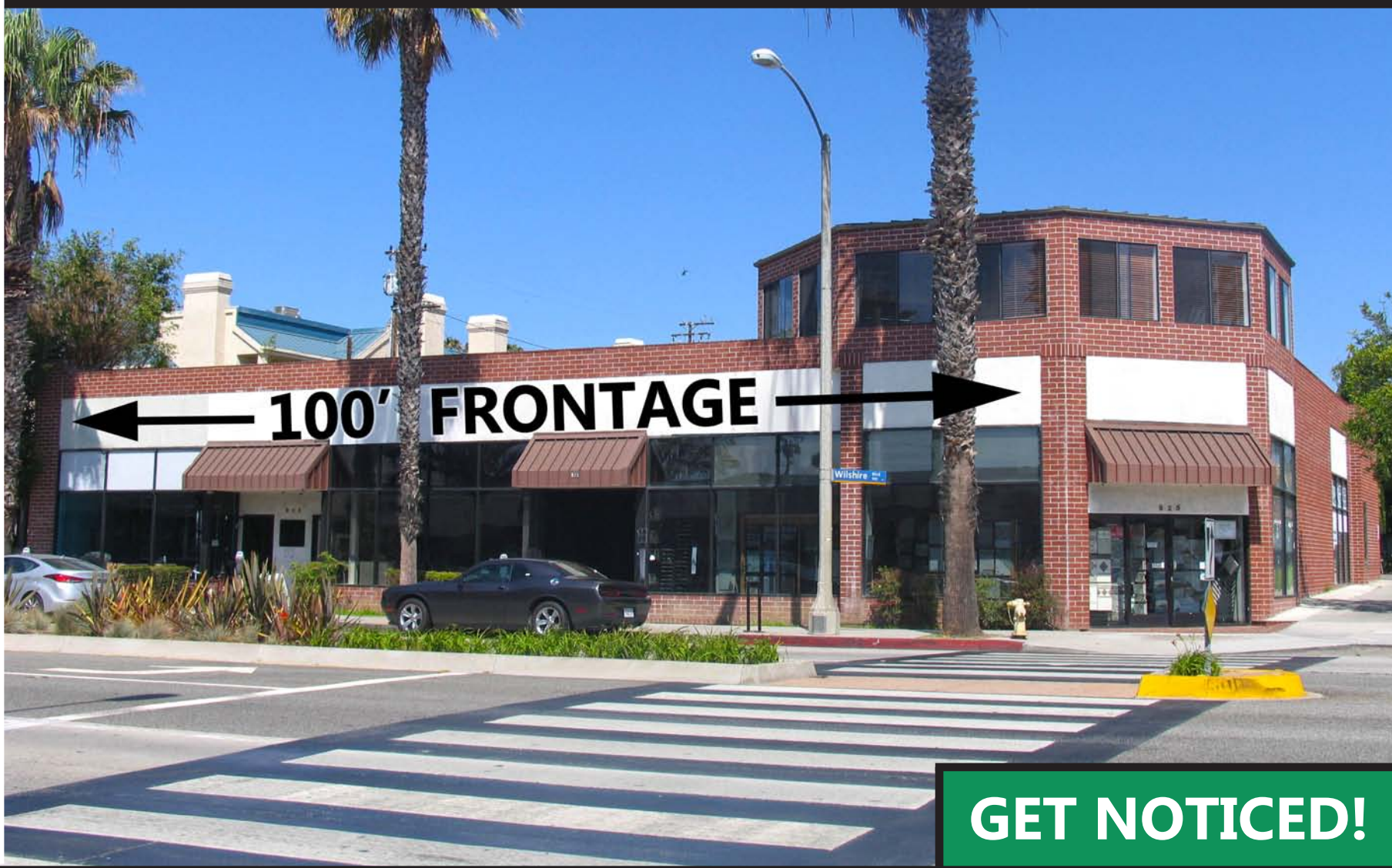


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FREESTANDING RETAIL CORNER BUILDING WITH TREMENDOUS STREET FRONTAGE

925 WILSHIRE BOULEVARD • Santa Monica, CA 90401



PAR
COMMERCIAL BROKERAGE

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925 WILSHIRE BOULEVARD, SANTA MONICA, CA 90401

9,112 Total Square Feet Available - Divisible

GROUND FLOOR:

SUITE A: Approximately 2,044 square feet

SUITE B: Approximately 1,957 square feet

SUITE C: Approximately 3,233 square feet - divisible to approximately 1,617 square feet each

(A, B, and C can be combined for a total ground floor space of approximately 7,895 square feet including 661 sf walkway)

SUITE D: Approximately 1,217 square feet
(Suite D can be combined with suite C for approximately 4,450 total square feet)

