



COMMERCIAL  
ASSET GROUP



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PROPERTY VIDEO

**PRIME SANTA MONICA RETAIL SPACE FOR LEASE**

**510 WILSHIRE BOULEVARD  
SANTA MONICA, CA 90401**



- Former hair salon
- In close proximity to a variety of retailers and restaurants on 3rd Street Promenade
- Highly visible signage opportunity
- Strong tenant mix - Laser Away, Vanilla Bake Shop, CVS
- Offering convenient access to the 10 Freeway and Pacific Coast Highway

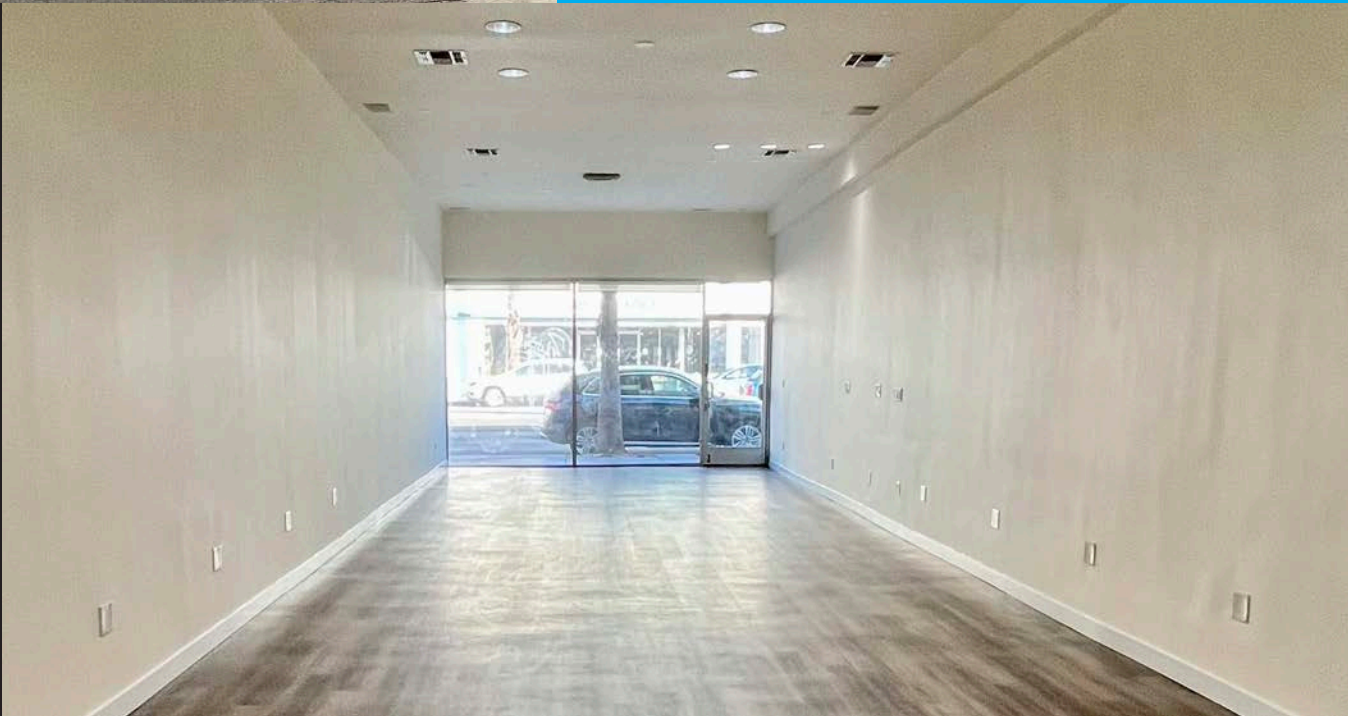
## LEASE RATE

\$4.95 PSF/MONTH + NNN  
(\$1.92 PSF MONTH FOR 2024)

