

PRIME SIGNALIZED CORNER **RETAIL OPPORTUNITY**

Freestanding Building in Downtown Santa Monica



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PROPERTY OVERVIEW

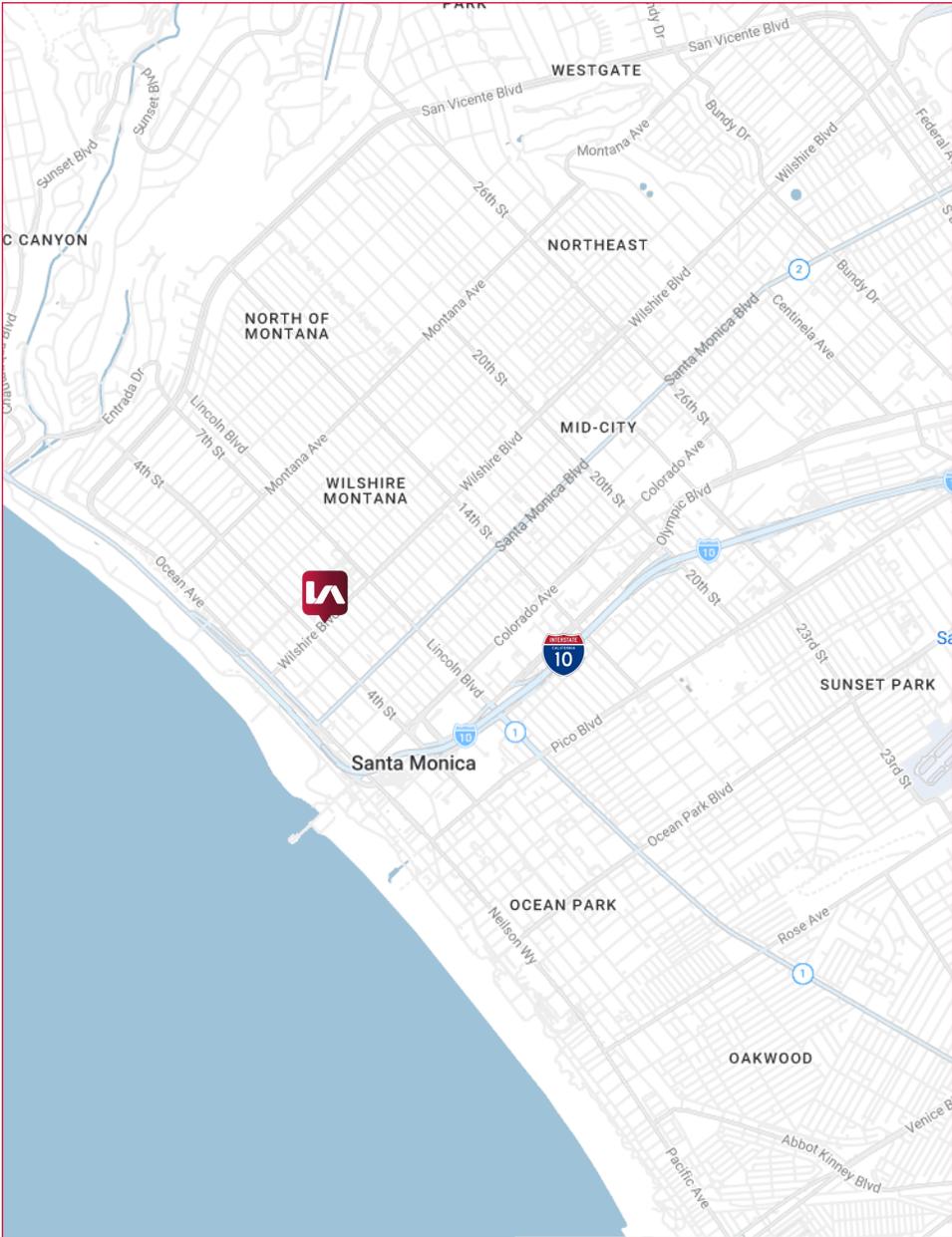
Lee & Associates is pleased to present 431 Wilshire Boulevard, a freestanding retail building located at the signalized intersection of Wilshire Boulevard and 5th Street in Downtown Santa Monica.

