

Iconic Wilshire Blvd Commercial Mixed-Use Space Available!

5,434
SQUARE FEET
\$16,422.00
RENT

\$36.26 /yr
RENT / SF

(310) 400-6148
<http://www.westsidepropertymanagement.com>



PROPERTY ADDRESS

2222 Wilshire Blvd
Santa Monica, CA 90403

COMMERCIAL TYPE: **Retail** LEASE TYPE: **NNN**
AVAILABLE: **Now**

DESCRIPTION

Discover a unique opportunity to lease a commercial space in the heart of a vibrant mixed-use corridor. Built in 1936, this approximately 5,434 SF single-tenant space combines historic character with modern potential. Zoned MUB (Mixed Use Boulevard), the property sits on an 11,586 SF lot.

Boasting 80% frontage on iconic Wilshire Blvd, this one-story building ensures high visibility and steady foot traffic. Ample on-site parking includes 18 dedicated spaces, a rare asset for urban retail. With a 0.47 FAR and strategic location, it's perfectly positioned for a restaurant operator to capitalize on the area's ongoing growth.

Key Highlights:
5,434 SF Single-story Restaurant Space
18 On-site Parking Spaces
Zoned MUB – Flexible Use Potential
Excellent Wilshire Blvd Exposure
Historic 1936 Construction with Lasting Charm
Ideal for Restaurateurs or any type of Business

Don't miss this rare Wilshire Blvd gem—contact us today to schedule a tour!

*** All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.

AMENITIES

- Parking
- Street Front Exposure

RENTAL TERMS

Rent	\$16,422
Security Deposit	\$40,000
Application Fee	\$59



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