

# GROUND FLOOR MOVE-IN READY (WITH EQUIPMENT) SMALL FOOD SPACES

PRIME SANTA MONICA CORNER PROPERTY (BERKELEY & WILSHIRE)



CLICK FOR  
PROPERTY VIDEO

2 SPACES  
LEFT

FITSTOP.

BERKELEY STREET



3032 WILSHIRE BLVD, SANTA MONICA, CA 90403



COMMERCIAL  
ASSET GROUP

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## SPACE SIZE

~~LEASED B2: ±1577 SF~~

B3: ±575 SF

B4: ±465 SF

## LEASE RATE

~~LEASED B2: \$9,000/MO~~

B3: \$8,000/MO

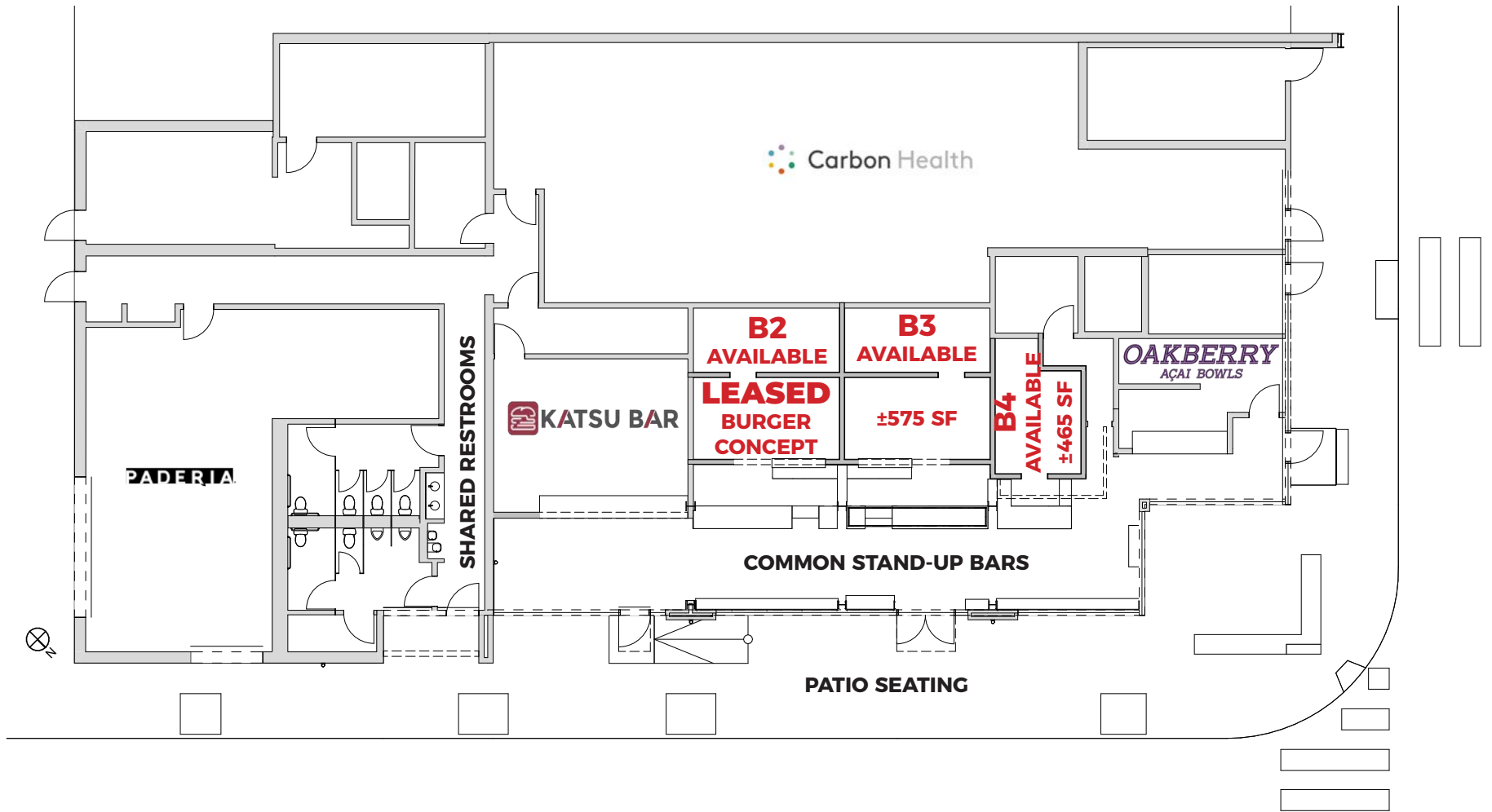
B4: \$7,000/MO

\*ALL LEASES MODIFIED GROSS

## AVAILABLE

OCTOBER 1, 2024

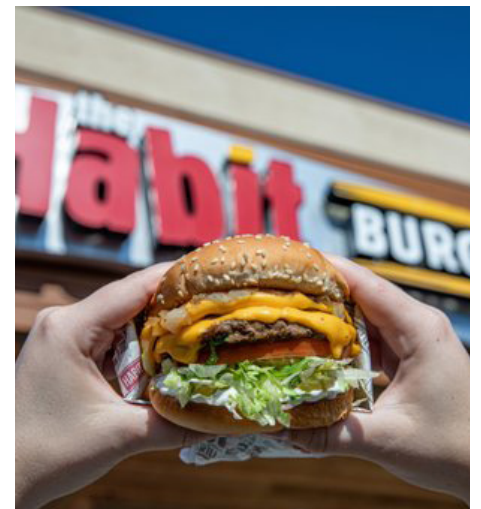
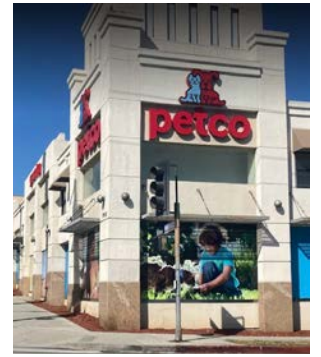
- MOVE IN READY SPACES WITH EQUIPMENT - PERFECT SPACES FOR BOTH IN PERSON DINING AND 3RD PARTY DELIVERY/TAKEOUT
- ALL SPACES APPROVED BY HEALTH DEPARTMENT WITH KITCHEN EQUIPMENT INCLUDED
- GREAT CO-TENANCY: JOIN CARBON HEALTH, FITSTOP, OAKBERRY, KATSU BAR AND PADERIA BAKERY
- B2 AND B3 HAVE HOOD SYSTEMS
