

INDU STRY

RETAIL/CREATIVE OFFICE

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

2nd Fl Total: ±14,061 RSF

Suite 2A ±5,261 RSF

Suite 2C ±8,800 RSF

631 WILSHIRE BLVD SANTA MONICA

FOR LEASE



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FOR LEASE

RETAIL | CREATIVE OFFICE

631 WILSHIRE BLVD SANTA MONICA CA 90401

DETAILS

AVAILABLE RSF

1st Fl Retail Area	±4,574 RSF (Divisible)
2nd Fl Office Area	±14,061 RSF
Suite 2A	±5,261 RSF
Suite 2C	±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

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

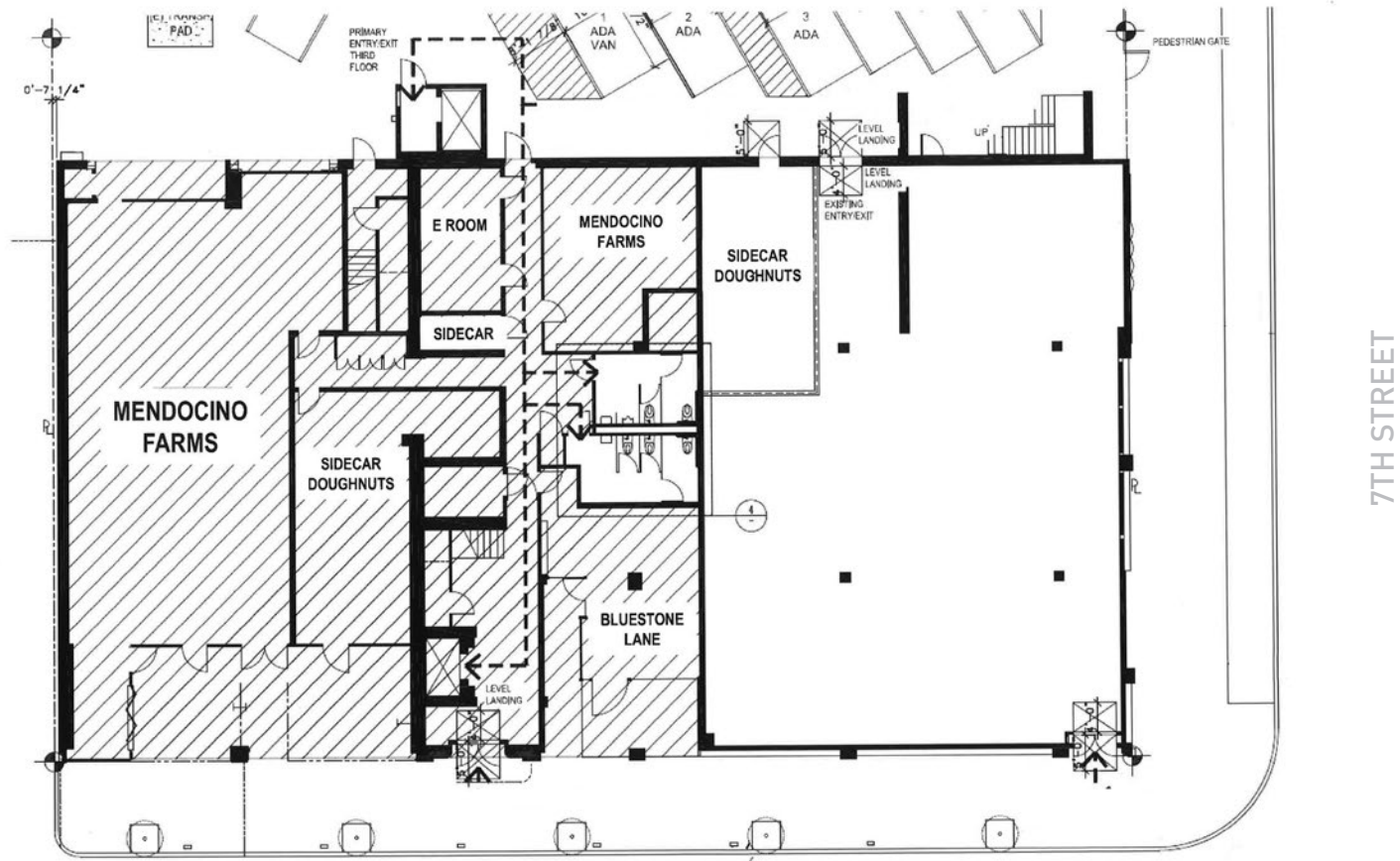
- Unreserved \$240/Mo
- Reserved \$275/Mo
- 27 total unreserved (9 for retail)
- 15 unreserved off-site parking

