

# 2101 WILSHIRE

SANTA MONICA, CA



**Newly Delivered Santa Monica Investor/Owner User  
Opportunity with Above-Standard Parking**



# Investment Overview

Ideally positioned along prestigious Wilshire Blvd and adjacent to a wealth of retail and other amenities, this state-of-the-art Property offers 28,983 SF of premium creative workspaces that provide abundant natural light. It also features 1,067 SF of private enclosed outdoor space, 12-16' ceilings, and 61 parking stalls in a private surface lot.

Moreover, this Property boasts a prime corner location on Wilshire Blvd with frontage, encompassing a generous 0.76 acres with 0.42 acres of surface parking.

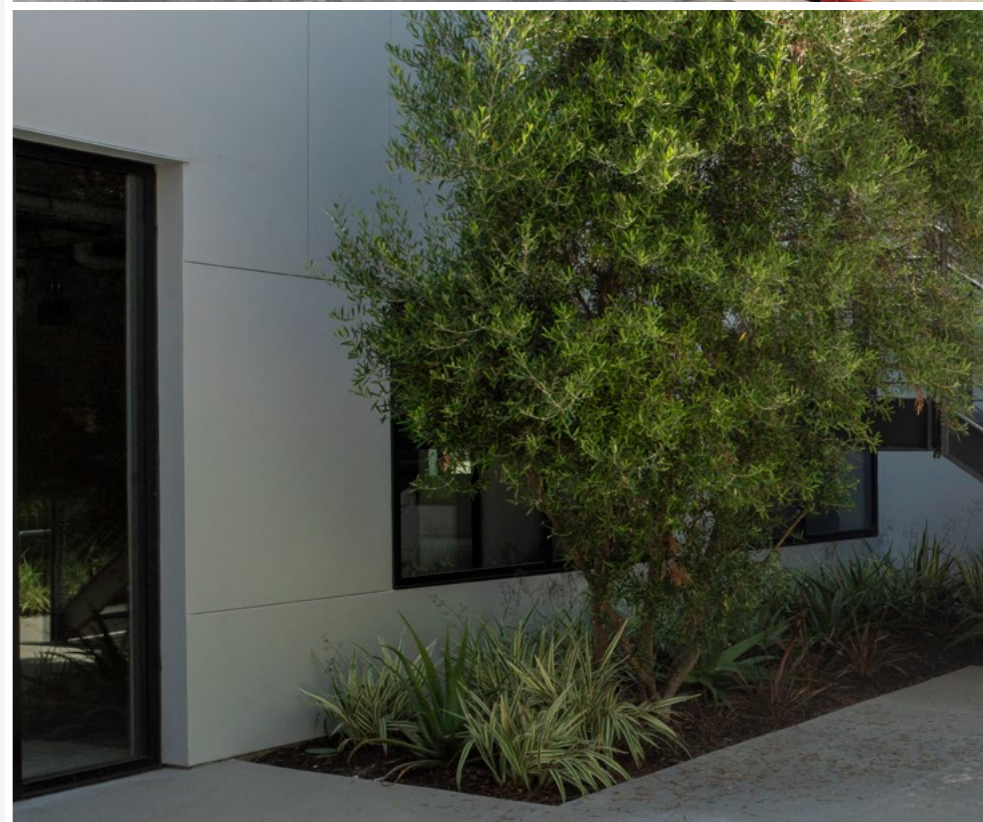
This newly renovated opportunity boasts a modern design, an efficient layout, upgraded HVAC, and 1200 amps of power available.

**Pricing: \$36,000,000 (\$1,242 PSF)**

## PROPERTY OVERVIEW

Year Built / Renovated	1949 / 2024
No. of Floors	2
Typical Floor Plates	±14,000 SF
Parking	61 surface parking stalls
Total SF (Single Tenant)	28,983 (2018 BOMA + Patio SF)
Power	1200 amps
Ceiling Height	12' - 16'

**CLICK HERE TO WALK  
THROUGH THE BUILDING** 





# Investment Highlights



## IDEAL USER SIZE WITH CONVENIENT SURFACE PARKING

At under 30,000 square feet, 2101 Wilshire presents the perfect size for an Owner/User. The opportunity features 61 parking stalls in a convenient surface parking lot adjacent to the Property.