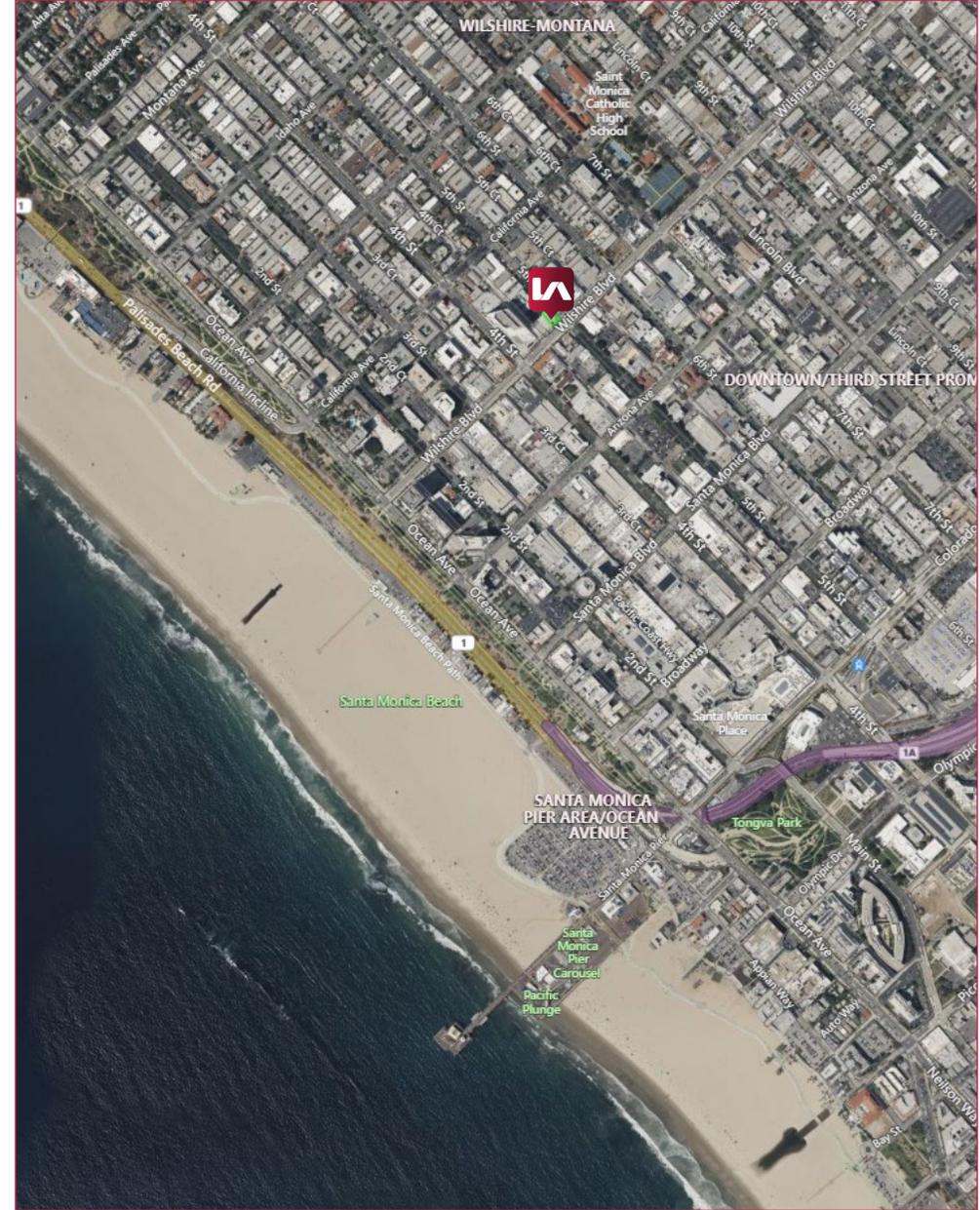
The property consists of approximately ±4,996 square feet plus ±1,000 square feet of mezzanine office space situated on a ±4,996 square foot parcel. Originally constructed in 1954, the building offers strong corner visibility, dual street frontage, and immediate proximity to the 3rd Street Promenade, Ocean Avenue, and surrounding residential density.

