

RETAIL SPACE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1324 WILSHIRE BOULEVARD

SANTA MONICA, CA 90403

STEPHEN M. BAKER

VICE PRESIDENT
O: 818.956.7001 X162 C: 818.621.8245
SBAKER@STEVENSONREALESTATE.COM
CALDRE #00981810

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

1324 WILSHIRE BOULEVARD

SANTA MONICA, CA 90403



OFFERING SUMMARY

Available Space: 1,000 SF

Lease Rate: \$3.65/SF/MO, NNN

NNN Charges: \$0.65/SF/MO

Term: 5 - 10 Years

Building Size: 10,267 SF

Traffic Count: 36,000+ cpd counted in 2022

Parking: 1 Space

PROPERTY OVERVIEW

Small retail storefront in prime Santa Monica location with 18 feet of window line along Wilshire Boulevard. Currently occupied by Edible Arrangements. Great visibility on heavily trafficked Wilshire Boulevard at 14th Street: over 28,000 cars per day on Wilshire Boulevard and over 8,000 cars per day on 14th Street per traffic count in 2022. 7 tenant building: join long term tenants Sleep Number mattresses (10 years), Sushi King (27 years), Boba Tea & Me (7 Years), Coloration Bar beauty salon (7 years), and Santa Monica Pizza Kitchen (25 years). Located across from Rite Aid and Vons; and, one block from UCLA Medical Center (1,100 physicians and 2,200+ employees). Space comes with one parking space. Occupied. DO NOT DISTURB TENANT. Shown by appointment only. Available with 60 day notice.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



