Monica because it is a renowned beach city and close to other Los Angeles attractions. Santa Monica is known as a walkable and bike-friendly town, so it's easy to get around and experience world class shopping, dining, and entertainment. Downtown Santa Monica is home to the Santa Monica Pier, Third Street Promenade, Palisades Park and Santa Monica beach.

The Property is located in Santa Monica's Wilshire-Montana neighborhood, the City's largest multifamily neighborhood conveniently nestled between the commercial corridors of Montana Avenue to the north, 21st Street to the east, Wilshire Boulevard to the south, and Ocean Avenue to the west. The neighborhood includes many of the City's memorable cultural, architectural, and geographical characteristics—from the bluffs of Palisades Park to the palm tree-lined avenues and the grand apartment hotels dating back to the 1920s and 1930s. The interplay between West Wilshire's residential buildings and the idyllic Southern California outdoor environment makes the neighborhood a highly desirable place to live.

SANTA MONICA IS A VIBRANT BEACH-SIDE CITY BOASTING NATURAL BEAUTY & UNPARALLELED LIVING



PACIFIC PARK



THIRD ST. PROMENADE



SANTA MONICA PIER



PALISADES PARK

SILICON BEACH

Santa Monica has emerged as the center of the technology, entertainment, and digital information industries in Southern California. Santa Monica properties achieve among the strongest pricing in all of Los Angeles as well as the nation. The area's supply constraints, high-profile tenants, unique beach lifestyle, and top-dollar rents are attractive to many capital sources.

The region has attracted companies ranging from startups to established tech giants. Recognizable names like Amazon, Google, and Facebook, are neighbors with buzzy startups, like Postmates and Fair.

Here are just some of the Silicon Beach companies located in Santa Monica:

facebook



Google



hulu

amazon

ACTIVISION



LIONSGATE



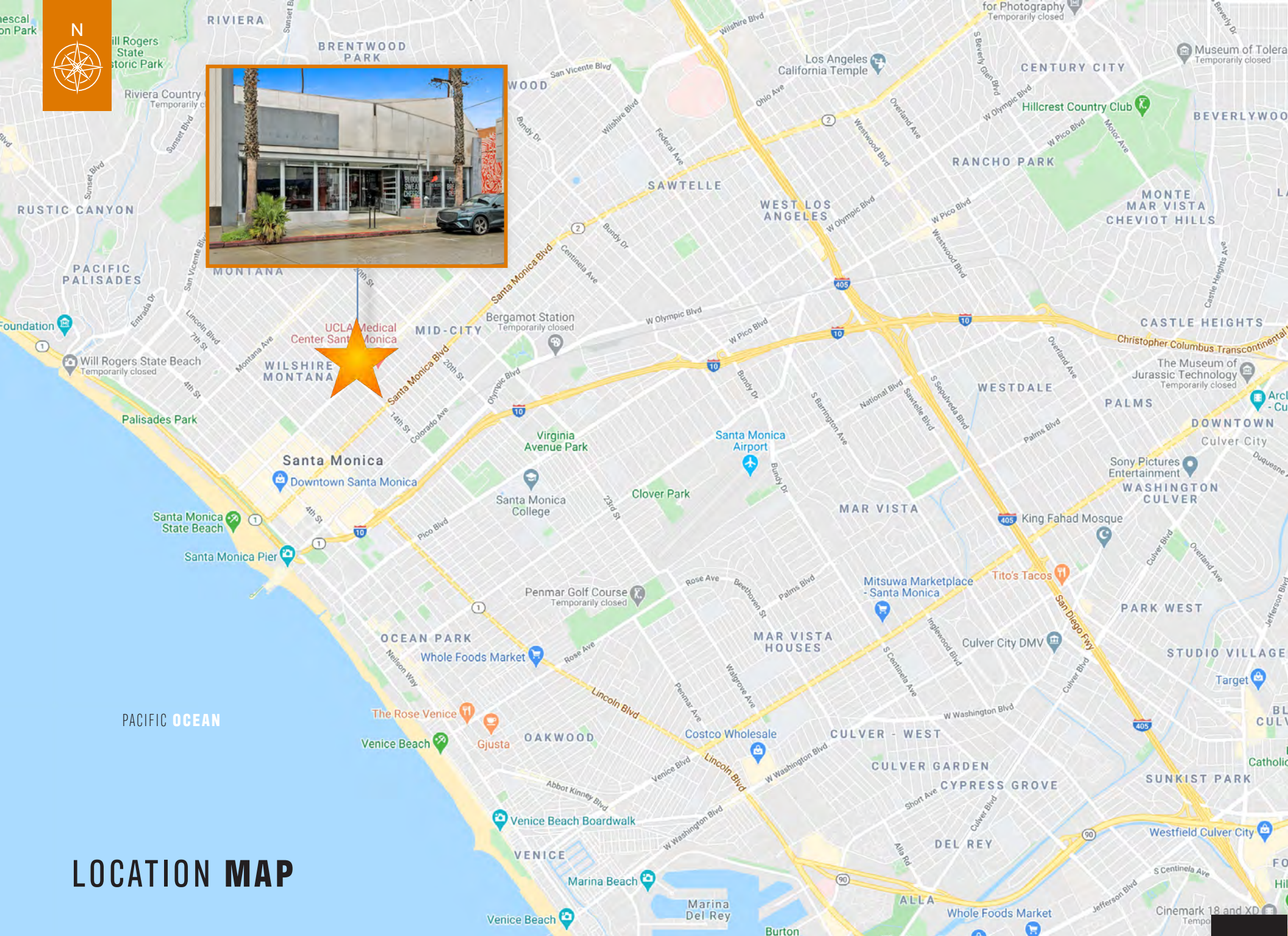
ZipRecruiter

GoodRx

SKYDANCE
MEDIA

DEMOGRAPHICS: 1-3-5 MILE RADIUS

POPULATION	1-Mile	3-Mile	5-Mile
Total Population	42,296	194,340	433,390
Median Age	43.4	43	41.4
Bachelor's Degree	65%	64%	62%
HOUSEHOLD	1-Mile	3-Mile	5-Mile
Total Households	22,738	96,152	201,778
Median Home Value	\$1,038,273	\$1,043,519	\$1,053,427
Owner Occupied	4,793	31,171	71,872
Renter Occupied	17,617	63,884	128,146
Average H.H. Income	\$140,345	\$142,589	\$137,335
Median H.H. Income	\$113,986	\$113,813	\$107,285
BUSINESS	1-Mile	3-Mile	5-Mile
Total Businesses	6,788	21,219	39,522
Total Employees	49,929	163,693	408,204
Total Consumer Spending	\$803.2M	\$3.6B	\$7.5B



LOCATION MAP

AREA AMENITIES



SUBJECT PROPERTY

WILSHIRE BLVD

DISCLAIMER

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