## SPACE SIZE

±1,252 SF

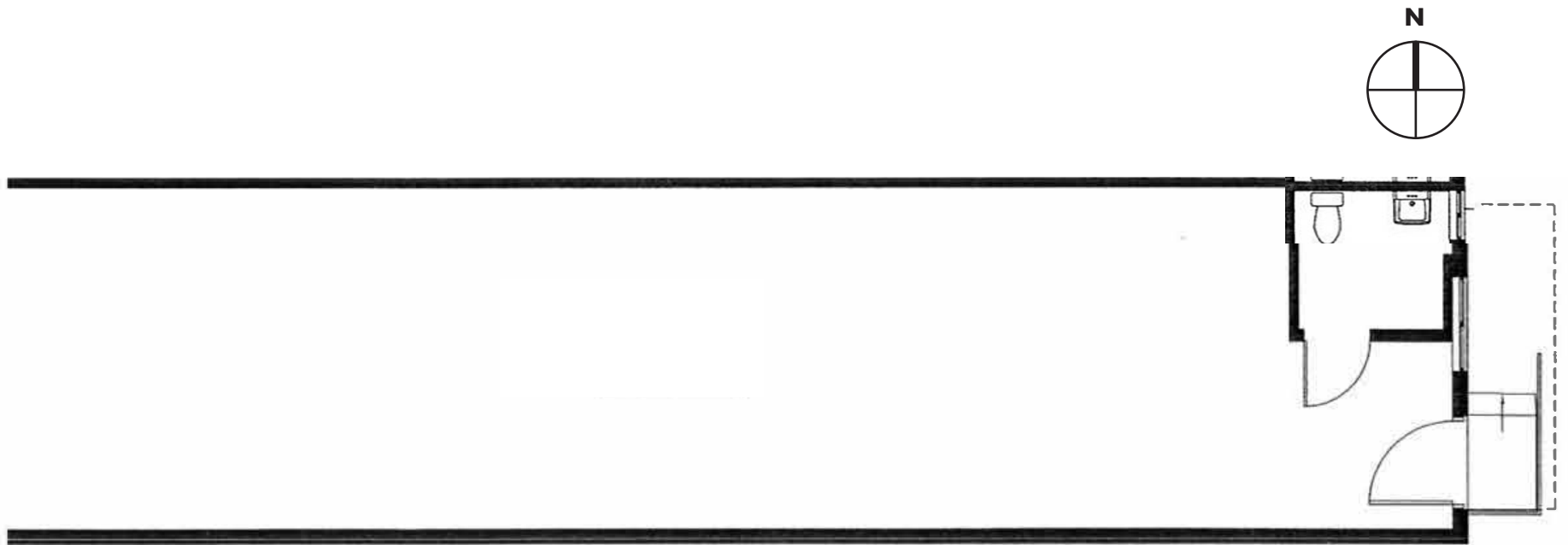
**AVAILABLE  
IMMEDIATELY**





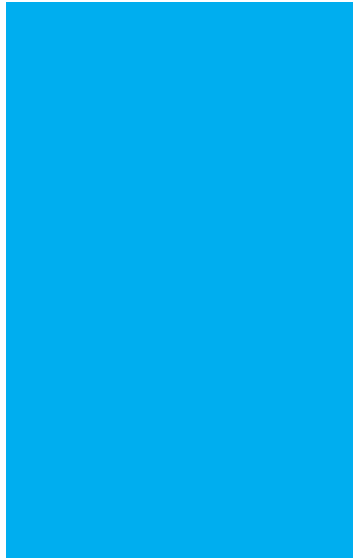
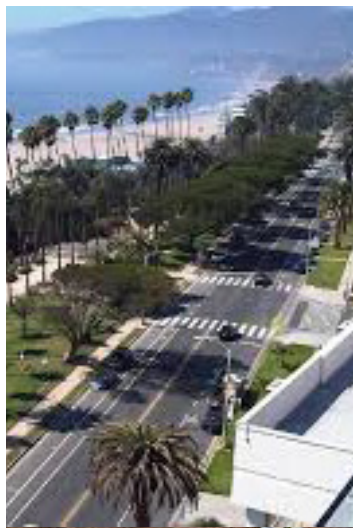
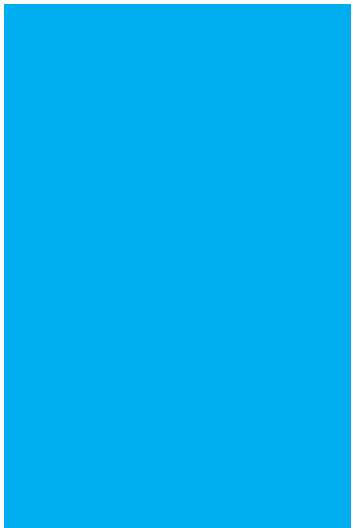
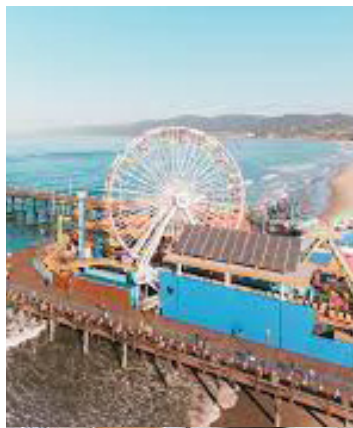
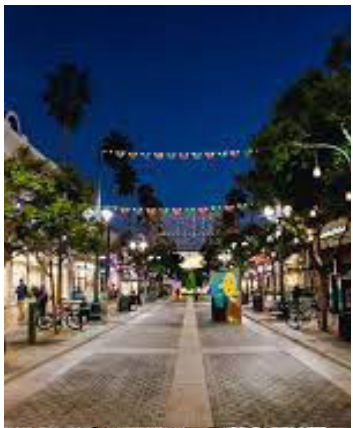