## FULLY RENOVATED WITH STATE-OF-THE-ART SYSTEMS

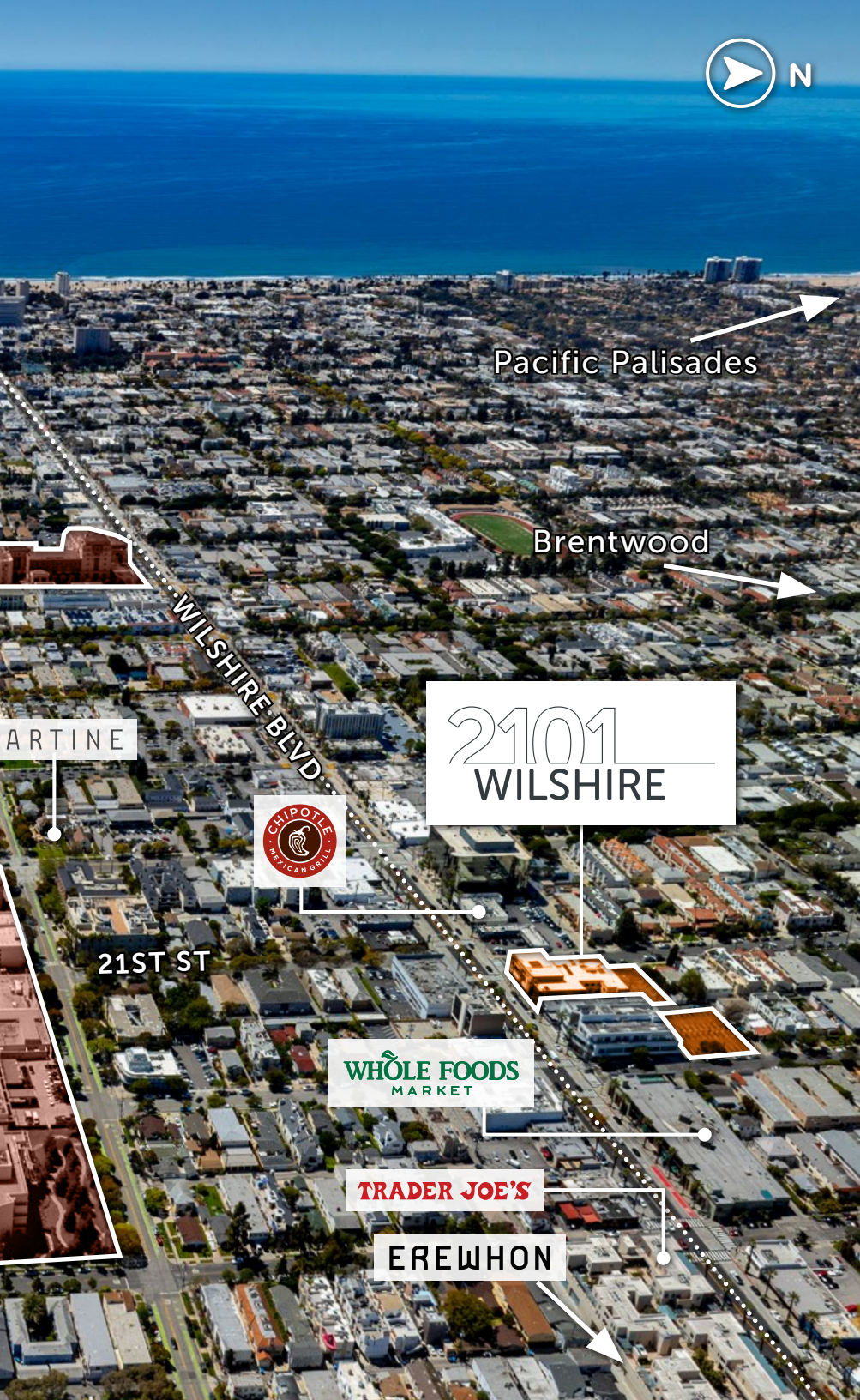
The Property has undergone a complete renovation, boasting brand new systems, including new HVAC and 1200 amps of power available. Approximately \$5.5M was recently invested into the Property.



