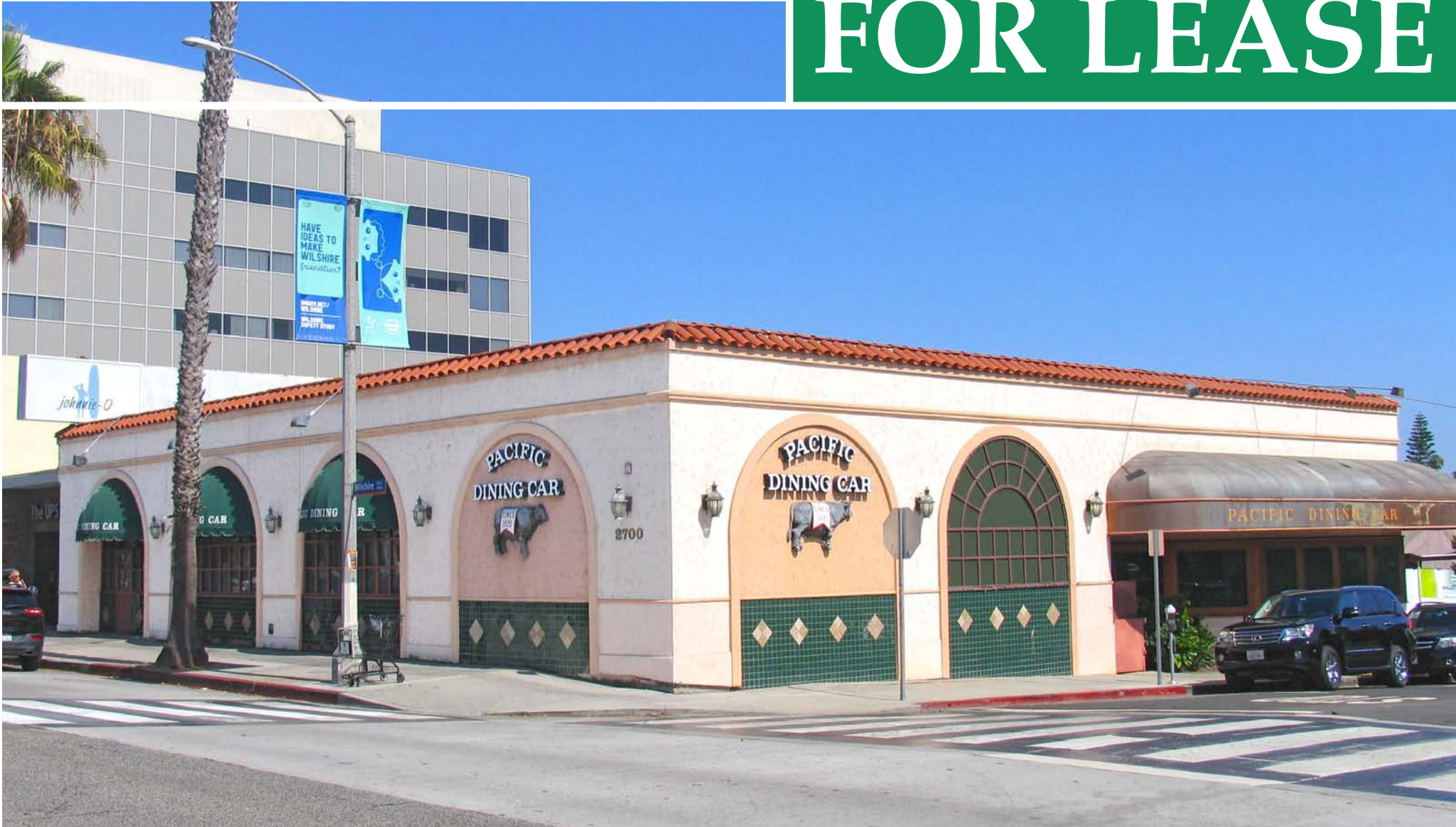


**2700 WILSHIRE BOULEVARD**  
Santa Monica, CA 90403

**HISTORIC RESTAURANT SITE**

**FOR LEASE**



**ARTHUR PETER**  
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**RAFAEL PADILLA**  
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# 2700 WILSHIRE BOULEVARD, Santa Monica, CA 90403

**SIZE:** Approximately 5,973 rentable square feet

**RENT:** \$4.25 per square foot per month, NNN  
(NNN estimated to be \$0.77 per square foot per month)

**TERM:** 10 years +

**PARKING:** 57 total spaces; 41 spaces (including 3 handicapped spaces) are available full-time for the restaurant, and 16 additional shared spaces are available after 6:30 PM/7:30 PM in the evening

