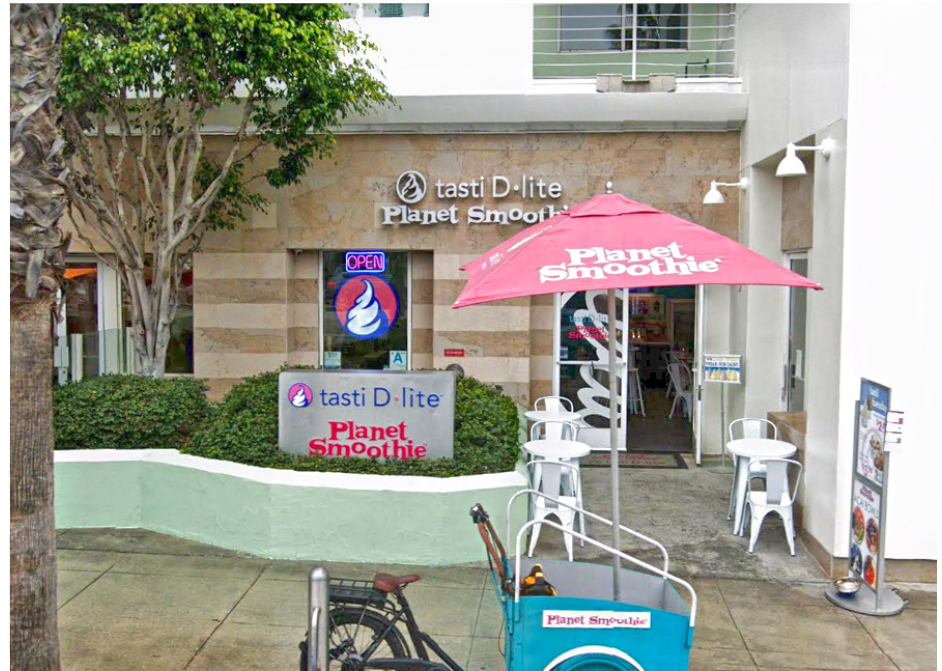




BUSINESS OPPORTUNITY:

Ideal for Sandwich and Coffee Shop or Ice Cream/Juice

FOR SALE



526 WILSHIRE BOULEVARD • Santa Monica, CA 90401

SIZE:

Approximately 1,100 square feet

CURRENT RENT:

\$4,832 per month plus
\$345 per month cam charges

CURRENT LEASE:

10 year modified gross lease
with a 5 year option

KEY FEE: \$75,000

AVAILABLE: Immediately

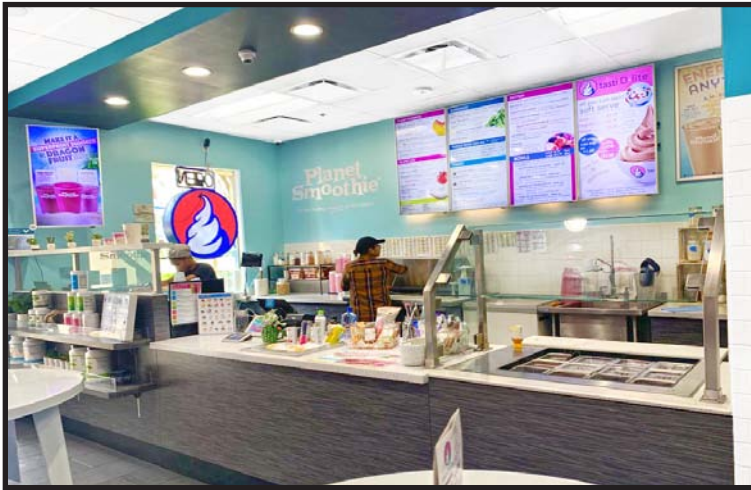
- Just blocks from the beach and situated in the heart of Santa Monica, near 3rd Street Promenade, Santa Monica Place, Ocean Avenue and the Santa Monica Pier with east access to the 10 fwy and the Metro stop at 4th Street and Colorado
- High income area with heavy foot and auto traffic
- Extra refrigeration equipment included such as walk in refrigeration

JOHN MOUDAKIS
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PROPERTY PHOTOS