RATE: \$5.95 per square foot per month, NNN
(NNN estimated at \$1.00 per square foot per month)

TERM: 5 - 10 years

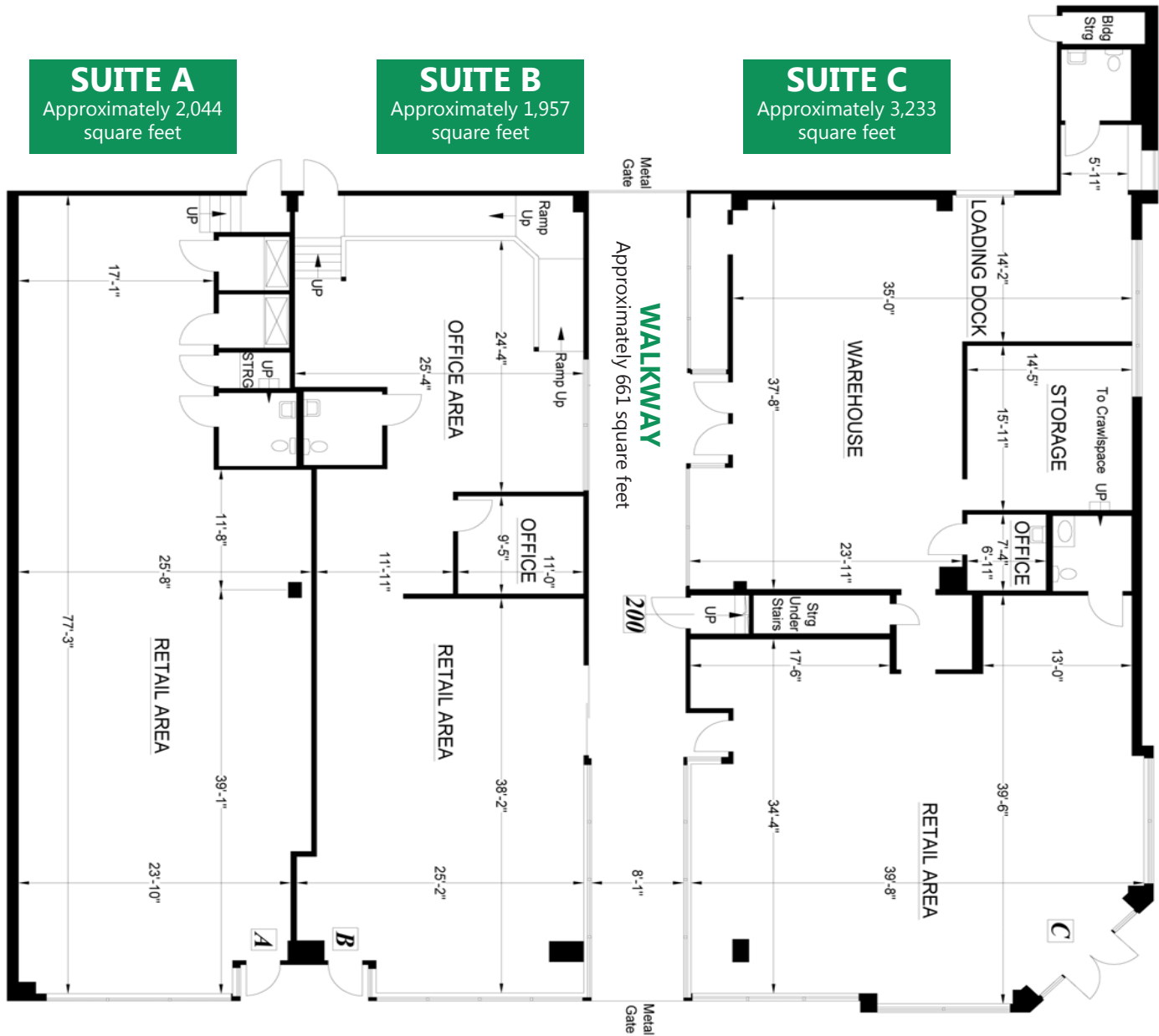
PARKING: 32 parking spaces behind building

AVAILABLE: Immediately

- High identity corner building with 100 feet of Wilshire Boulevard frontage
- High income area
- Heavy traffic counts
- Close to Starbucks, Coffee Bean & Tea Leaf, Dunkin' Donuts, Charles Schwab, Ulta Beauty and more
- Located near downtown Santa Monica with many amenities including shopping, restaurants and movie theaters
- Short walk to 3rd Street Promenade and the beach