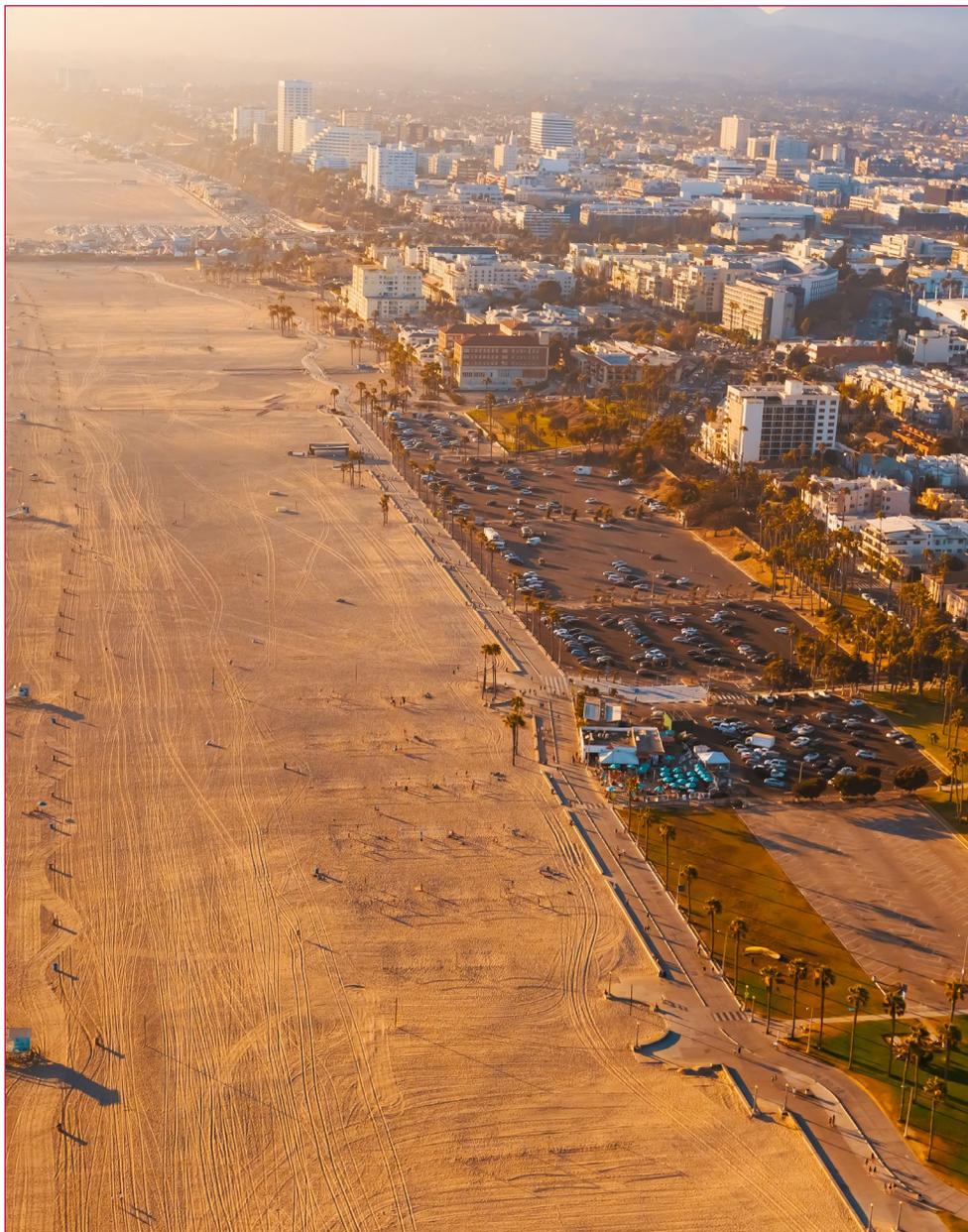
The asset is currently vacant, providing flexibility for an owner-user seeking long-term occupancy control or an investor looking to reposition and lease the property in one of Southern California’s most supply-constrained coastal markets.

OFFERING SUMMARY

Offering Price	\$4,790,000
Price / SF (Building)	\$958.37
Building Size	±4,996 SF
Mezzanine Office	±1,000 SF
Occupancy	Vacant (leased until August 31st, 2026)
Location	Signalized Corner - Wilshire Blvd & 5th Street
City / Submarket	Downtown Santa Monica (Central Business District)
Land Area	±4,996 SF (±0.11 AC)
Parking	(7) stalls in Structure #9 located at 1136 4th St
Zoning	C3
Year Built	1954







PROPERTY DEMOGRAPHICS

	1 mile	3 miles	5 miles	
Population	2020 Population	34,269	166,140	385,671
	2024 Population	37,211	170,619	400,083
	2029 Population Projection	36,887	167,363	393,219
	Annual Growth 2024-2029	-0.2%	-0.4%	-0.3%
Households	2020 Households	19,274	82,486	182,166
	2024 Households	20,899	84,410	188,273
	2029 Household Projection	20,702	82,700	184,809
	Annual Growth 2024-2029	-0.2%	-0.4%	-0.4%
Income	vg Household Income	\$132,743	\$141,950	\$140,401
	Median Household Income	\$104,060	\$110,607	\$108,698
	\$50,000 - 75,000	1,999	9,085	20,961
	\$75,000 - 100,000	1,413	7,245	17,399
	\$100,000 - 125,000	1,758	7,332	17,113
	\$125,000 - 150,000	1,386	5,820	13,641
	\$150,000 - 200,000	2,584	9,750	20,870
	\$200,000+	5,007	22,415	48,467

SANTA MONICA OVERVIEW

Santa Monica is one of Southern California's most established and supply-constrained coastal submarkets. Located along the Pacific coastline west of Los Angeles, the city combines strong residential demographics, international tourism, and a diversified commercial base within a compact urban footprint.

The subject property is positioned within Downtown Santa Monica, one of the region's most recognized retail corridors. The area benefits from proximity to the 3rd Street Promenade, Ocean Avenue, Palisades Park, and numerous national and boutique retailers.

STRONG DEMOGRAPHIC PROFILE

Santa Monica supports a highly educated and affluent population base, with household incomes and home values consistently ranking among the highest in Los Angeles County.

The surrounding neighborhoods provide:

- Dense residential population within walking distance
- High disposable income demographics
- Strong daytime population from nearby offices and tourism
- Ongoing demand for retail, dining, and service-oriented businesses

These fundamentals support both long-term property appreciation and tenant demand.

RETAIL & COMMERCIAL ENVIRONMENT

Downtown Santa Monica has undergone transitional vacancy in recent years; however, leasing activity has begun to stabilize, particularly for smaller-format retail and experiential concepts. The city's continued investment in public infrastructure and revitalization initiatives supports long-term commercial vitality.

Santa Monica's coastal location, strong demographics, and limited supply position it as a resilient long-term investment market.