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AREA DEMOGRAPHICS

Within
1 Mile



Housing Units
4,886
3.5% increase by 2022



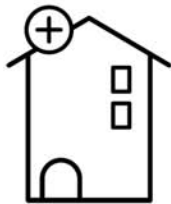
Educational Attainment
56%
with college or higher degree



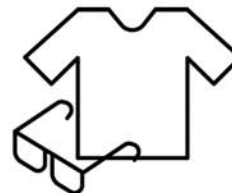
Estimated Population
36,221
12.91% growth 2010-2018
3.25% growth 2018-2023



Average Household Income
\$132,494
50% earn more than \$100k



Median Home Value
\$1,065,965



Apparel, Food/Entertainment & Services
\$543,230
2017 yearly consumer spending

POPULATION

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

| | | | |
|---------------------------|--------|---------|---------|
| 2023 Projected Population | 37,398 | 245,816 | 527,179 |
| 2018 Estimated Population | 36,221 | 239,641 | 514,070 |
| 2010 Census Population | 32,079 | 220,929 | 474,667 |
| Growth 2018-2023 | 3.25% | 2.58% | 2.55% |
| Growth 2010-2018 | 12.91% | 8.47% | 8.30% |

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

| | | | |
|----------------------------------|---------------|---------------|---------------|
| \$50,000-\$74,999 | 2.48% | 13.99% | 13.93% |
| \$75,000-\$99,000 | 12.81% | 11.93% | 11.80% |
| \$100,000 + | 50.57% | 42.85% | 44.25% |
| TOTAL | 65.86% | 68.77% | 69.98% |
| 2018 Estimated Average HH Income | \$132,494 | \$113,694 | \$118,155 |
| 2018 Estimated Households | 16,927 | 114,552 | 241,969 |