1ST FLOOR PLAN



Wilshire Boulevard



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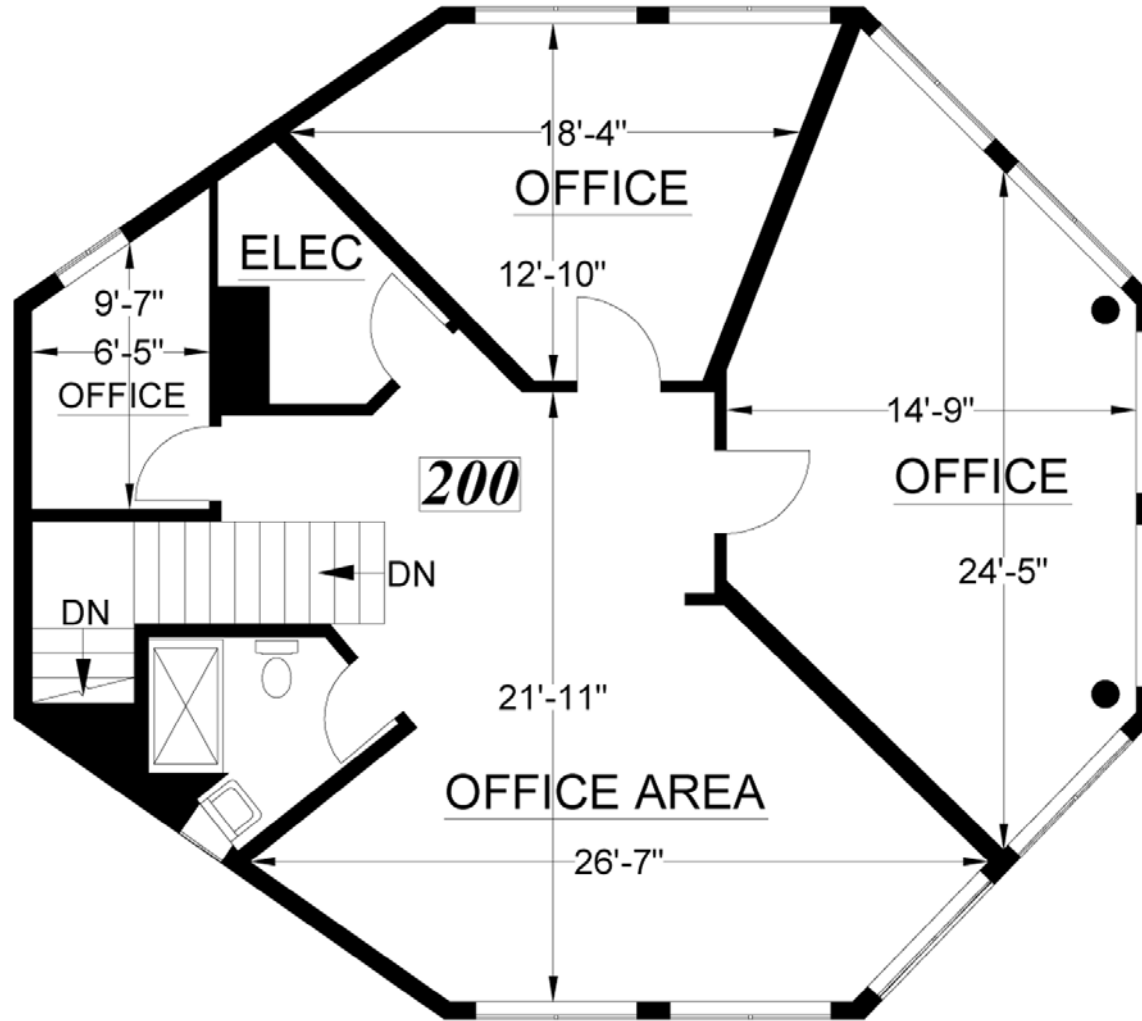
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SUITE D

