

301 WILSHIRE BOULEVARD
SANTA MONICA, CA
RETAIL SPACE FOR LEASE



DISCLAIMER & CONFIDENTIALITY AGREEMENT

EXCLUSIVE LISTING BROKERS

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1,585 SF - 6,585 SF 3RD ST. PROMENADE ADJACENT ENDCAP

Presented exclusively by MEI Real Estate Services: 149 Palos Verdes Blvd. Ste. C, Redondo Beach, CA 90277



PROPERTY HIGHLIGHTS
& LISTING OVERVIEW

AN EXQUISITE LEASE OFFERING

LISTING OVERVIEW

ADDRESS	301 Wilshire Boulevard Santa Monica, CA 90401
SIZE	Suite 301 (Retail Endcap): 1,585 SF - 6,585 SF
RENTAL RATE	Call for Pricing
SPACE TYPE	Retail Endcap/ Flagship Space
SUITE DETAILS	Suite features exposed bow-truss ceilings and has extreme downtown exposure.
LEASE TYPE	NNN Lease (\$0.77/SF/mo)
LEASE TERMS	5-10 years
SPACE NOTES	Like-new luxury furniture retail buildout with ADA restrooms, new electrical and new HVAC.



DOWNTOWN SANTA MONICA
Unparalleled Retail Flagship Space For Lease

1,585 SF - 6,585 SF 3RD ST. PROMENADE ADJACENT SPACE

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PROPERTY OVERVIEW



INTERIOR
DEFINE



INTERIOR
DEFINE

INTERIOR
DEFINE

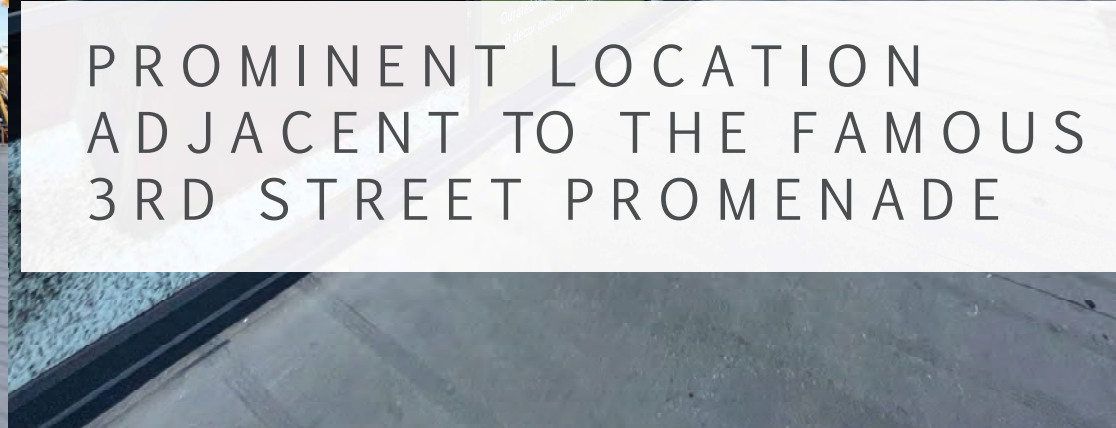
Opening soon

Custom furniture
made for you, with you

INTERIOR
DEFINE

Opening soon

Custom furniture
made for you, with you



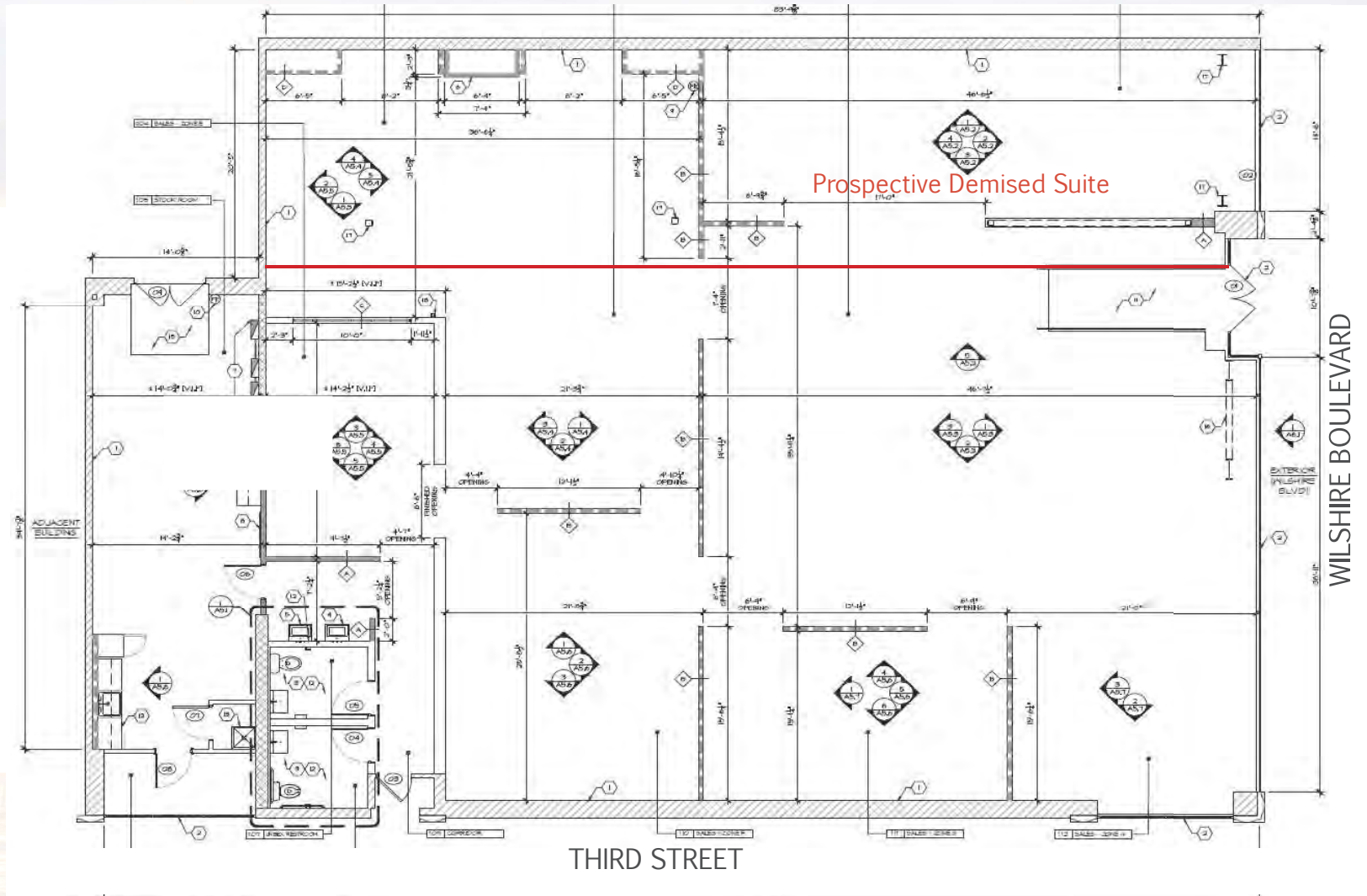
PROMINENT LOCATION
ADJACENT TO THE FAMOUS
3RD STREET PROMENADE



SUITE 301: CREATIVE INTERIOR
WITH EXPOSED CEILINGS
& CONCRETE FLOORS

FLOOR PLAN

301 Wilshire Boulevard, Santa Monica, CA 90401 (Retail endcap)



1,585 SF - 6,585 SF 3RD STREET PROMENADE ADJACENT SPACE

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MONTANA AVENUE, SANTA MONICA, CA OPPORTUNITY HIGHLIGHTS