## SUPPLY CONSTRAINED CORE LOCATION

The vast majority of the existing office inventory in Santa Monica has been controlled by institutions with generational investment horizons, making acquisition opportunities of this caliber in Santa Monica exceptionally rare. Santa Monica's development process is also challenging, further restricting emerging new competitive supply.





Pacific Palisades

Brentwood

2101  
WILSHIRE

ARTINE



21ST ST

WHOLE FOODS  
MARKET

TRADER JOE'S

EREWHON



## ARCHITECTURAL EXCELLENCE

Featuring high ceilings, a sophisticated two-story layout, outdoor patio space, and an atrium, the Property offers an exceptionally modern and open environment.



## EXCEPTIONAL WALKING AMENITIES

With a walk score of 95, the surrounding neighborhood offers a wealth of desirable walking amenities, including Whole Foods, Trader Joe's, Tartine, and Erewhon. The Property is also conveniently located near a major hospital, ensuring quick access to medical services and amenities.



## EXCELLENT PROXIMITY TO EXECUTIVE & HOUSING

Situated in close proximity to executive housing and a highly educated workforce, 2101 Wilshire is strategically located to attract and retain top talent. This location benefits from its close proximity to the highly affluent neighborhoods of Malibu, Pacific Palisades and Brentwood. In addition, 68% of Santa Monica residents have a bachelor's degree or higher.



## REGION LEADING DEMOGRAPHICS

Santa Monica is a regional leader in college graduates, Gen Z population growth, and concentration of tech and media workers. New residential options are being built in the area including a new multifamily development by Cypress Equities across the street.

# Zoning Summary

Parcel	Parcel No. (APN)	Zoning	Zoning Description	Land Use Code	Land Use Desc.	Lot Area
1	4276-006-011	SMR2*	R2: Low Density Residential/Parking	2036	Parking Lot	0.14 AC
2	4276-006-012	SMR2*	R2: Low Density Residential/Parking	2036	Parking Lot	0.14 AC
3	4276-006-018	SMR2*	R2: Low Density Residential/Parking	2036	Parking Lot	0.14 AC
4	4276-006-019	SMC6*	MUB: Mixed Use Boulevard	3003	Office Bldg (General)	0.34 AC
<b>Total</b>						<b>0.76 AC</b>

## MUB: MIXED USE BOULEVARD ZONING

- The Mixed-Use Boulevard District allows for affordable, workforce, and market-rate housing, with lower building heights next to residential neighborhoods.
- Allowable ground floor uses include local-serving retail uses, ground floor open spaces such as small parks and plazas, service-oriented commercial uses, and some small-scale office uses.
- Medical and dental offices are permitted on all floors

## PARKING REQUIREMENT

- Per an agreement with the city, a parking lot with 55 spaces is required in order to service the existing office building.