Strong Co-Tenancy and Affluent
Customer Base



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.
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FIRST FLOOR
±4,574 RSF (Divisible)



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

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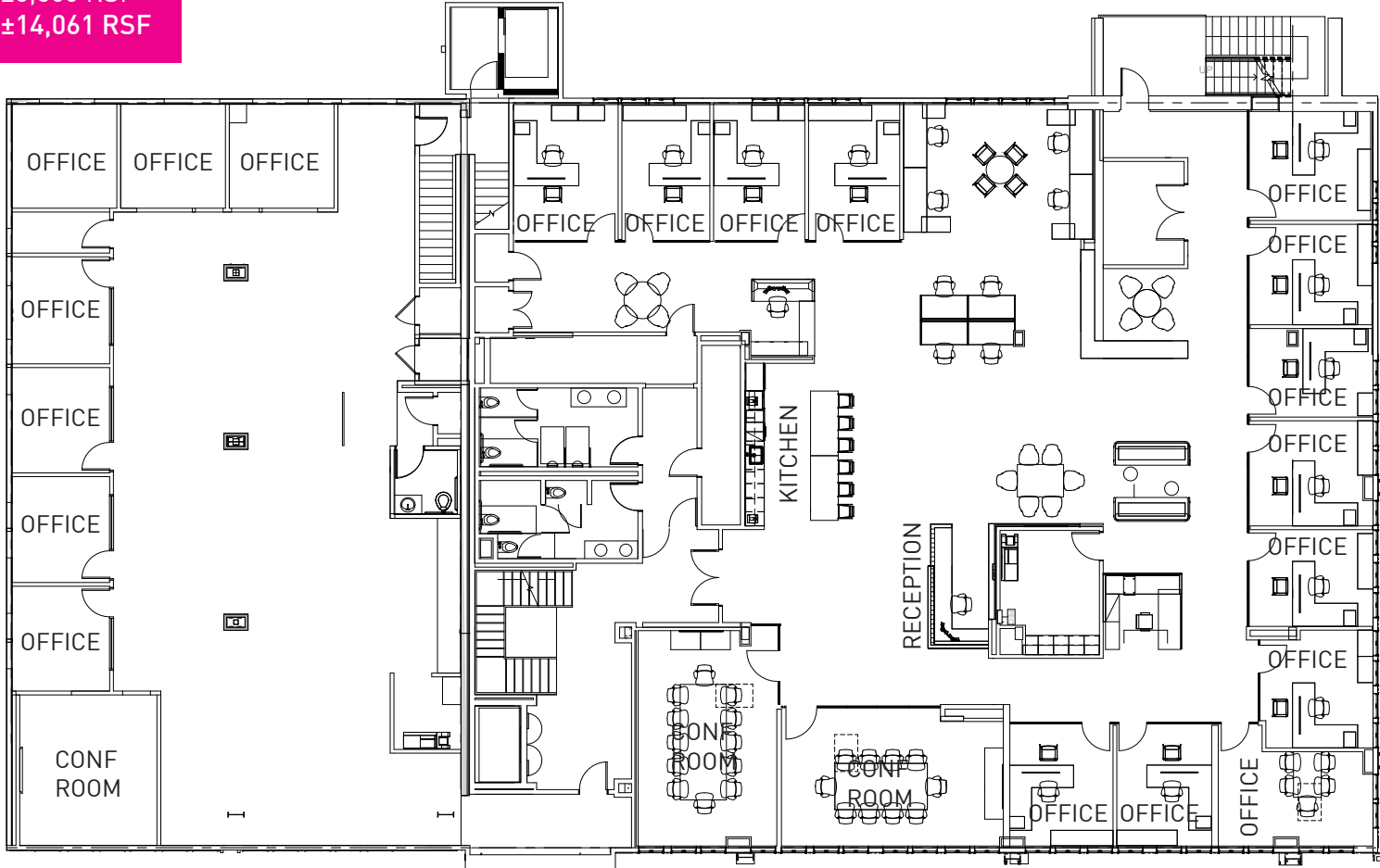
FLOOR PLAN

