

**2300 WILSHIRE BOULEVARD
SANTA MONICA, CA 90403**

**FOR SALE
FLAGSHIP RETAIL
PRIME SANTA MONICA**

**HIGH PROFILE/TROPHY PROPERTY
EXTREMELY HIGH VOLUME TRADER JOES
FEDEX & EXER URGENT CARE**

**\$34,570,888
5% CAP**



California Realty Group, as exclusive advisor, proudly presents the ground floor retail/commercial component of this high profile mixed-use building. There are 4 retail/commercial units totaling 23,637 square feet. One of Trader Joes top performing stores anchors the property in 14,377 square feet. The other tenants included are Exer Urgent Care at 4,780 square feet, FedEx Office and Print Services at 2,240 square feet and one space available for lease at 2,240 square feet. The project includes 30 luxury condominiums located on the second and third floors, which are not part of this offering. The site also provides an abundant amount of parking.



Located in a high traffic area, the site offers outstanding street presence, excellent visibility, and prominent signage. The property is surrounded by a variety of retail shops and services including regional and national grocery stores, coffee shops, restaurants, drug stores, and medical facilities. Additional mixed-use projects are currently under construction or planned along Wilshire Boulevard in Santa Monica.

2300 Wilshire Boulevard is situated along Wilshire Boulevard between 23rd and 24th Street, block to block. The property borders Brentwood, West Los Angeles, and surrounding affluent neighborhoods. The location is supported by high household incomes and significant daily traffic counts, offering exceptional visibility and access to a strong consumer base. The site also provides easy access to public transportation and is conveniently positioned near the 405 and 10 freeways.

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All Measurements are approximate. All information contained herein should be independently verified by prospective Buyer.

2300 Wilshire Boulevard Santa Monica, CA 90403



PROPERTY DETAILS

ADDRESS:	2300 Wilshire Boulevard Los Angeles, CA 90403
PRICE:	\$34,570,888
CAP RATE:	5% CAP
RETAIL PORTION:	23,637sf
BUILDING SIZE:	60,184sf (title)
LOT SIZE:	40,705sf (title)
ZONE:	SMC6 (Title)
YEAR:	2019
APN#:	4725-017-125 (Santa Monica)
TRADER JOES:	14,377sf
FEDEX:	2,240sf
EXER URGENT CARE:	4,780sf
VACANT:	2,240sf

HIGHLIGHTS

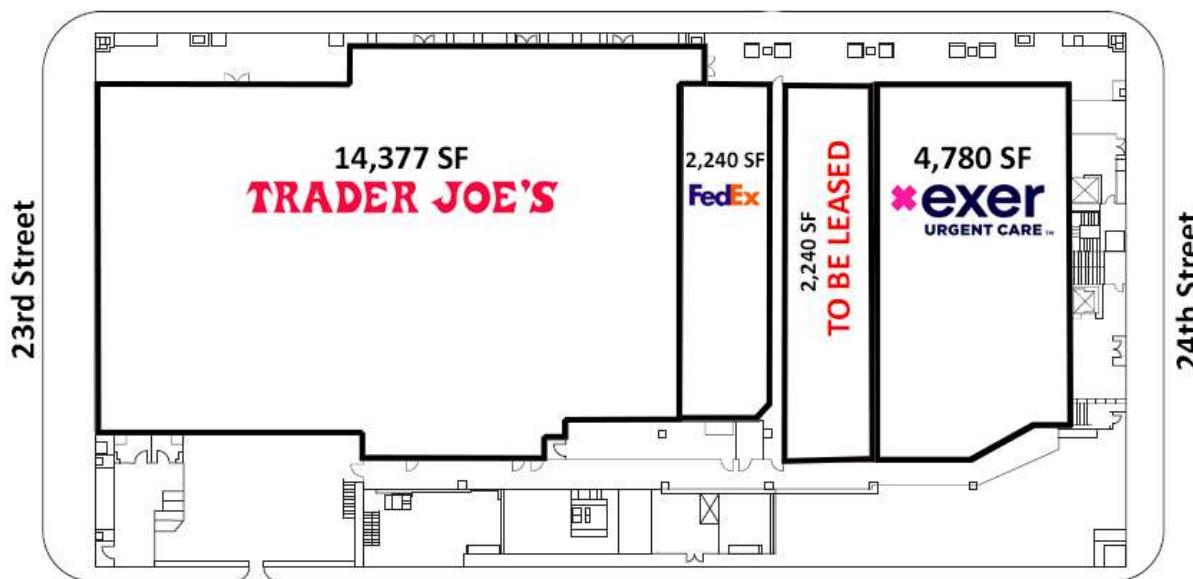
- PRIME RETAIL OPPORTUNITY LOCATED AT THE HIGHLY VISIBLE CORNER OF WILSHIRE BLVD BETWEEN 23RD STREET AND 24TH STREET
- LOCATED ON MAJOR THOROUGHFARE WILSHIRE BOULEVARD, THE PROPERTY HAS DIRECT ACCESS TO SANTA MONICA, BRENTWOOD, AND WEST LOS ANGELES
- SURROUNDED BY MAJOR GROCERS INCLUDING BRISTOL FARMS, EREWHON, WHOLE FOODS, AND RALPHS. THE AREA ALSO FEATURES A DIVERSE SELECTION OF RESTAURANTS AND COFFEE SHOPS, INCLUDING THE HABIT, MILO & OLIVE, PADERIA BAKEHOUSE, AND KATSU BAR

