

3032 WILSHIRE BLVD
SANTA MONICA, CA 90403



COMMERCIAL
ASSET GROUP

**LAST
SPACE
AVAILABLE**



SECOND FLOOR OFFICE/FITNESS/
MEDICAL SPACE
PRIME SANTA MONICA CORNER PROPERTY

SPACE SIZE

SPACE A: ~~±3,380 SF~~ **LEASED**
SPACE B: ±1,000 SF

LEASE RATE

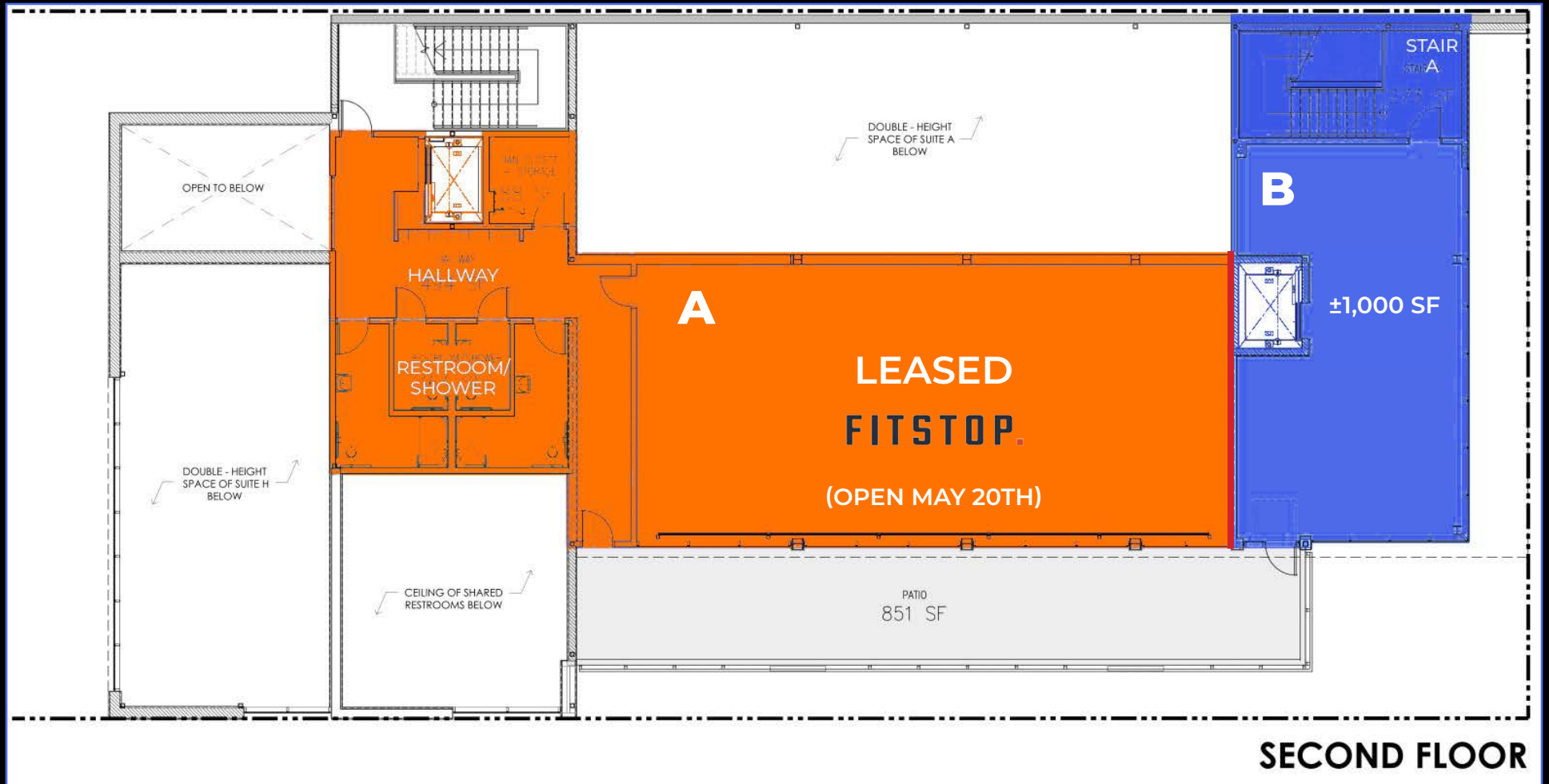
SPACE A: **LEASED**
SPACE B: \$5,500/MO, MG