Brentwood

Century City

61 STALLS

1

2

3

4

21ST ST

WILSHIRE BLVD

# Floorplans

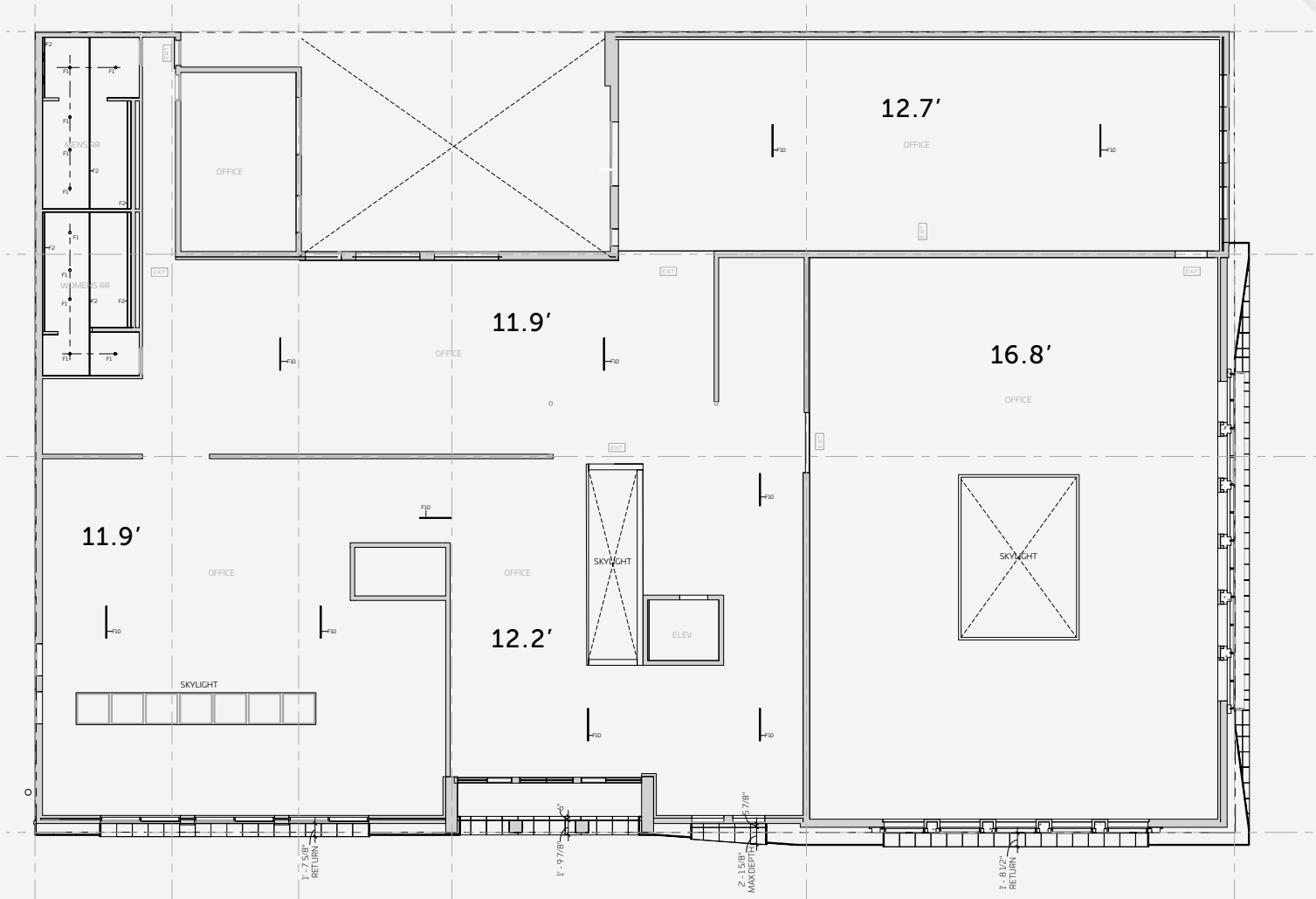
12-16' CEILINGS

## LEVEL ONE





# LEVEL TWO



WILSHIRE BLVD

# Hypothetical Floorplans

## MEDIA/OFFICE USER

### CREATIVE FLOOR PLAN



### TRADITIONAL FLOOR PLAN



# OPEN/TECHNOLOGY USER

## CREATIVE FLOOR PLAN



## TRADITIONAL FLOOR PLAN



# Renovation & Building System Summary

## TOTAL SF (SINGLE TENANT)

2018 BOMA Total SF without Patio (Single Tenant)	27,916
2018 BOMA Patio SF	1,067
<b>Total SF (Single Tenant)</b>	<b>28,983</b>

## TOTAL SF (MULTI TENANT)

2024 BOMA Total (Multi Tenant)	27,901
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## ENVELOPE/EXTERIOR

- New Porcelanosa panel systems installed on 21st St and Wilshire
- New paint on the sides of the building facing the parking lot
- Operable windows installed throughout building
- Removed and replaced all glazing (current glass is 1" thick on exterior windows 1st floor that wrap around Wilshire to 21st street)
- New trash enclosure constructed

