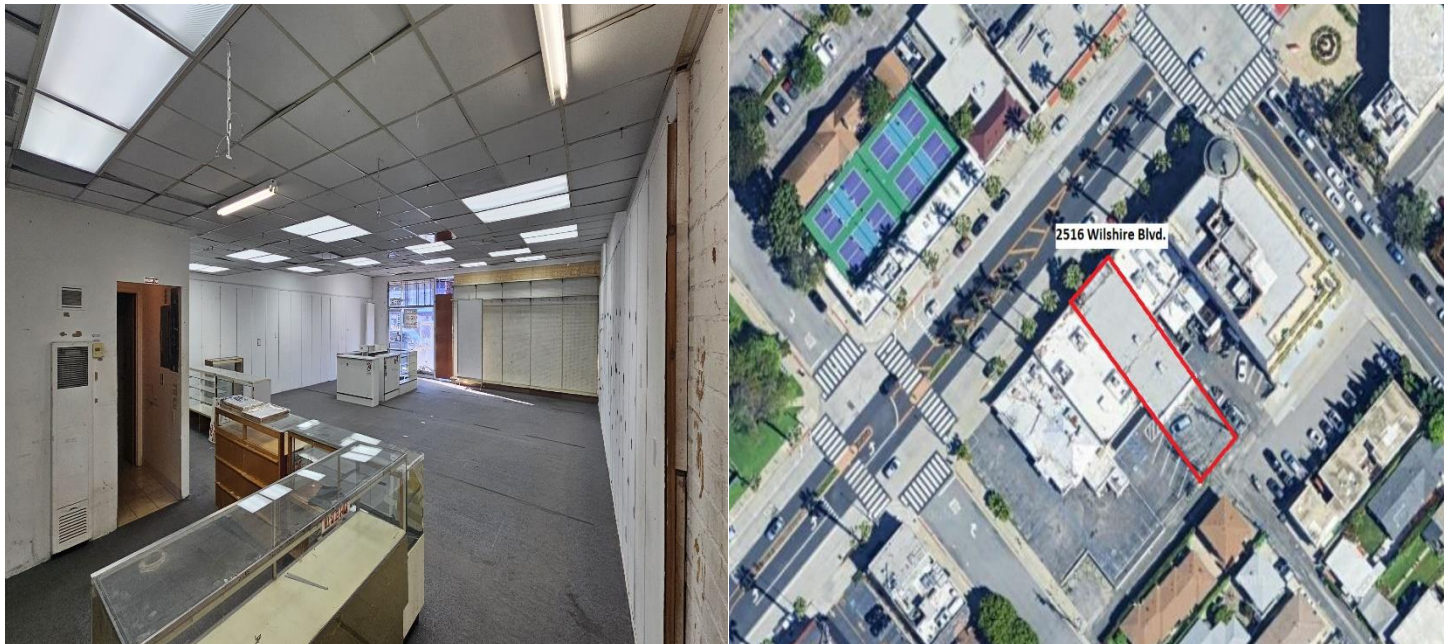


FOR LEASE
Large Retail Space
2516 Wilshire Blvd. Santa Monica CA 90403
EXCLUSIVE OFFERING for \$10,745.00 per Month



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
 - 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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LA2: William Dawson (310) 428-0951c (310) 453-3341 wk DRE No. 01059814
2111 Wilshire Blvd., Santa Monica, California 90403