GROUND FLOOR RETAIL/COMMERCIAL UNITS INCLUDE TRADER JOES, EXER URGENT CARE AND FEDEX OFFICE AND PRINT SERVICES WITH EXCEPTIONAL VISIBILITY AND EXCELLENT SIGNAGE. THE VALUE-ADD OPPORTUNITY IS THE 2,240 SQUARE FEET SPACE TO BE LEASED AND PROPERTY VALUE APPRECIATION

- WALKING DISTANCE TO AN ABUNDANCE OF NATIONAL AND REGIONAL TENANTS INCLUDING NOTABLE COFFEE SHOPS, RESTAURANTS, DRUG STORES, AND MEDICAL FACILITIES
- STRONG DEMOGRAPHICS AND TRAFFIC COUNTS WITH EASY ACCESS TO PUBLIC TRANSPORTATION AND CONVENIENTLY POSITIONED NEAR THE 405 AND 10 FREEWAYS

SITE PLAN

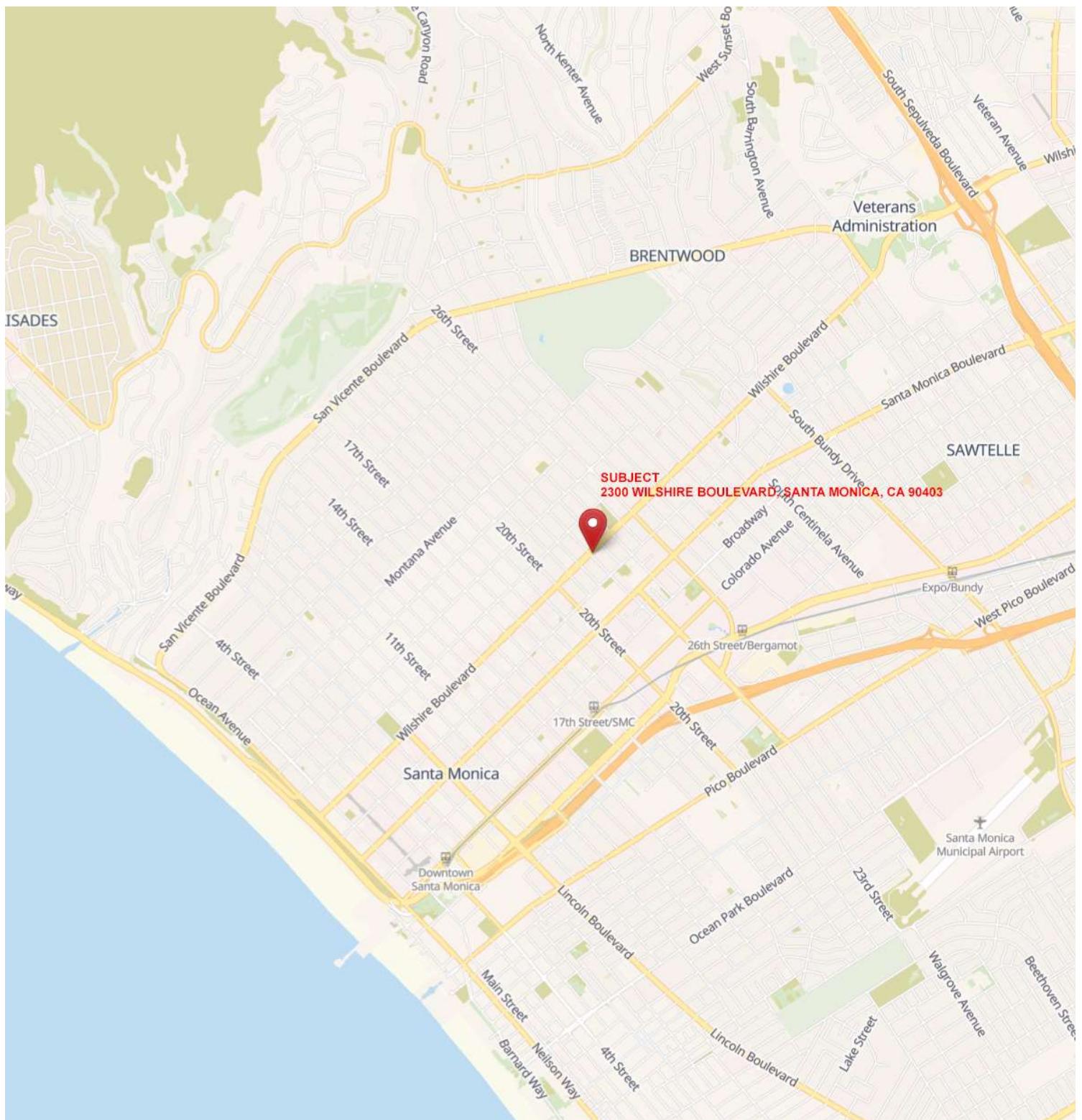
Wilshire Boulevard



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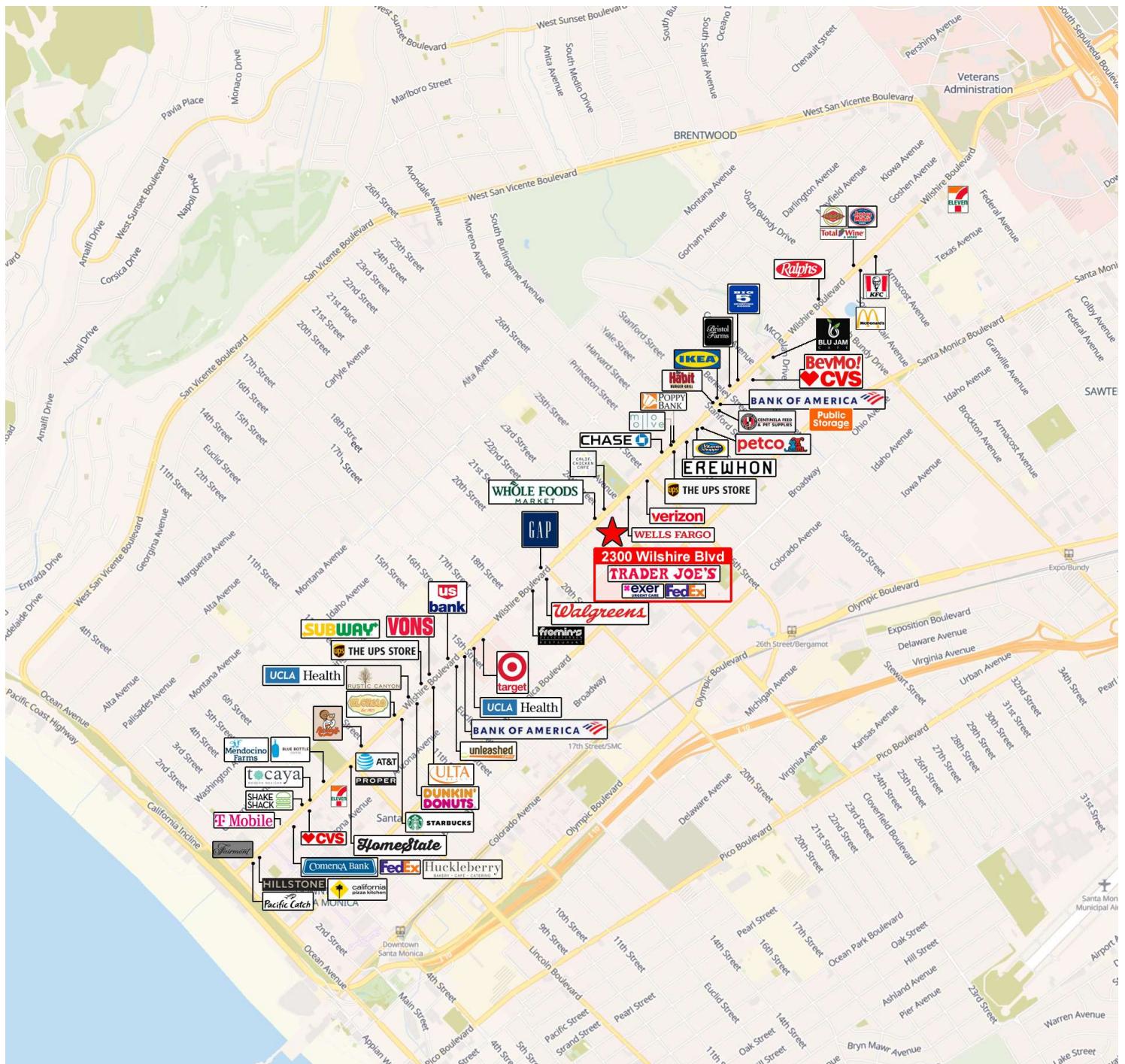
LOCATION MAP