## MECHANICAL

- Existing HVAC systems removed and replaced with the following:

Unit brand:	Carrier
Number of units:	2
Unit tonnage:	35 and 40 tons

## PLUMBING

- Completely renovated restrooms on both floors

## ELECTRICAL

- New transformer installed by Southern California Edison in the parking lot:
- All new switchgear installed in new electric room

Voltage:	480
Amperage:	1200

## FIRE LIFE SAFETY

- New sprinkler systems/piping added all throughout
- New Fire Alarm panel installed

## ELEVATOR

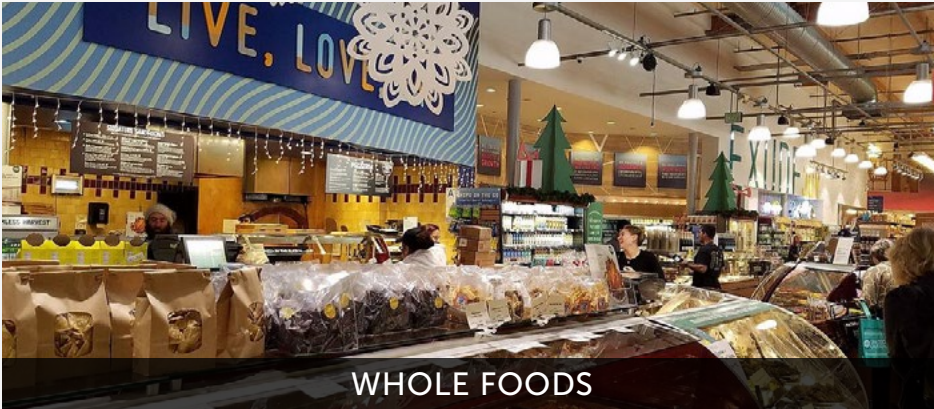
- Existing elevator removed and new 2.5 stop hydraulic elevator installed by Otis, along with new decorative interior, 3,500 lb duty
- New Elevator mechanical room constructed

## ROOF

- Brand new roof installed with a 10-year workmanship warranty and 20 year manufacturing warranty



# Access to World Class Amenities



WHOLE FOODS



CALIFORNIA CHICKEN CAFE



TRADER JOE'S



EREWHON



TARTINE



**Downtown Santa Monica**  
THIRD STREET PROMENADE

adidas	alo	ANTHROPOLOGIE	APPLE
COTTON+ON	H&M	J.CREW	lululemon
Madewell	PAC SUN	patagonia	SEPHORA
SKECHERS	URBAN OUTFITTERS	VANS	ZARA
Johnny Rockets	McConnell's FINE ICE CREAMS	SILVERLAKE Ramen	ugo
JAPANESE BBQ Gyu-Kaku	lemonade	AMC THEATRES	Pickle Pop

