

3032 WILSHIRE BLVD  
SANTA MONICA, CA 90403



COMMERCIAL  
ASSET GROUP



SECOND FLOOR FITNESS/  
MEDICAL SPACE  
PRIME SANTA MONICA CORNER PROPERTY



- CURRENTLY BUILT OUT AS FITNESS SPACE WITH 4 RESTROOMS, SHOWERS, AND LOCKERS
- SPACE CAN BE USED AS MEDICAL OFFICE
- ±850 SQ FT OUTDOOR PATIO NOT INCLUDED IN SQUARE FOOTAGE
- 60 CAR SURFACE PARKING BEHIND BUILDING
- EXTREMELY HIGH POWER AVAILABLE- 3,000 AMPS FOR THE BUILDING
- GOOD CO-TENANCY WITH CARBON HEALTH AND 5 SMALL FOOD TENANTS ON THE GROUND FLOOR

### **SPACE SIZE**

±4,853 RSF +  
±850 SF DEDICATED PATIO

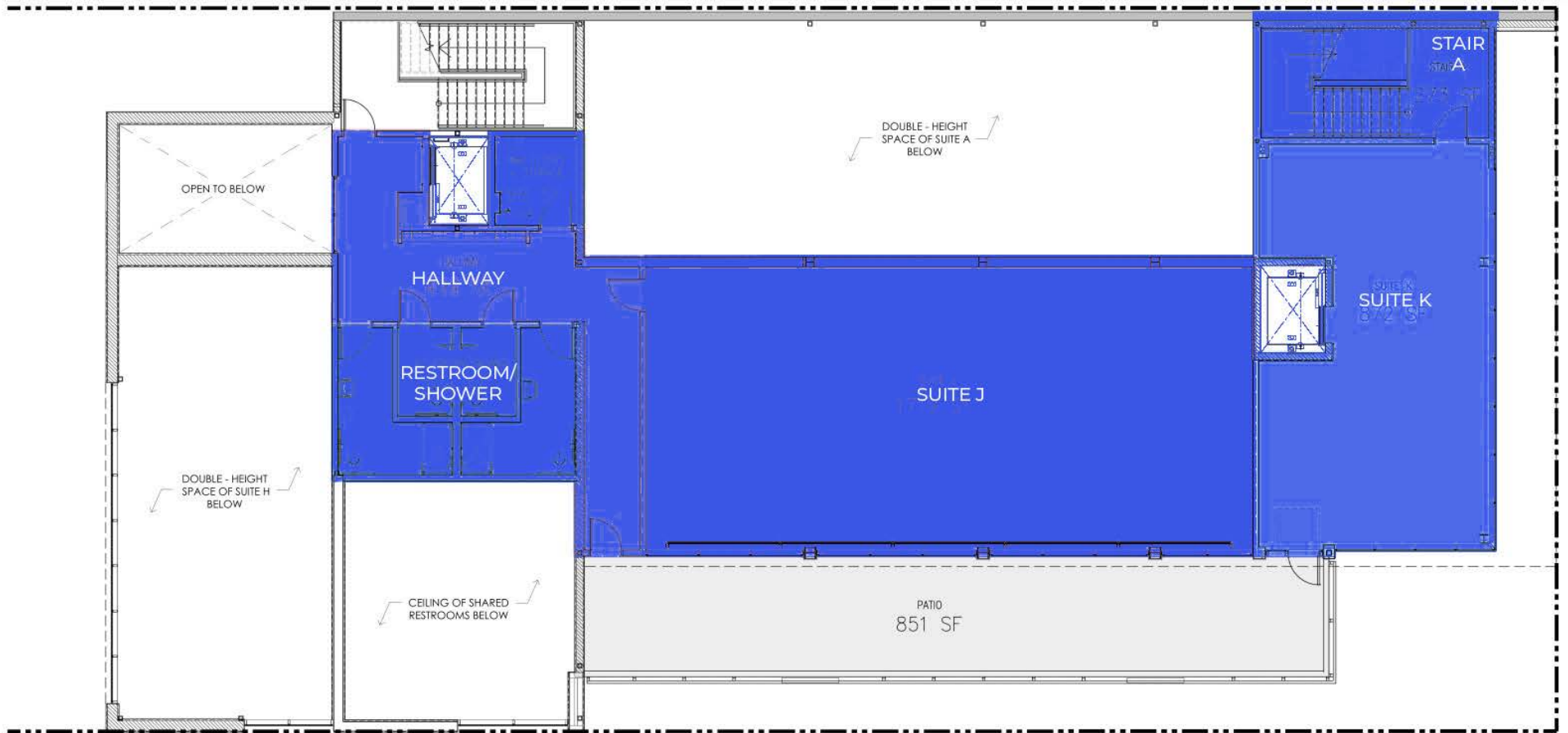
### **LEASE RATE**

\$39,500/MO, MG

### **AVAILABLE**

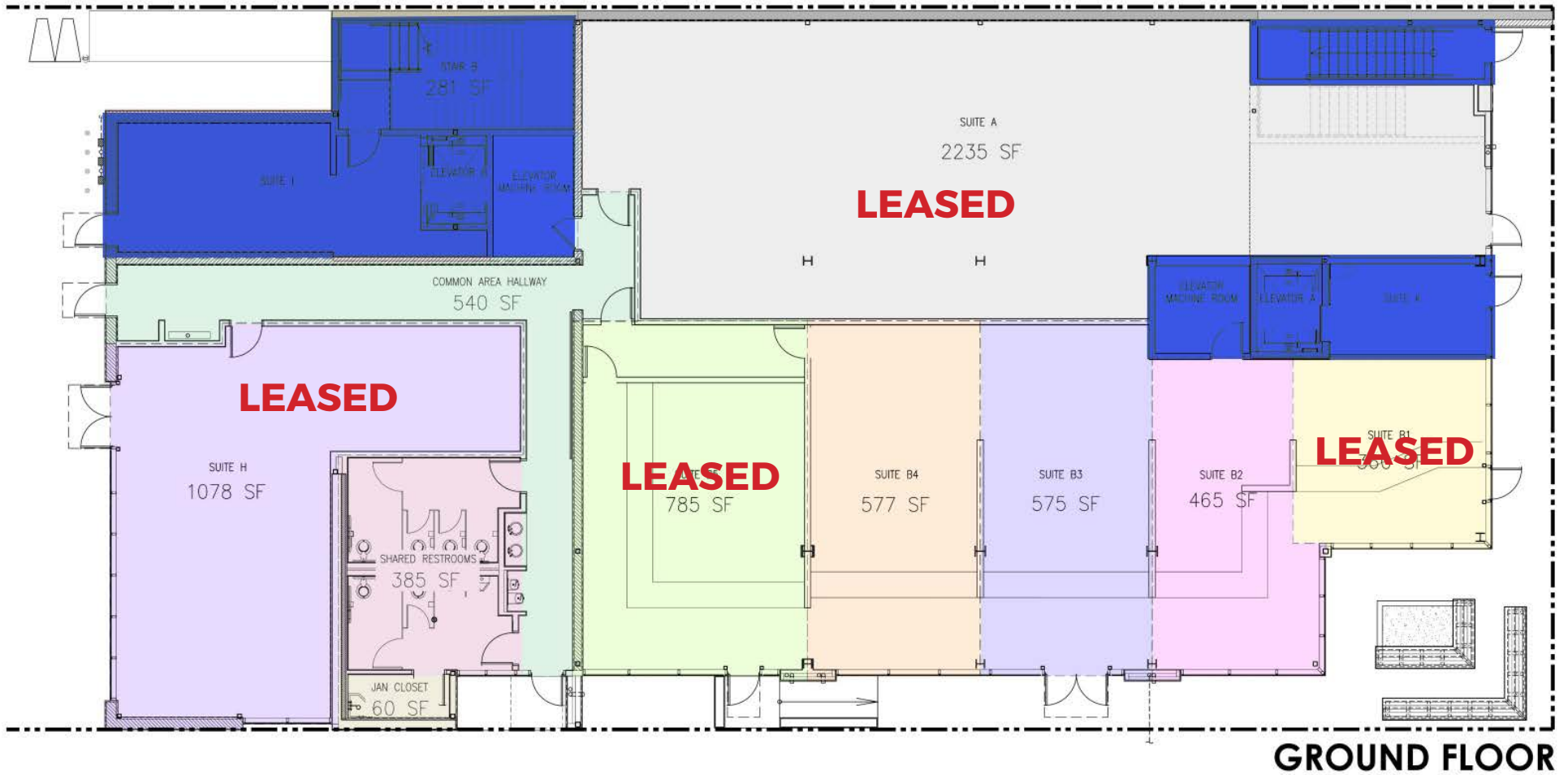
IMMEDIATELY

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**SECOND FLOOR**

# SECOND FLOOR PLAN



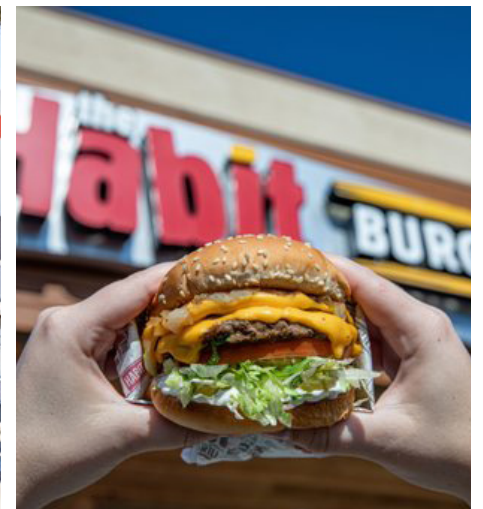
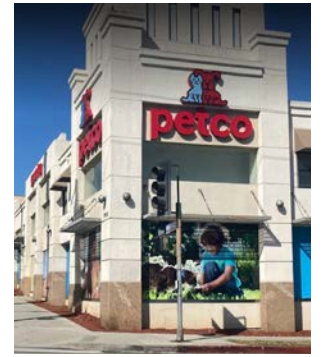
# GROUND FLOOR PLAN