STEPHEN M. BAKER

VICE PRESIDENT
O: 818.956.7001 X162 C: 818.621.8245
SBAKER@STEVENSONREALESTATE.COM
CALDRE #00981810

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

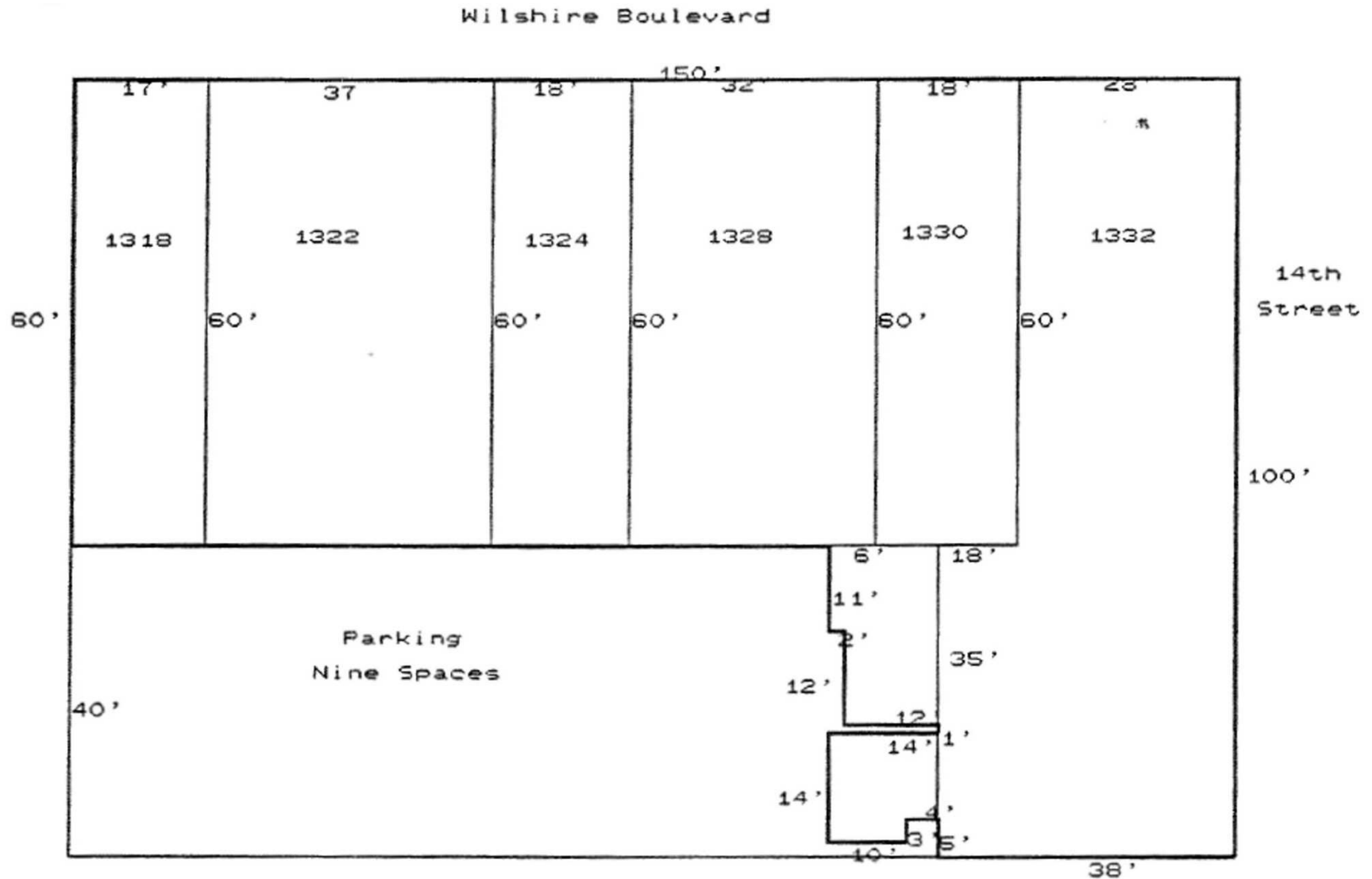
1324 WILSHIRE BOULEVARD

SANTA MONICA, CA 90403



1324 WILSHIRE BOULEVARD

SANTA MONICA, CA 90403



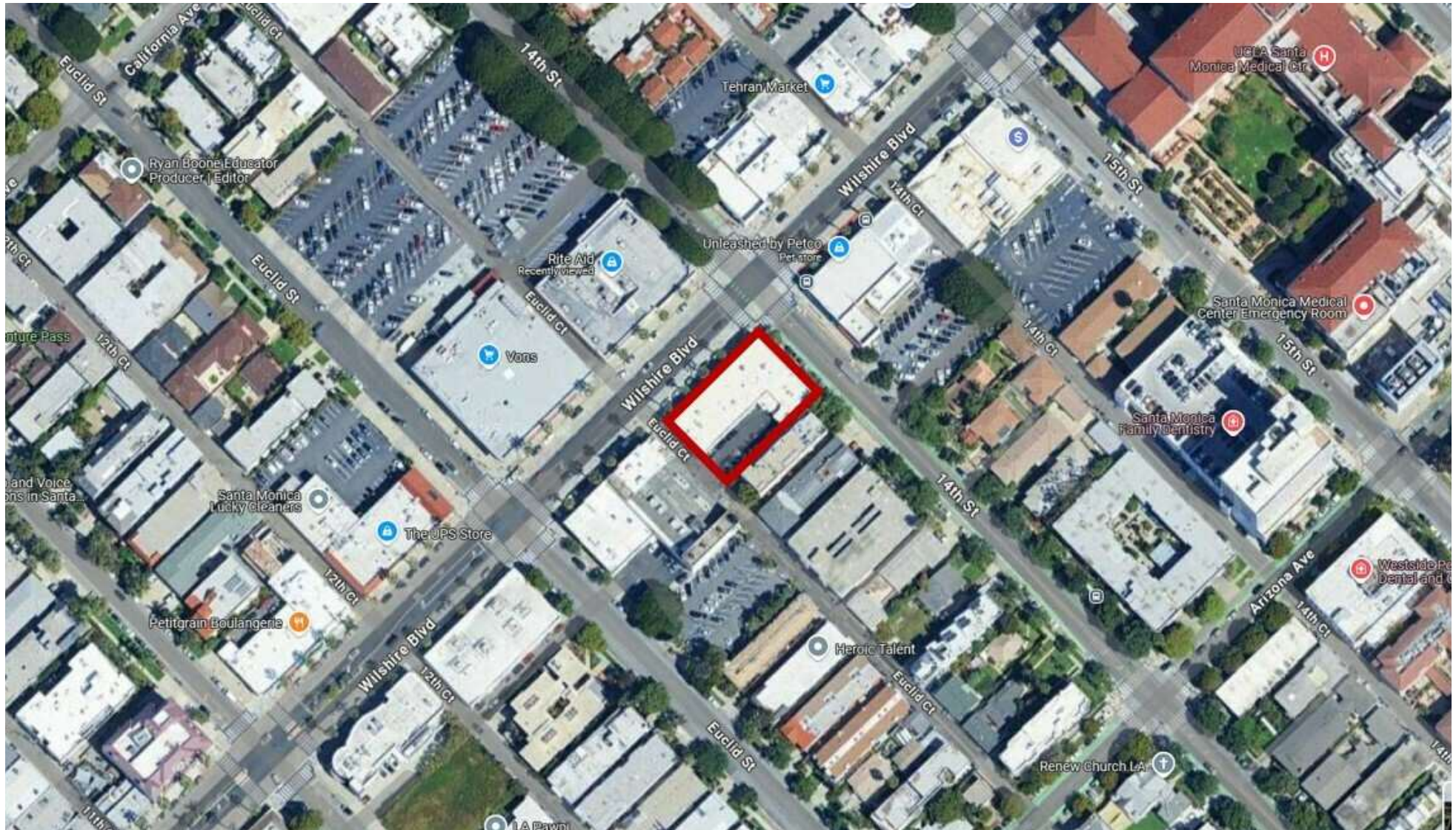
STEPHEN M. BAKER

VICE PRESIDENT
O: 818.956.7001 X162 C: 818.621.8245
SBAKER@STEVENSONREALESTATE.COM
CALDRE #00981810

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

1324 WILSHIRE BOULEVARD

SANTA MONICA, CA 90403

**STEPHEN M. BAKER**

VICE PRESIDENT
O: 818.956.7001 X162 C: 818.621.8245
SBAKER@STEVENSONREALESTATE.COM
