FOR LEASE Large Retail Space

2516 Wilshire Blvd. Santa Monica CA 90403 EXCLUSIVE OFFERING for \$10,745.00 per Month



Large retail space with ~40 feet of Wilshire Blvd. street frontage! Parking in rear of property. High traffic count and visibility!

Amenities:

- Square Footage:
 - Main Floor: ~2.950 sqft x \$3.00 per sqft = \$8,850.00
 - \circ 2nd Floor: ~1,516 sqft x \$1.25 per sqft = \$1,895.00
 - Basement (storage): ~1,995 sqft included in base rent (no charge)
- High ceilings and Large open space with lots of storage!
- Parking 6 spaces behind building included in lease, private lot
- Former Space: Ursula's Costume Shop in location for ~30 years!

Term Negotiable - Minimum 1 year lease - Modified Gross

- 3% annual increase
- Utilities:
 - CAM Charges (prorated portion) property tax, insurance,
 - Individually metered Tenant pays internet, telephone, security and electricity, water/trash/sewage

Contact: Sullivan-Dituri Company www.sdrsm.com

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