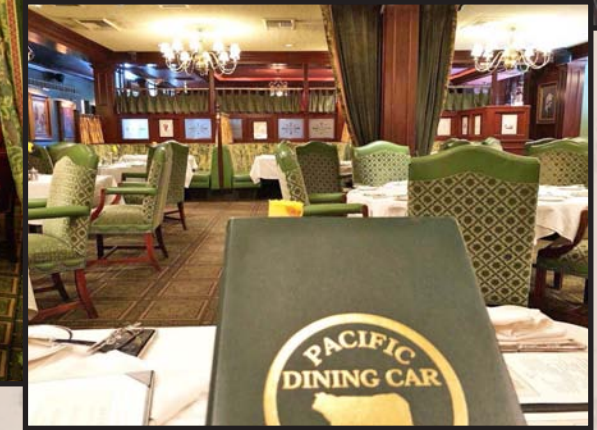
**AVAILABLE:** Immediately

- Existing restaurant has an unrestricted type 47 liquor license, liquor license and FF & E available for purchase
- Current restaurant is open 24 hours per day
- Seating capacity is 151 seats & occupancy of 212 people
- Located on the Southeast corner of Wilshire and Princeton Avenue
- Neighbors include: Erewhon Market, Milo & Olive, Sonny McLean's Irish Pub, Chase Bank, Starbucks, Banc of California and Petco



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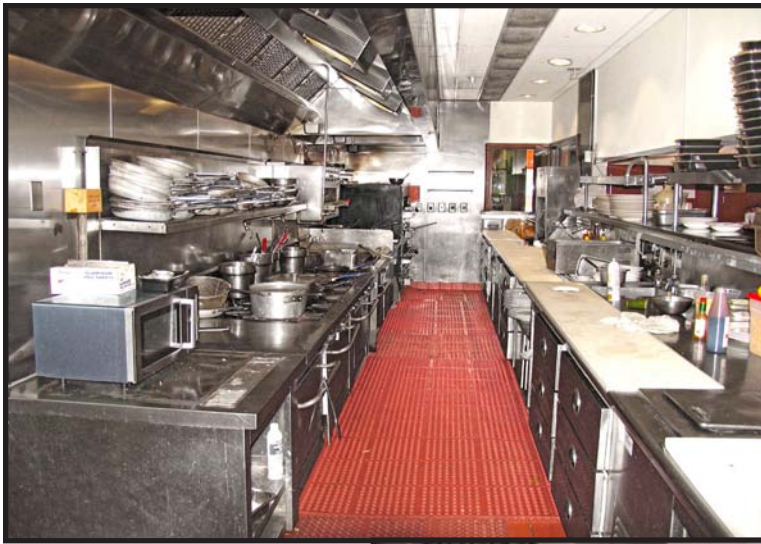
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KITCHEN  
PHOTOS



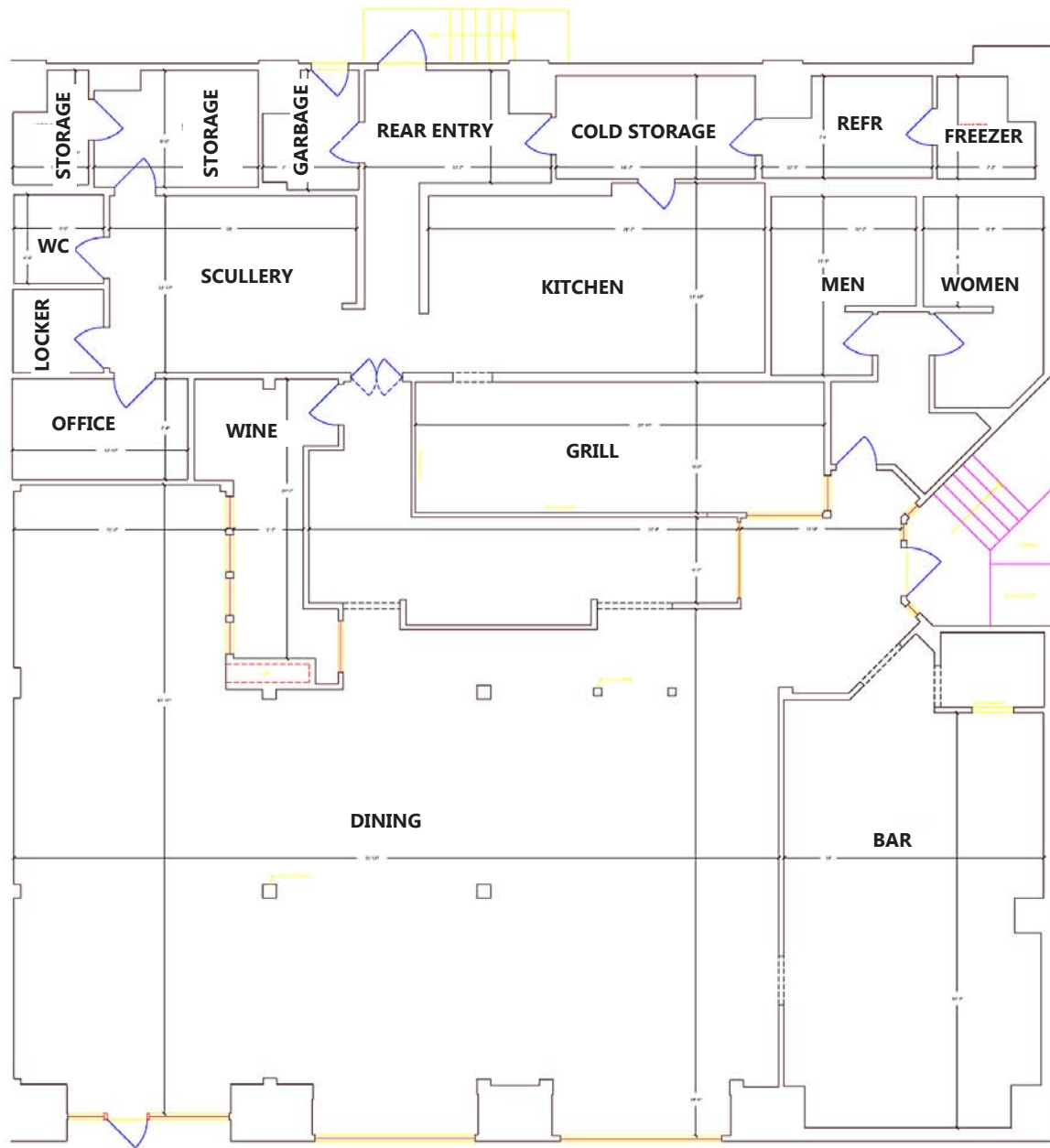
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FLOOR PLAN