AVAILABLE

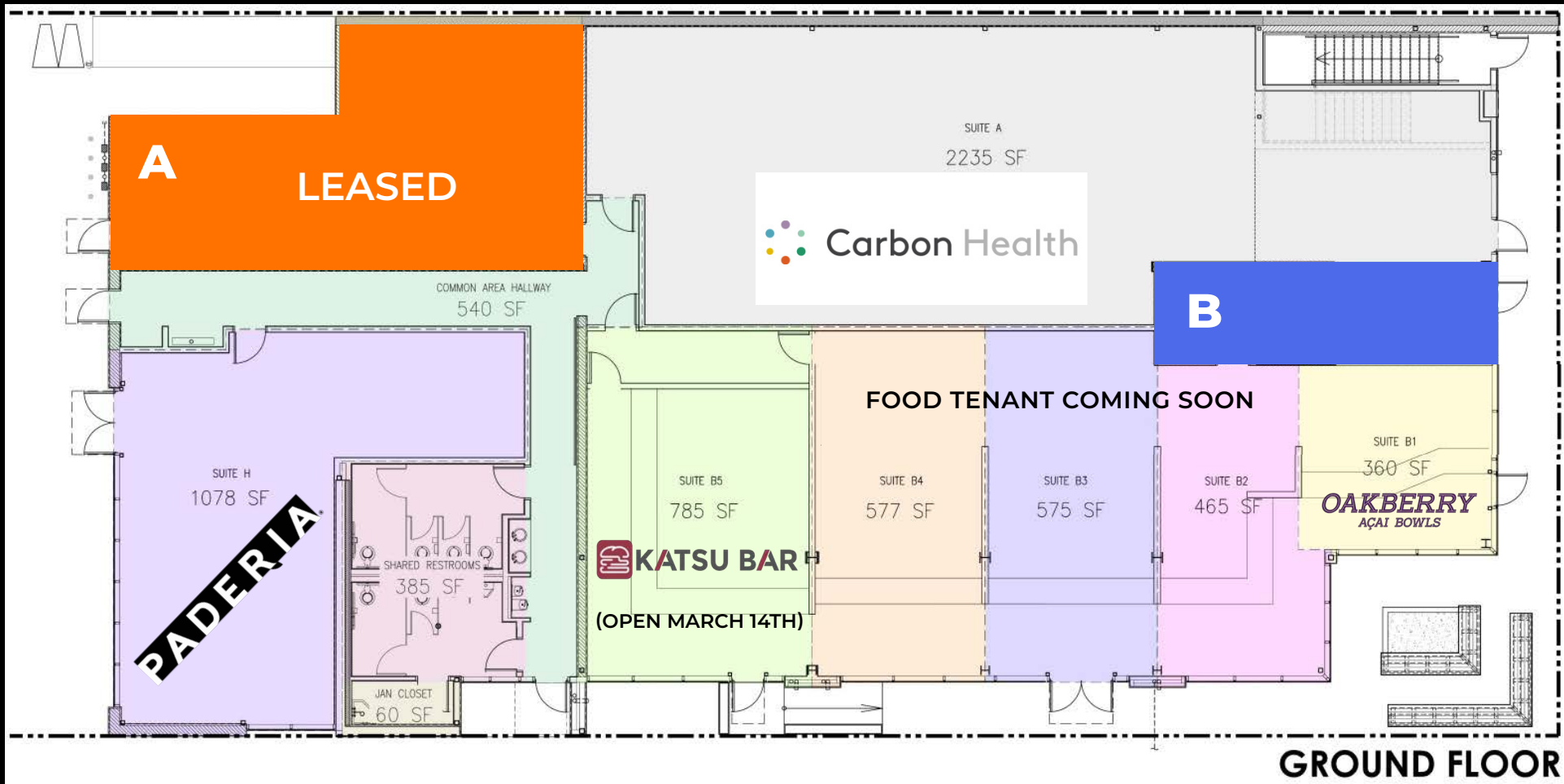
IMMEDIATELY

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- SPACE A IS CURRENTLY BUILT OUT AS FITNESS SPACE WITH 4 RESTROOMS, SHOWERS, AND LOCKERS - **LEASED**
- SPACE B IS A VANILLA SHELL SPACE WITH GROUND FLOOR ENTRANCE, DEDICATED ELEVATOR ACCESS, AND COMMUNAL RESTROOMS
- 60 CAR SURFACE PARKING BEHIND BUILDING
- EXTREMELY HIGH POWER AVAILABLE- 3,000 AMPS FOR THE BUILDING
- GOOD CO-TENANCY WITH CARBON HEALTH, FITSTOP, AND 5 SMALL FOOD TENANTS ON THE GROUND FLOOR



