

**FOR LEASE**  
**Large Retail Space**  
**2516 Wilshire Blvd. Santa Monica CA 90403**  
**EXCLUSIVE OFFERING for \$9,046.25 per Month**



**Large retail space with ~40 feet of Wilshire Blvd. street frontage! Parking in rear of property. High traffic count and visibility! See included Floor Plan with approximate square footages.**

**Amenities:**

- **Square Footage:**
  - **Main Space-Showroom:** ~1,980 sqft x \$3.00 per sqft = \$5,940.00
  - **Rear Space:** ~2,485 sqft x \$1.25 per sqft = \$3,106.25
  - **Basement (storage):** ~1,995 sqft included in base rent (no charge)
- **High ceilings (approximately 10 foot) 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 of \$681.06 per month (\$0.15 per sqft) – (Prorated) property tax, insurance**
  - **Individually metered - Tenant pays internet, telephone, security and electricity, gas, water/trash/sewage**

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