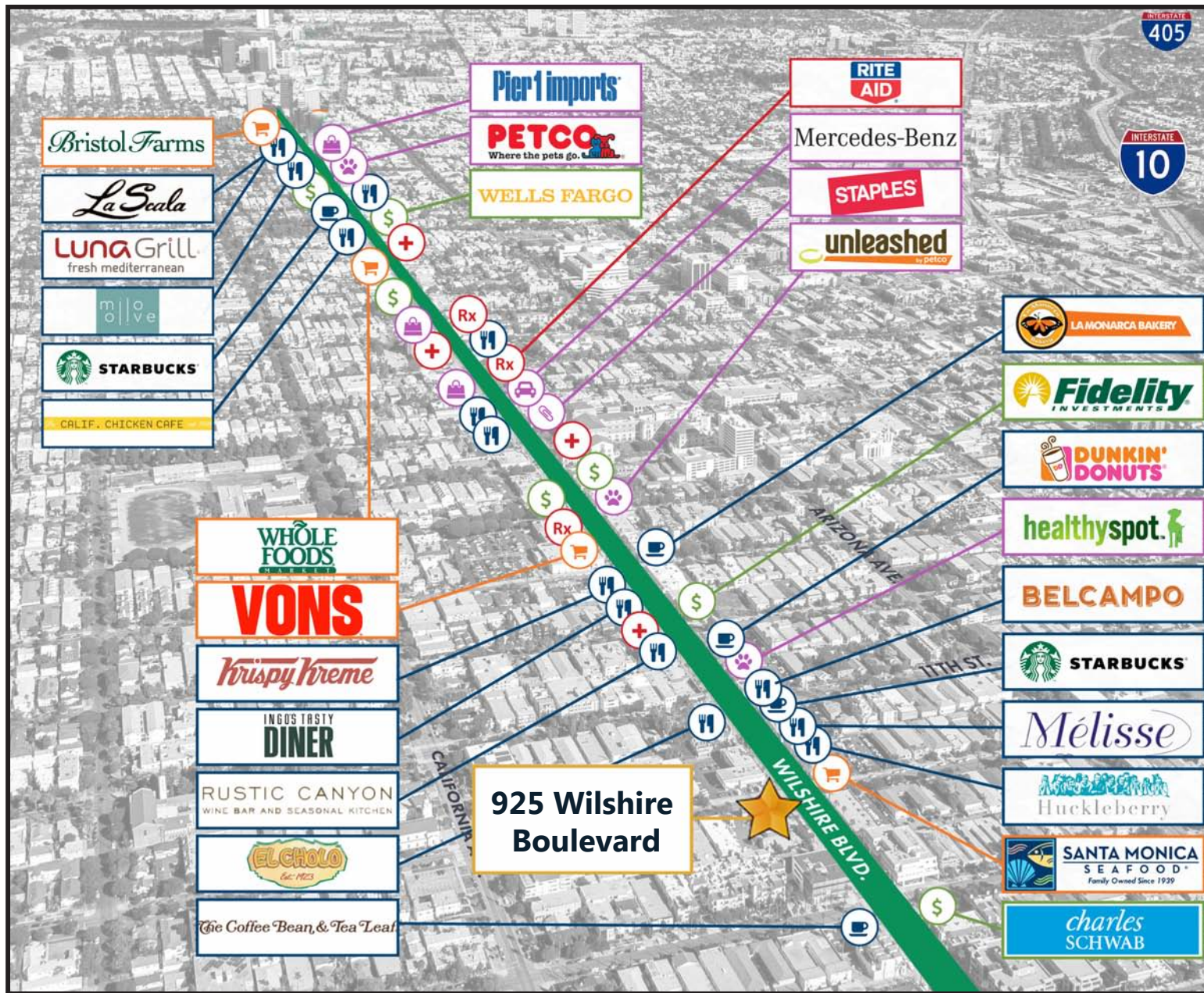
Approximately 1,217 square feet



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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. Placing your business at the center of this dynamic community gives you access to nearly half a million residents within a 5-mile radius and nearly seven million visitors each year. Santa Monica is California luxury and California cool in one stunning, vibrant location.



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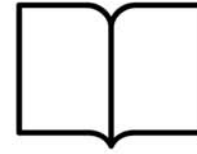
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Within 1 Mile



Housing Units
18,378
 28.70% owner occupied



Educational Attainment
60%
 with college or higher degree



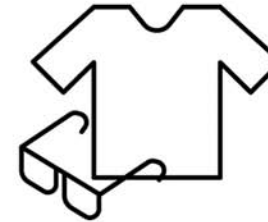
Estimated Population
37,309
 2.55% growth 2010-2018
 1.58% growth 2017-2023



Average Household Income
\$116,834
 45% earn more than \$100k



Median Home Value
\$966,787



Apparel, Food/Entertainment & Services
\$284,295
 2018 yearly consumer spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	37,900	232,285	480,987
2018 Estimated Population	37,309	226,770	469,456
2010 Census Population	36,380	210,813	435,104
Growth 2018-2023	1.58%	2.43%	2.46%
Growth 2010-2018	2.55%	7.57%	7.90%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	15.35%	13.00%	13.29%
\$75,000-\$99,000	11.20%	11.12%	11.53%
\$100,000 +	45.01%	46.22%	45.33%

TOTAL

2018 Estimated Average HH Income	71.56%	70.34%	70.15%
2018 Estimated Households	\$116,834	\$122,950	\$122,278
	18,378	110,656	217,480