**ADDITIONAL PHOTOS**



**FLOOR PLAN**





AVERAGE HOME PRICE  
± \$1,799,500

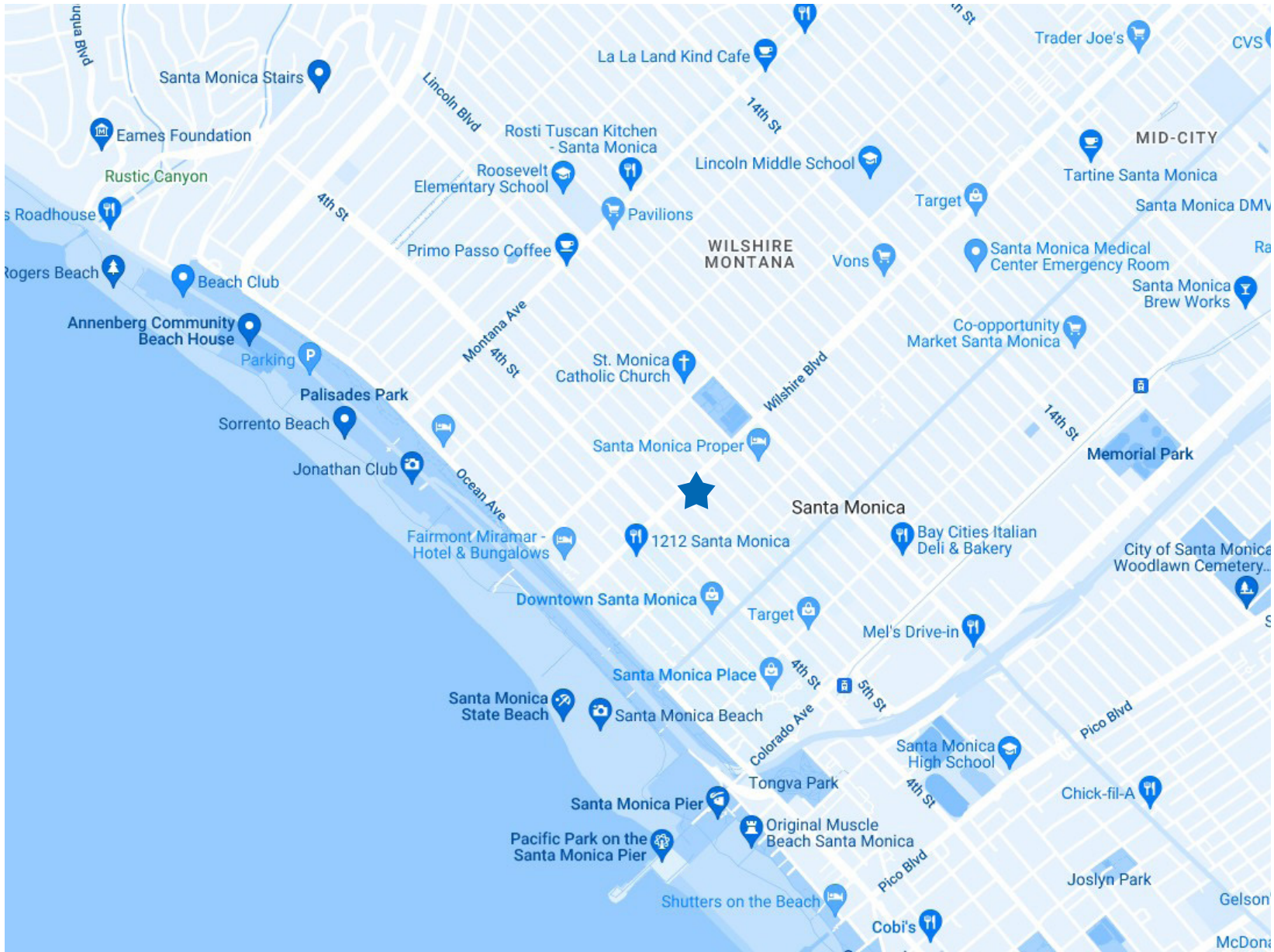
AVERAGE HOUSEHOLD INCOME  
± \$119,008

MEDIAN AGE  
± 40.13

POPULATION  
± 92,478

# SANTA MONICA DEMOGRAPHICS





**MAP**





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