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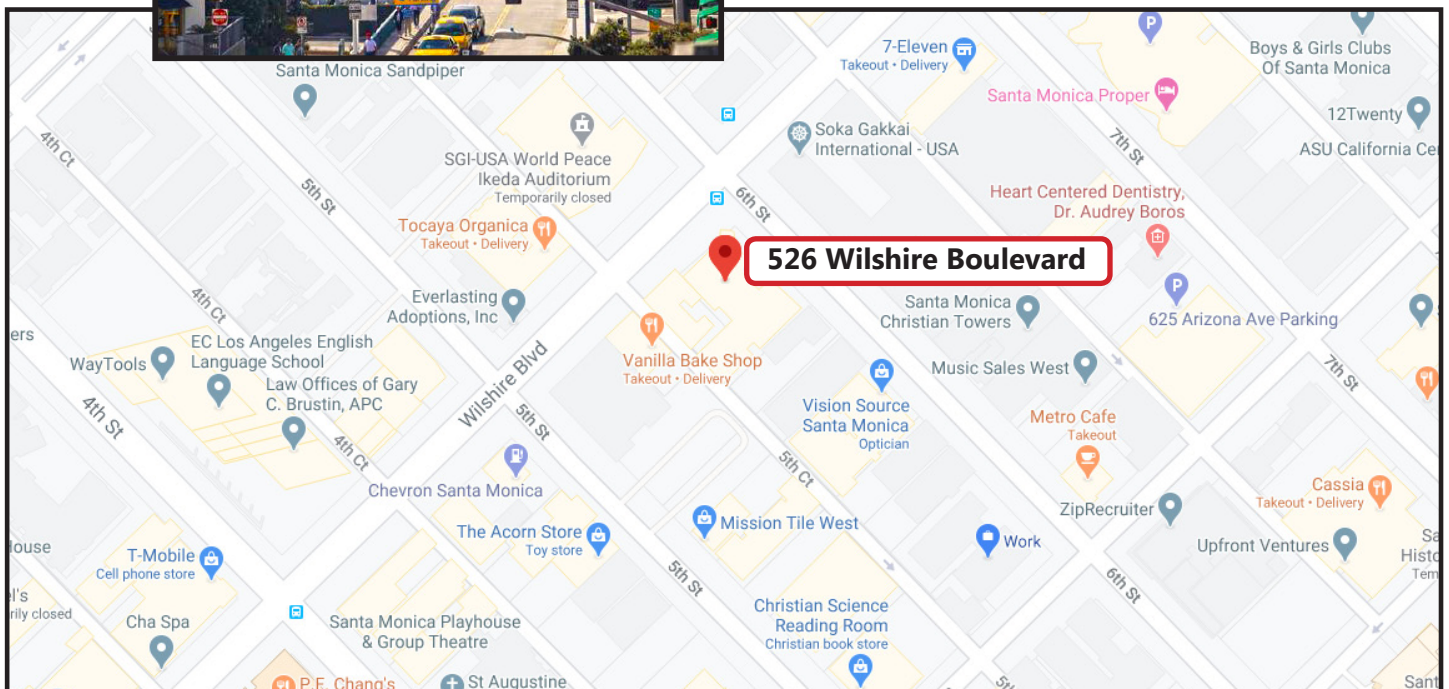
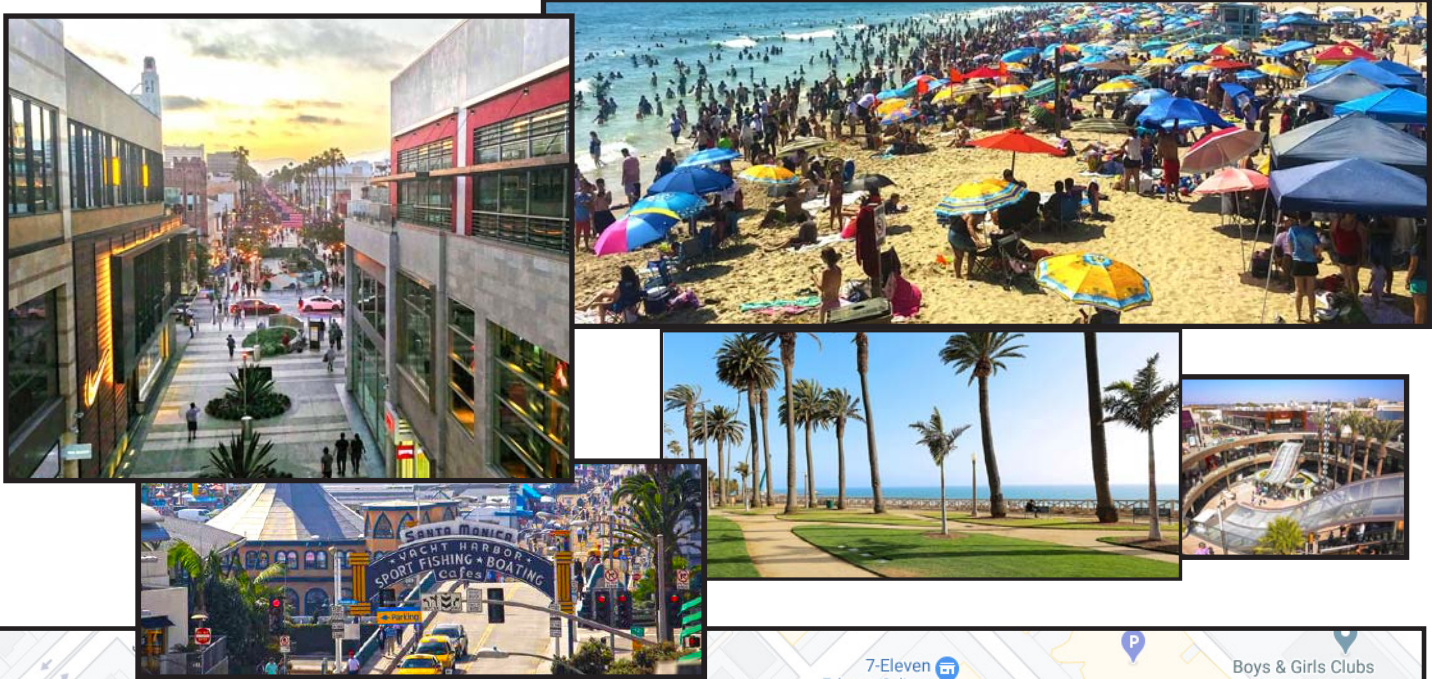
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NEIGHBORHOOD HIGHLIGHTS

Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten beach cities in the world.



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