MEI Real Estate Services is pleased to offer a rare opportunity to occupy creative office/loft space located on Montana Avenue in Santa Monica, California. Just off Santa Monica's coastline lies Montana Avenue, a charming 10-block, open-air retail destination. Home to more than 150 high-end boutiques, restaurants, & service establishments, Montana Avenue is Santa Monica's premiere shopping neighborhood. It is surrounded by ample street parking and has onsite parking available in the property rear.

On the market for the first time in years, this creative office suite features an outdoor deck with outdoor access to the ground floor and provides the opportunity to occupy one-of-a-kind office space in the heart of the 1200 -1300 block of Montana Avenue. Fueled by booming luxury retail, restaurant, entertainment and service related industries, this location presents an unparalleled opportunity for any creative office, tech, or appointment only service-related use to call home.

The property is located near the east end of Montana Avenue, one of the densest areas of shops and businesses. It is located in Santa Monica, CA, home of the famous 3rd Street Promenade, Santa Monica Place, the Santa Monica Pier, and the breathtaking California Coast. These attractions and sites in addition to an abundance of food and shopping concepts keep the property in the heart of constant foot traffic, resulting in higher business revenues and long-term performance.

Artistically designed inside and out with original building details, this property is ideally located at the heart of vibrant Montana Ave. where world-class restaurants, high-end retailers and a unique creative culture thrive, this exclusive opportunity poses as the perfect space for any upscale office user. Please call agent for more details and to set up a tour.

**PLEASE DO NOT DISTURB EXISTING TENANTS*



UNPRECEDENTED LOCATION SURROUNDED BY WORLD CLASS RETAIL,
DINING, HOTELS, PARKS, EXCLUSIVE RESIDENCES & CREATIVE CULTURE

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AREA OVERVIEW



LOCATION, LOCATION, LOCATION.