SECOND FLOOR PLAN

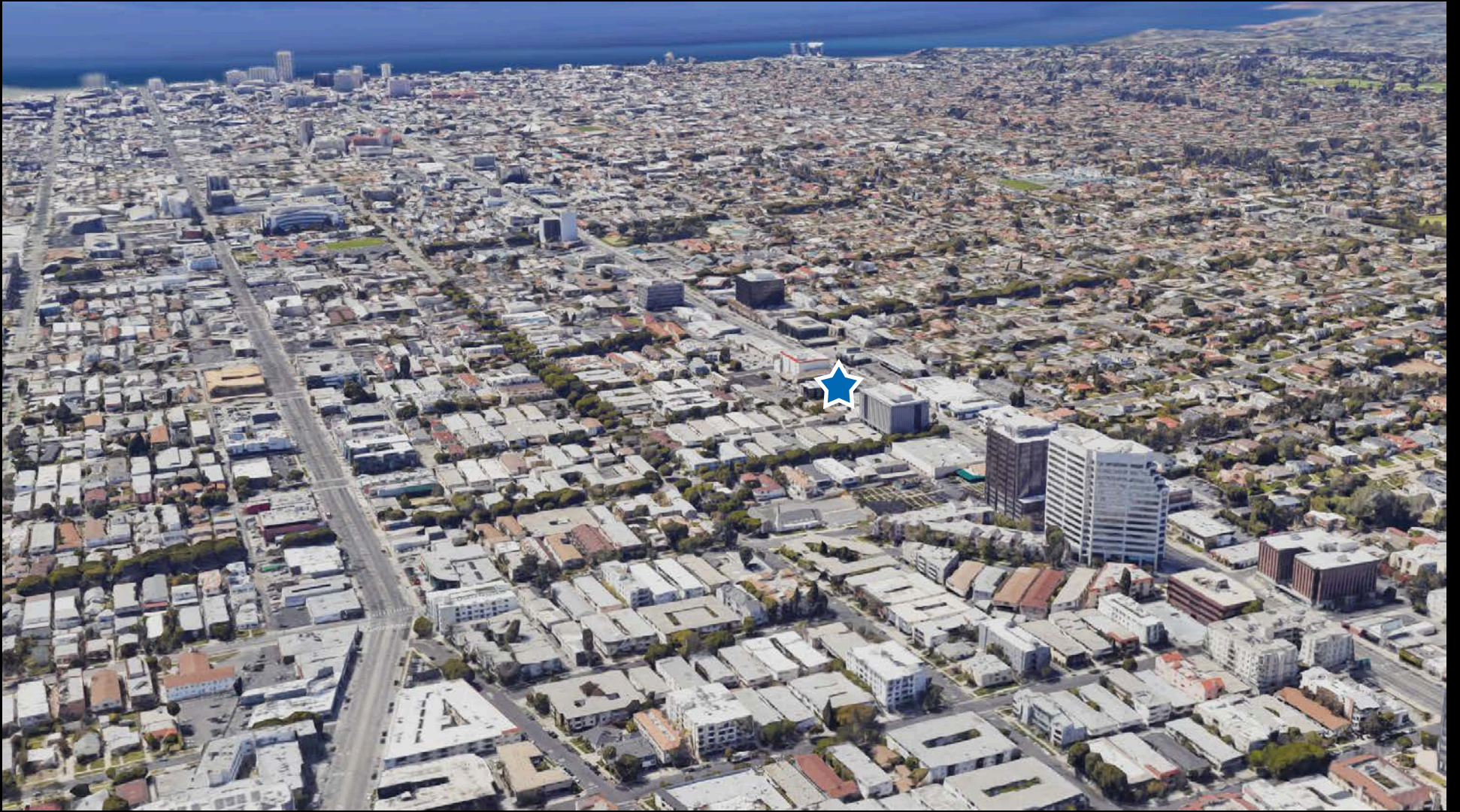




ADDITIONAL PHOTOS



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:

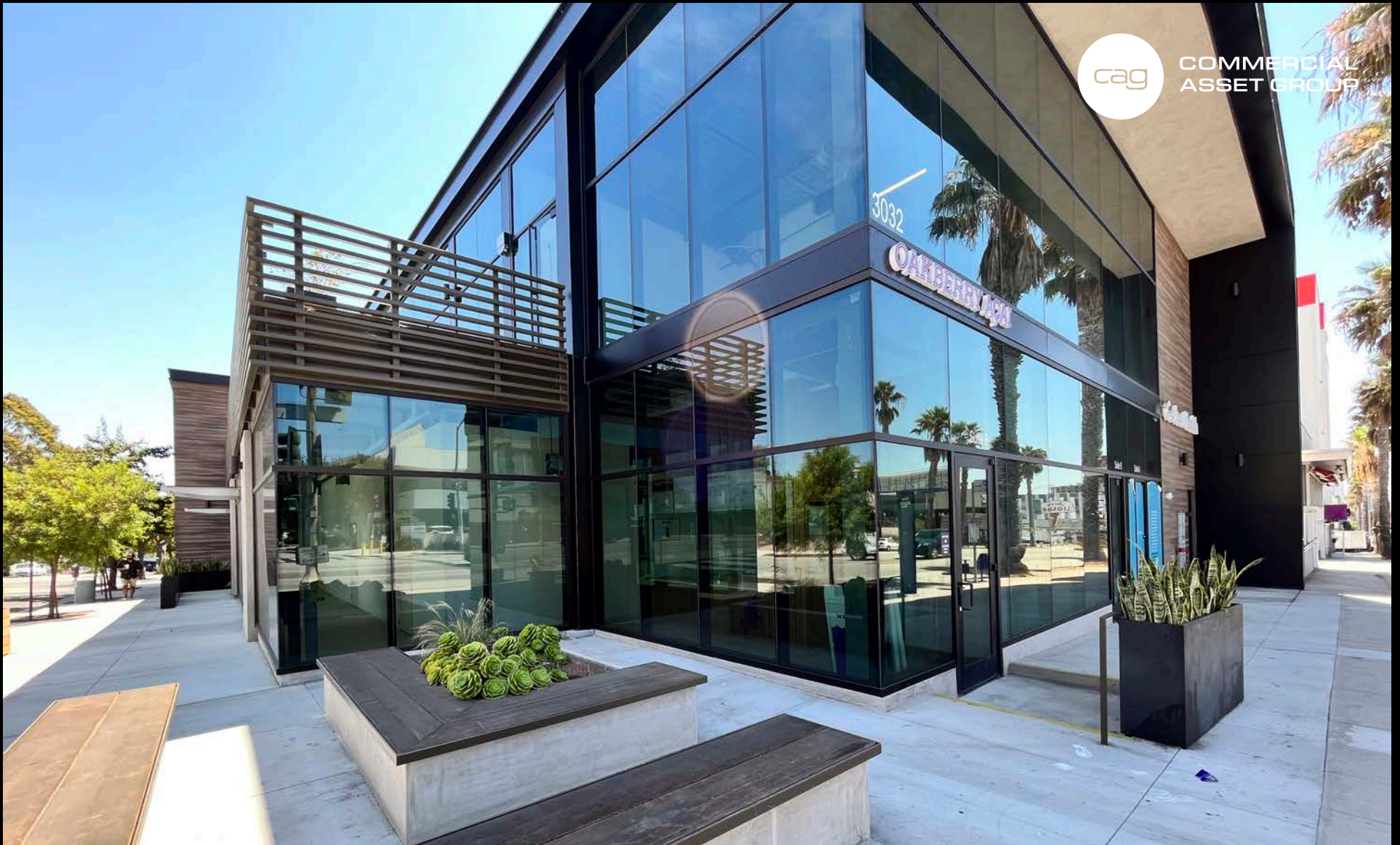
1 MILE: 41

2 MILE: 41.5

3 MILE: 41.3

WALK SCORE:

90



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