SECOND FLOOR

Suite 2A ±5,261 RSF

Suite 2C ±8,800 RSF

Total: ±14,061 RSF



NOT TO SCALE.
Floor plan for information purposes only.
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WILSHIRE BLVD

7TH STREET

FOR LEASE

RETAIL | CREATIVE OFFICE

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EXTERIOR PHOTOS

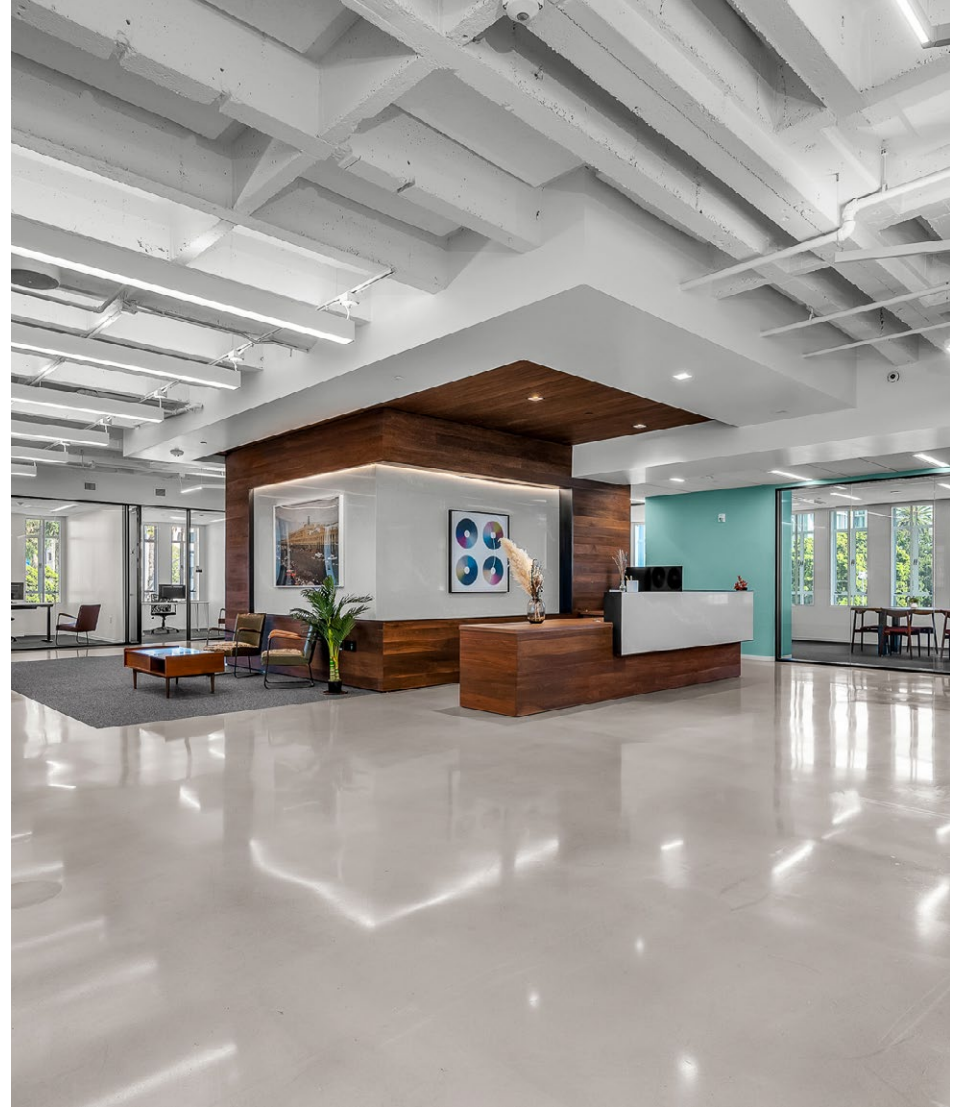
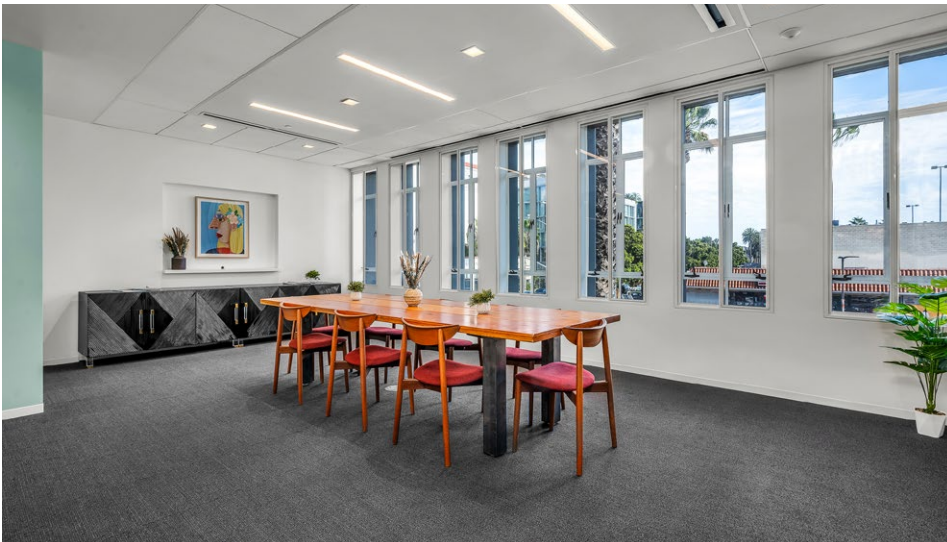