- COMMUNAL STAND-UP COUNTERS AND OUTDOOR SEATING AS WELL AS COMMUNAL RESTROOMS
- UNBELIEVABLE 60 CAR SURFACE PARKING LOT-FANTASTIC FOR TO GO ORDERS AND 3RD PARTY VENDORS



# GROUND FLOOR PLAN



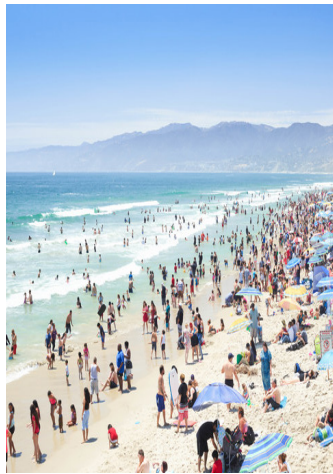
INTERIOR PICTURES



# THE NEIGHBORS - RETAIL



AERIAL



# DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 42,378

2 MILE: 131,015

3 MILE: 251,893

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$133,226

2 MILE: \$133,427

3 MILE: \$134,992

MEDIAN AGE:

1 MILE: 41

2 MILE: 41.5

3 MILE: 41.3

WALK SCORE:

90



**DAVID ASCHKENASY**

EXECUTIVE VICE PRESIDENT  
P 310.272.7381  
E DAVIDA@CAGRE.COM  
LIC. 01714442

**DAVID ICKOVICS**

PRINCIPAL  
P 310.272.7380  
E DJI@CAGRE.COM  
LIC. 01315424

**TIFFANY LOTZ**

DIRECTOR  
P 310.272.7385  
E TIFFANY@CAGRE.COM  
LIC. 01879870

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550  
LOS ANGELES, CA 90067  
P 310.275.8222 F 310.275.8223  
WWW.CAGRE.COM LIC. 01876070