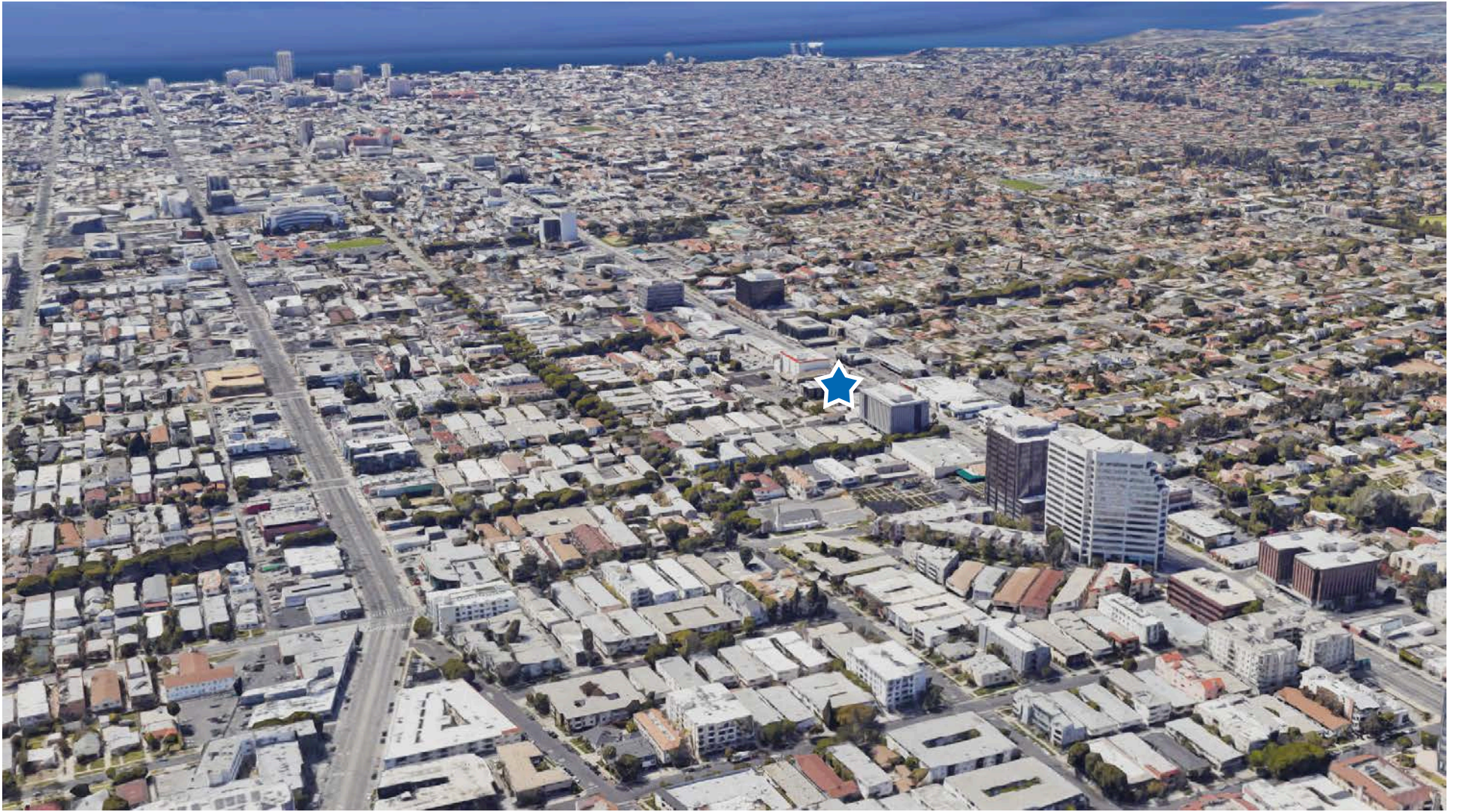
ADDITIONAL PHOTOS





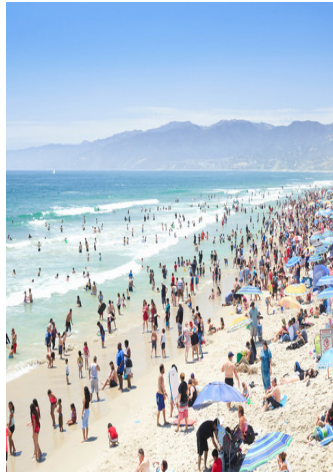
# THE NEIGHBORS - RETAIL





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