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SUITE 2C PHOTOS

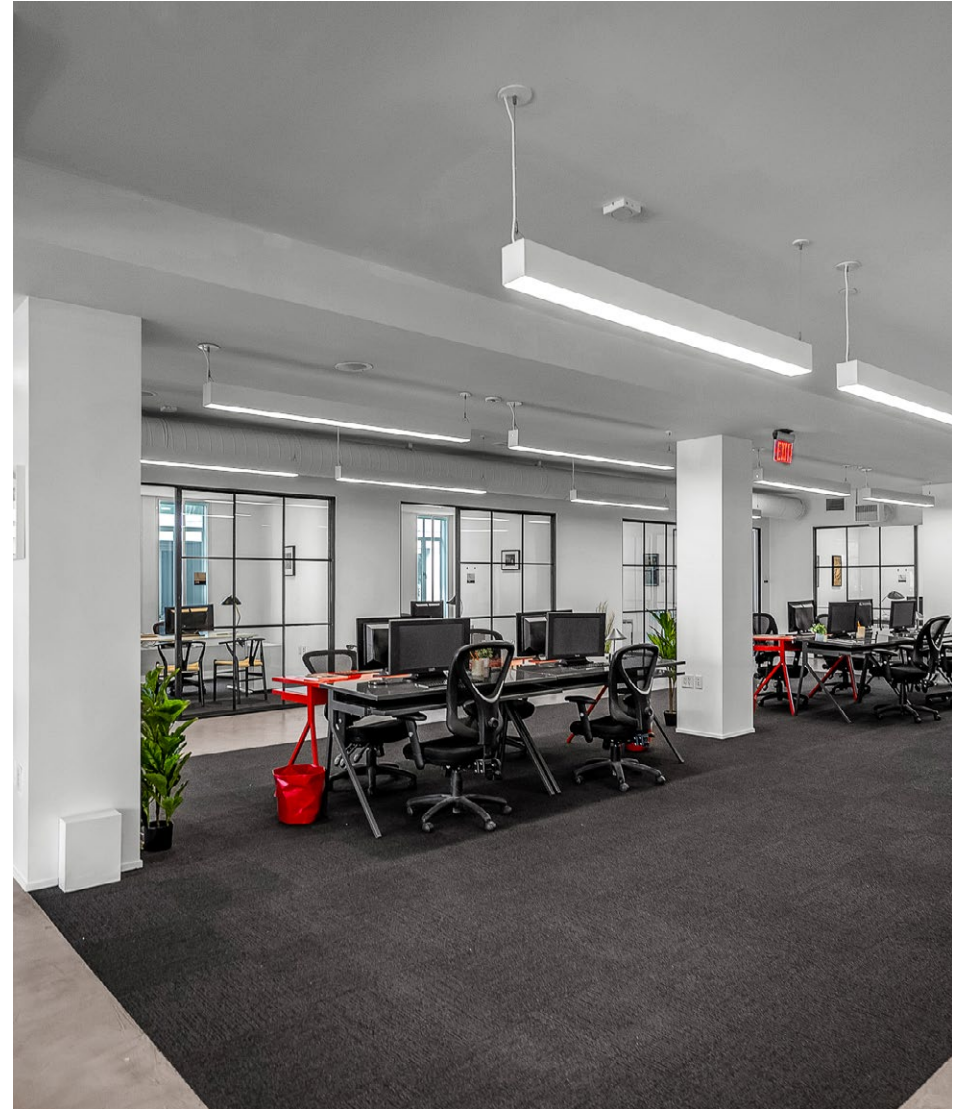
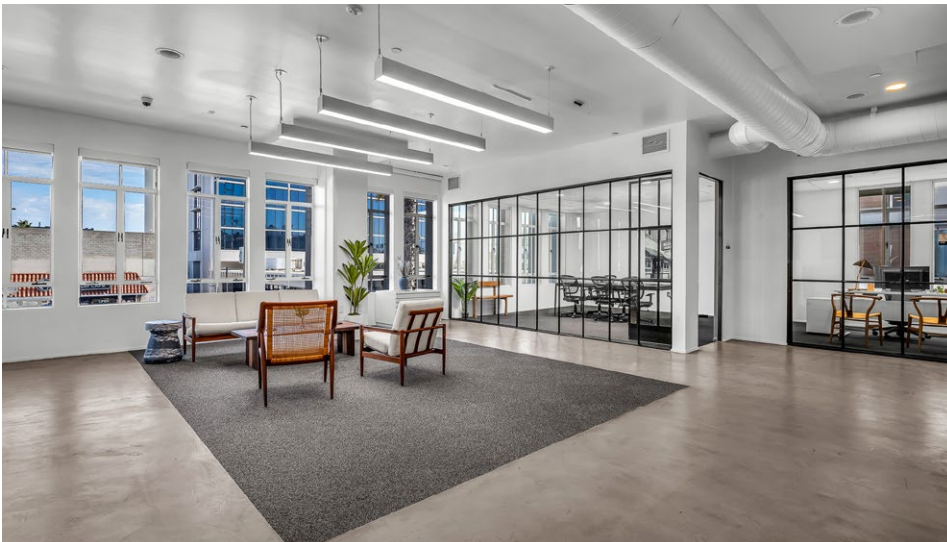


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SUITE 2A PHOTOS



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LOCATION



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AREA AMENITIES
10 WITHIN 10

1 min
WALK



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.

1 min
WALK



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.

2 min
WALK



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.

1 min
WALK



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



Esters Wine Shop & Oyster Bar: A hybrid wine shop and oyster bar offering an extensive natural-wine list, seafood-forward plates, and elegant nibbles. It's an intimate, laid-back spot ideal for happy hour, casual dates, or refined tastings.

4 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.

7 min
WALK



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.

8 min
WALK



M  lisse: 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.

10 min
WALK



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 caf   feel to the local scene.

10 min
WALK



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.