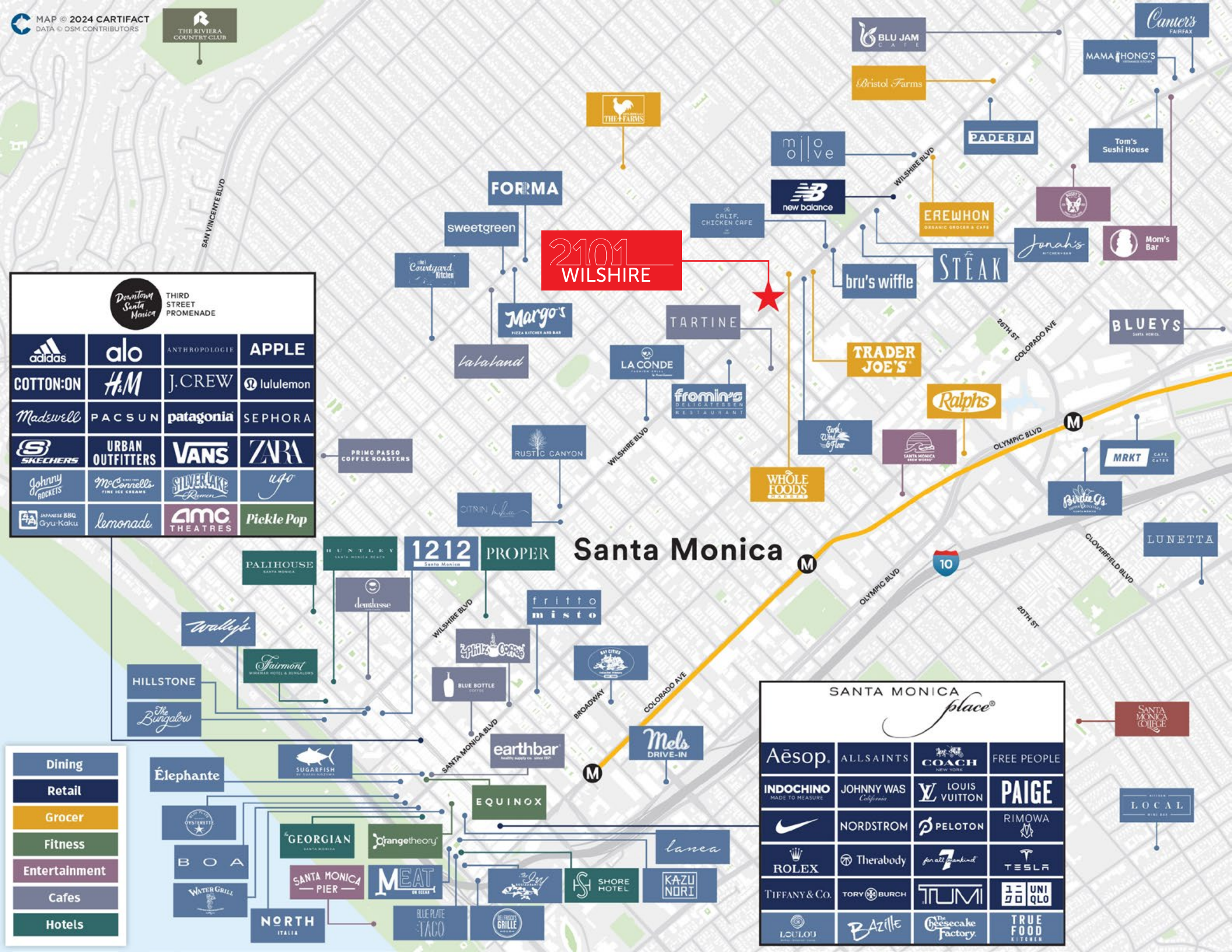
- Dining
- Retail
- Grocer
- Fitness
- Entertainment
- Cafes
- Hotels

**2101 WILSHIRE**

**Santa Monica**

**SANTA MONICA place®**

Aēsop	ALLSAINTS	COACH NEW YORK	FREE PEOPLE
INDOCHINO MADE TO MEASURE	JOHNNY WAS California	LOUIS VUITTON	PAIGE
NIKE	NORDSTROM	PELOTON	RIMOWA
ROLEX	Therabody	for all mankind	TESLA
TIFFANY & CO.	TORY BURCH	TUMI	UNIQLO
LOULOU	Bazille	the Cuckoo Factory	TRUE FOOD KITCHEN



# Santa Monica Market Overview

Home to major tech giants like Apple, Amazon, and Snap Inc., as well as numerous startups, Silicon Beach is a pivotal employment hub for the technology, creative, and healthcare industries. This area benefits from California's inflow of college graduates and its proximity to top-tier educational institutions such as UCLA, USC, and Loyola Marymount.

The city is conveniently located 13 miles from Downtown Los Angeles and 8 miles from Los Angeles International Airport. Santa Monica has a thriving, walkable downtown area and 3.5 miles of spectacular coastline. One of the most densely urbanized cities in California, Santa Monica has a land area of approximately 8.3 square miles and a population in excess of 94,500 people.

## TENANTS IN SANTA MONICA



GoodRx

Snap Inc.