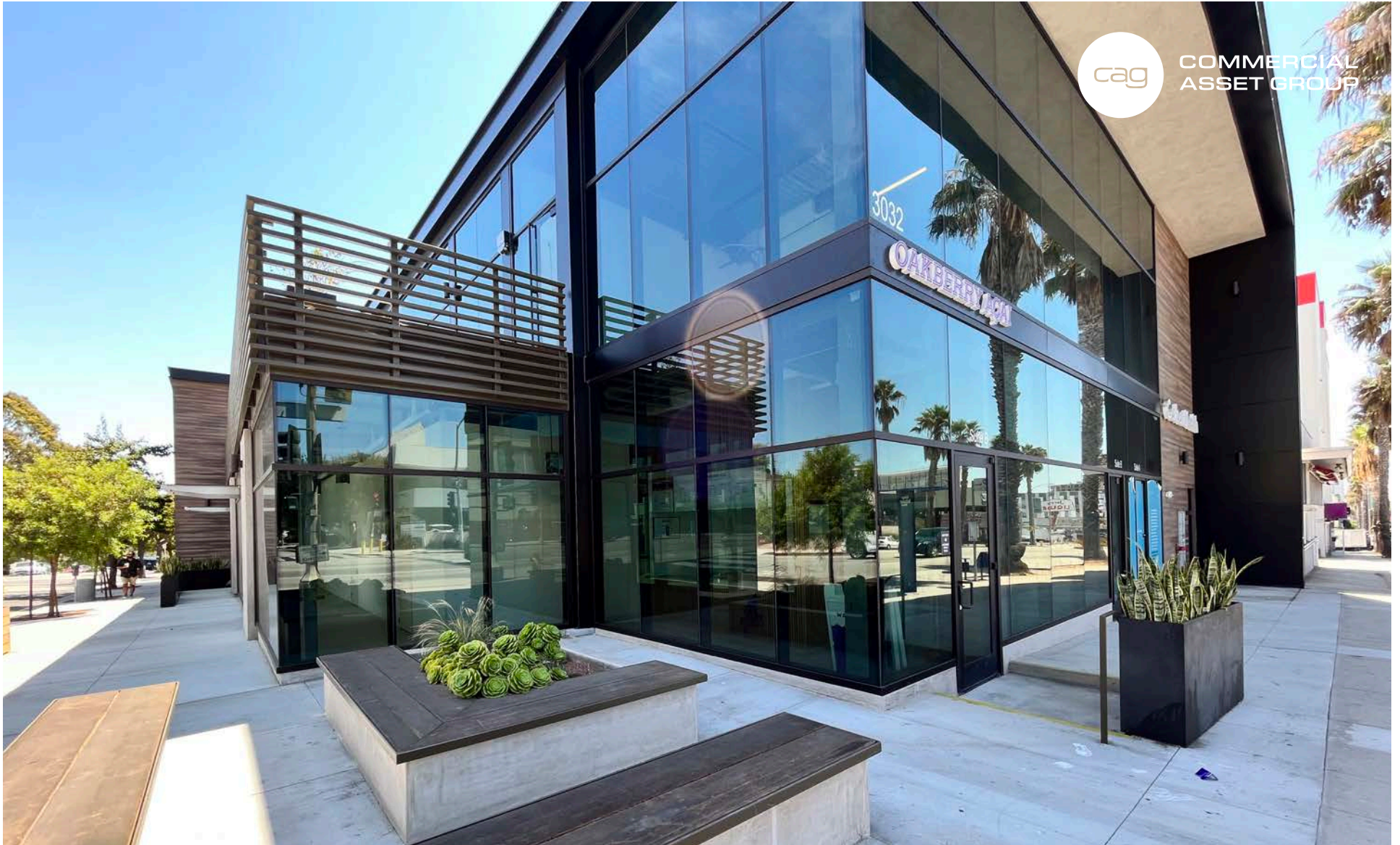
2 MILE: 41.5

3 MILE: 41.3

WALK SCORE:

90





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