CALDRE #00981810

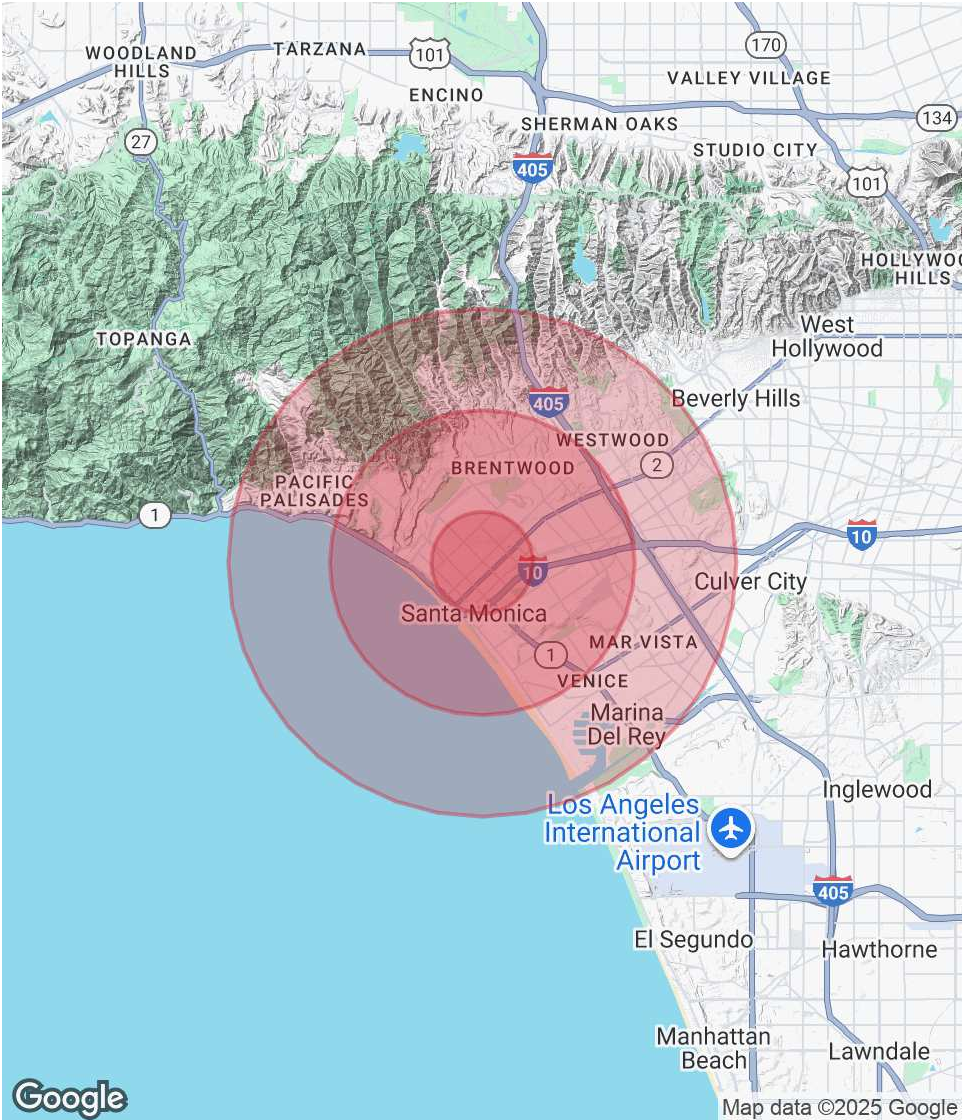
1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

1324 WILSHIRE BOULEVARD

SANTA MONICA, CA 90403

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	42,252	188,344	433,458
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	22,628	93,433	199,173
# of Persons per HH	1.9	2	2.2
Average HH Income	\$164,979	\$171,454	\$167,276
Average House Value	\$1,622,968	\$1,637,599	\$1,586,809

Demographics data derived from AlphaMap



STEPHEN M. BAKER
VICE PRESIDENT
O: 818.956.7001 X162 C: 818.621.8245
SBAKER@STEVENSONREALESTATE.COM
CALDRE #00981810

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560