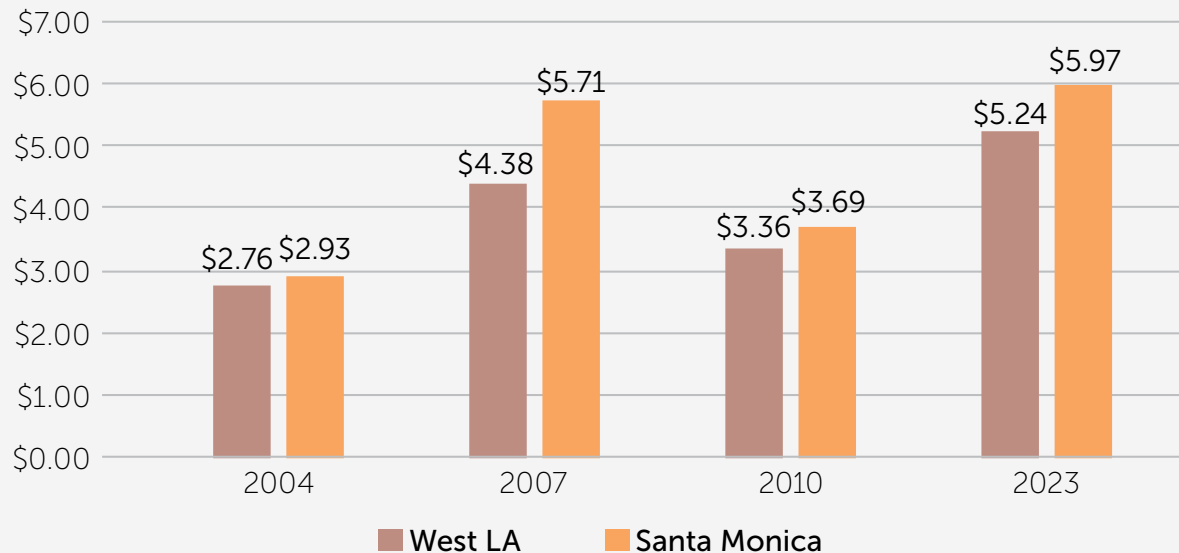


LIONSGATE

ACTIVISION

hulu

## SANTA MONICA VS. WEST L.A. CLASS A OFFICE RENT



95K

POPULATION IN SANTA MONICA



\$158K

AVERAGE HOUSEHOLD INCOME



42 YEARS

AVERAGE AGE



±84%

OF POPULATION WORKS A WHITE-COLLAR JOB



68%

OF RESIDENTS HAVE A BACHELOR DEGREE OR HIGHER





**SANTA MONICA**  
\$2.6M Average Home Price



**UCLA Santa Monica  
Medical Center**

**PALISADES**  
\$4.4M Average Home Price

**BRENTWOOD**  
\$4.4M Average Home Price

**EREWHON**  
**WHOLE FOODS  
MARKET**  
**TRADER JOE'S**



TARTINE

WILSHIRE BLVD



2101  
WILSHIRE

**VENICE**  
\$2.3M Average Home Price

**Providence Saint  
John's Health Center**

# 2101 WILSHIRE

## INVESTMENT CONTACTS

### JEFFREY M. BRAMSON

Senior Managing Director  
310.407.2147  
jeffrey.bramson@jll.com  
CA Lic. #02173278

### ANDREW HARPER

Managing Director  
310.407.2139  
andrew.harper@jll.com  
CA Lic. #01319640

### WILL POULSEN

Director  
310.407.2167  
william.poulsen@jll.com  
CA Lic. #02043184

### JACOB MOLLOY

Associate  
310.595.3619  
jacob.molloy@jll.com  
CA Lic. #02162044

## LEASING EXPERTS

### BRIAN NIEHAUS

Managing Director  
310.595.3824  
brian.niehaus@jll.com  
CA Lic. #01836528

### JOSH WROBEL

Senior Managing Director  
213.239.6001  
josh.wrobel@jll.com  
CA Lic. #01237972

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