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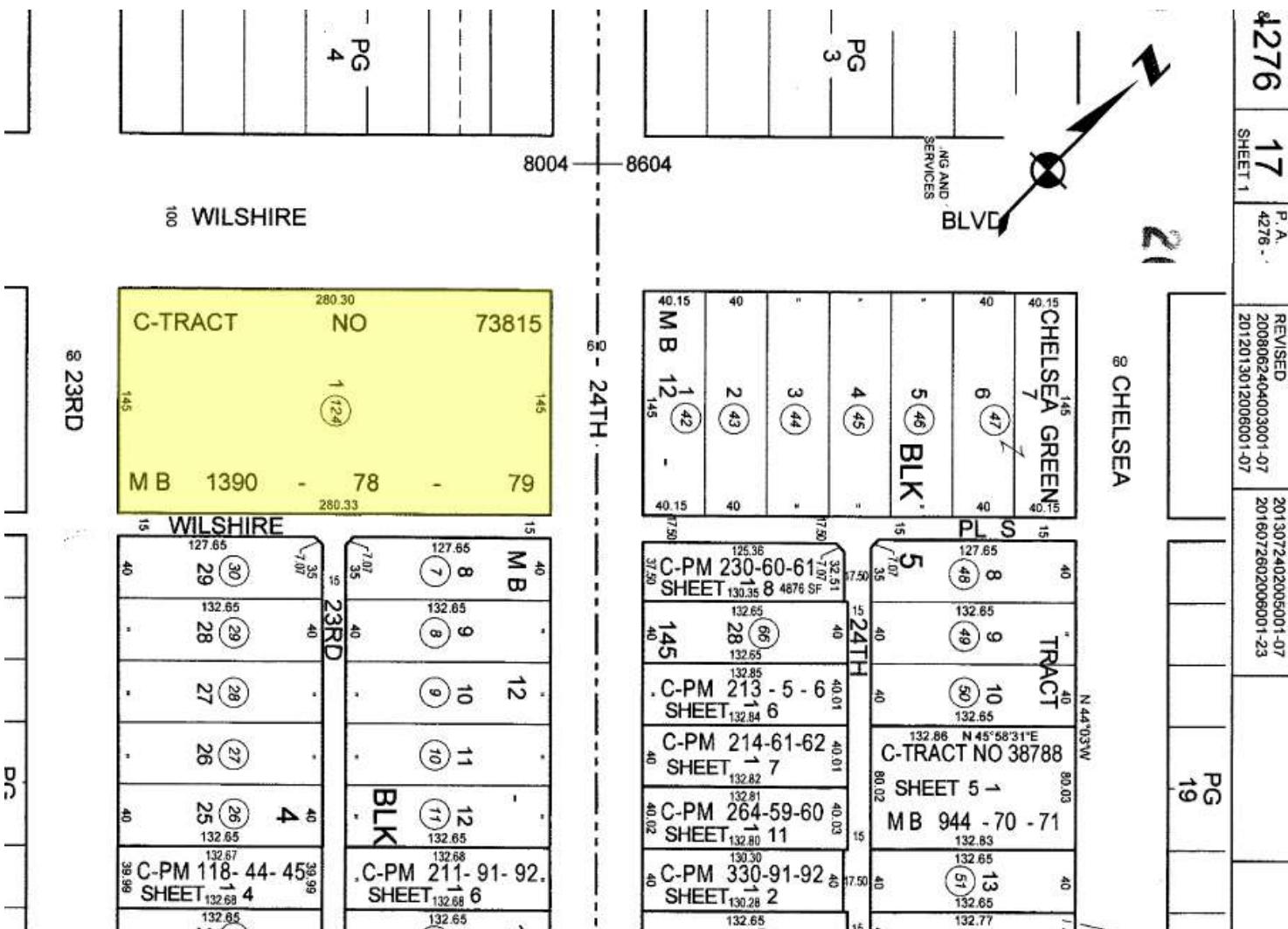
WILSHIRE BOULEVARD TENANT MAP



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PARCEL MAP



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