Santa Monica is one of the most amenity rich and most recognized areas of Los Angeles. The famed Third Street Promenade and Montana Avenue are known around the world as destinations of the arts and entertainment. Restaurants, attractions, museums, theaters, farmer's markets, parks, schools, ocean-front hotels, organic fare and luxury sport clubs are all within walking distance. Located within a 1.5 mile radius of the Property is Santa Monica Place, the Santa Monica Pier, the famous 3rd Street Promenade and the breathtaking California Coast. These attractions and sites in addition to an abundance of new restaurant and shopping concepts attract crowds from all around the world that wish to experience the trendy flair that the area exudes.

The current epicenter of Los Angeles' business and start-up scene is Santa Monica, an 8.3 square mile stretch of beachside now known as Silicon Beach. This area incorporates a balance of vibrant commercial districts, neighboring residential communities, recreational and art venues, a plethora of new and established businesses, and of course- beaches. The city offers convenient access to major freeways, bus lines, airports, the brand new Exposition Light Rail, and its surrounding cities. It is served by two freeways, Santa Monica (Interstate 10) and San Diego (405); and by four major east-west thoroughfares: Santa Monica (Route 66), Wilshire, Olympic and Pico Boulevards. It is located approximately six miles from Los Angeles International Airport.

The city of Santa Monica rests on a mostly flat slope that angles down towards Ocean Avenue and towards the south with high bluffs separate the north side of the city from the beaches. Santa Monica enjoys an average of 310 days of sunshine a year and the rainy season spans from late October through late March. The City of Santa Monica has a current population of 93,319 people and a high average household income of \$110,740, compared to \$74,699 for all U.S. households. The average household income in Santa Monica is projected to increase even more significantly to \$131,596 in just five years.

Santa Monica is also known for its excellent public and private schools. The quality of education available is outstanding and is a prime reason that many businesses and families choose to locate in Santa Monica. There are over ten elementary schools, two middle schools, three high schools and an alternative K-8 school in the Santa Monica-Malibu Unified School District, which serves both Santa Monica and Malibu residents. The city presents a prime location for new business and expanding or relocating business to thrive and succeed. With its great weather, pedestrian-friendly streets lined with a generous selection of eateries, attractions and restaurants, Santa Monica offers businesses a high success rate and a supportive environment catered for growth.



EXQUISITE DINING & RETAIL
Montana Avenue



LOCAL ORGANIC FARE
and Farmers Markets



WORLD FAMOUS
Third Street Promenade



LUXURY GOODS
Santa Monica Place

MULTITUDE OF
WALKABLE AMENTIES
& CITY LANDMARKS

DOWNTOWN SANTA MONICA
Santa Monica Pier



DEMOGRAPHIC ANALYSIS



EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Population			
2010 Population	28,691	151,187	366,294
2020 Population	30,833	156,569	387,249
2022 Population	30,771	155,710	387,978
2027 Population	30,332	154,231	384,732
2010-2020 Annual Rate	0.72%	0.35%	0.56%
2020-2022 Annual Rate	-0.09%	-0.24%	0.08%
2022-2027 Annual Rate	-0.29%	-0.19%	-0.17%
2022 Male Population	48.6%	49.0%	49.1%
2022 Female Population	51.4%	51.0%	50.9%
2022 Median Age	43.1	41.9	38.6

Median Age

The median age in this area is 38.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	70.6%	68.2%	62.1%
2022 Black Alone	4.2%	3.6%	3.6%
2022 American Indian/Alaska Native Alone	0.3%	0.7%	0.7%
2022 Asian Alone	9.5%	9.5%	15.2%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	4.5%	6.1%	7.0%
2022 Two or More Races	10.7%	11.8%	11.3%
2022 Hispanic Origin (Any Race)	11.4%	14.6%	15.6%



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DINING, HOTELS, PARKS, EXCLUSIVE RESIDENCES & CREATIVE CULTURE

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EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	65.4%	77.8%	66.1%
Median Household Income			
2022 Median Household Income	\$111,952	\$119,241	\$114,461
2027 Median Household Income	\$140,652	\$147,501	\$137,154
2022-2027 Annual Rate	4.67%	4.35%	3.68%
Average Household Income			
2022 Average Household Income	\$162,922	\$181,623	\$175,551
2027 Average Household Income	\$202,651	\$216,259	\$207,464
2022-2027 Annual Rate	4.46%	3.55%	3.40%
Per Capita Income			
2022 Per Capita Income	\$93,630	\$90,495	\$81,311
2027 Per Capita Income	\$116,795	\$108,039	\$96,196
2022-2027 Annual Rate	4.52%	3.61%	3.42%
2010 Vacant Housing Units	1,745	7,155	15,422
2020 Total Housing Units	19,894	85,212	194,783
2020 Vacant Housing Units	2,282	7,936	18,178
2022 Total Housing Units	20,095	85,900	197,591
2022 Owner Occupied Housing Units	2,948	26,220	63,023
2022 Renter Occupied Housing Units	14,610	51,074	115,006
2022 Vacant Housing Units	2,536	8,606	19,561
2027 Total Housing Units	19,814	85,847	197,187



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