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**THE WILSHIRE DISTRICT**

In one of Santa Monica's eight distinct communities – The Wilshire District – landmark restaurants and world-class retail line one of the most well-known and well-traveled thoroughfares in all of Los Angeles. This thriving district is home to high-rise residential towers and mixed-use lofts, beautiful modern skyscrapers and glamorous historic L.A. hotels. Stretching from bustling Downtown L.A. to the breathtaking coastal views of Ocean Avenue, Wilshire Boulevard joins the city's business center with its academic center at UCLA, bringing together a youthful vibrancy and high-end urban style. 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 7 million visitors each year. The Wilshire District is California luxury and California cool in one stunning, vibrant location.



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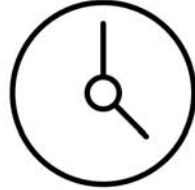
Within 1 Mile



Housing Units  
**20,040**  
 28.80% owner occupied



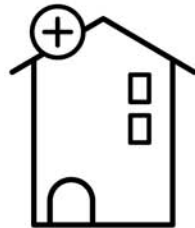
Educational Attainment  
**68.97%**  
 with college or higher degree



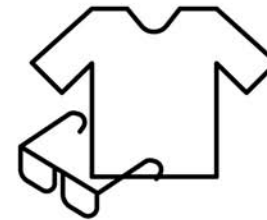
Estimated Population  
**40,717**  
 1.01% growth 2019-2024  
 2.25% growth 2010-2019



Average Household Income  
**\$114,256**  
 44.7% earn more than \$100k



Median Home Value  
**\$980,732**



Apparel, Food/Entertainment & Services  
**\$578,157**  
 2019 yearly consumer spending

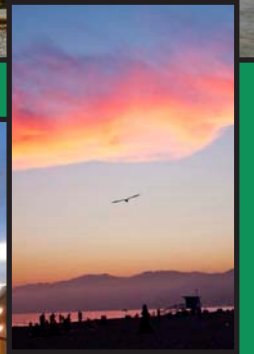
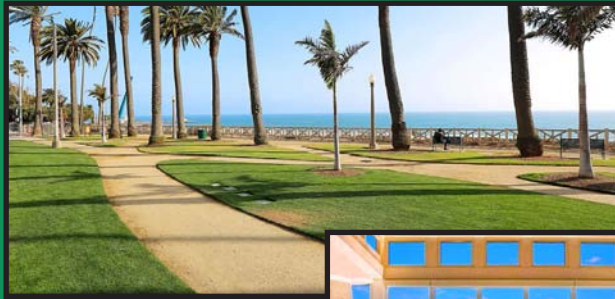
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>			
2024 Projected Population	41,127	276,116	499,104
2019 Estimated Population	40,717	270,705	490,467
2010 Census Population	39,820	249,862	459,367
Growth 2019-2024	1.01%	2.00%	1.76%
Growth 2010-2019	2.25%	8.34%	6.77%
<b>2017 ESTIMATED HOUSEHOLD INCOME</b>			
\$50,000-\$74,999	15.14%	12.28%	13.14%
\$75,000-\$99,000	12.52%	10.71%	11.44%
\$100,000 +	44.72%	46.47%	45.82%
<b>TOTAL OF \$50,000 +</b>	<b>72.38%</b>	<b>69.46%</b>	<b>70.40%</b>
2019 Estimated Average HH Income	\$114,256	\$123,962	\$123,357
2019 Estimated Households	20,040	125,303	227,032



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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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