

1620 WILSHIRE BOULEVARD
Santa Monica, CA 90403

BUSINESS OPPORTUNITY:
POSH CAFE



FOR SALE



Please do not disturb tenant

JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441

1620 Wilshire Boulevard, Santa Monica, CA 90403

SIZE: Approximately 1,100 square feet

ASKING PRICE: \$165,000

CURRENT RENT: \$6,000 per month including NNN

CURRENT LEASE: 2 years and 5 year option remain

PARKING: Metered street parking

AVAILABLE: Immediately

- **Posh Cafe has been a favorite Go To cafe for great sandwiches, salads and coffees over the last 3 years**
- **Great location on Wilshire which serves the local business and residential community**
- **Seats 28**
- **Great opportunity to add value and other streams of sales and income**
- **Very low labor as owner operator works the cafe with limited staff**
- **Ideal for owner operator preferably**
- **Large kitchen for preparations with storage space and refrigerator, freezer**

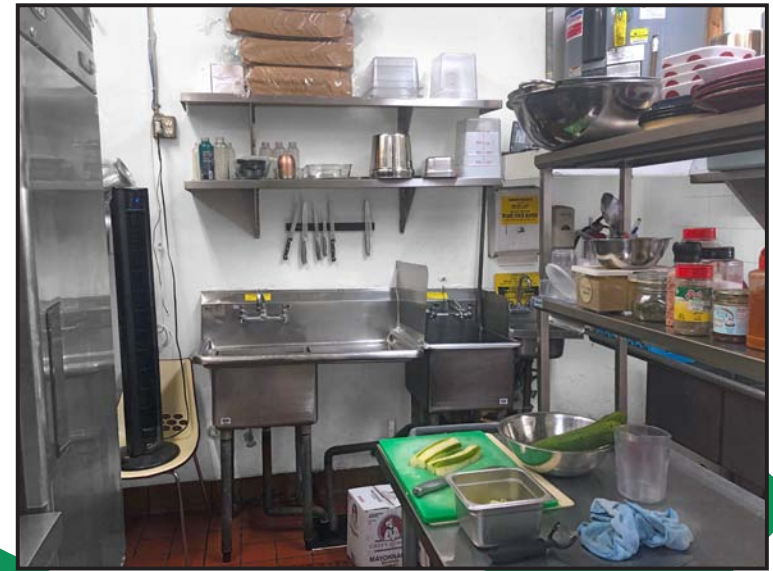


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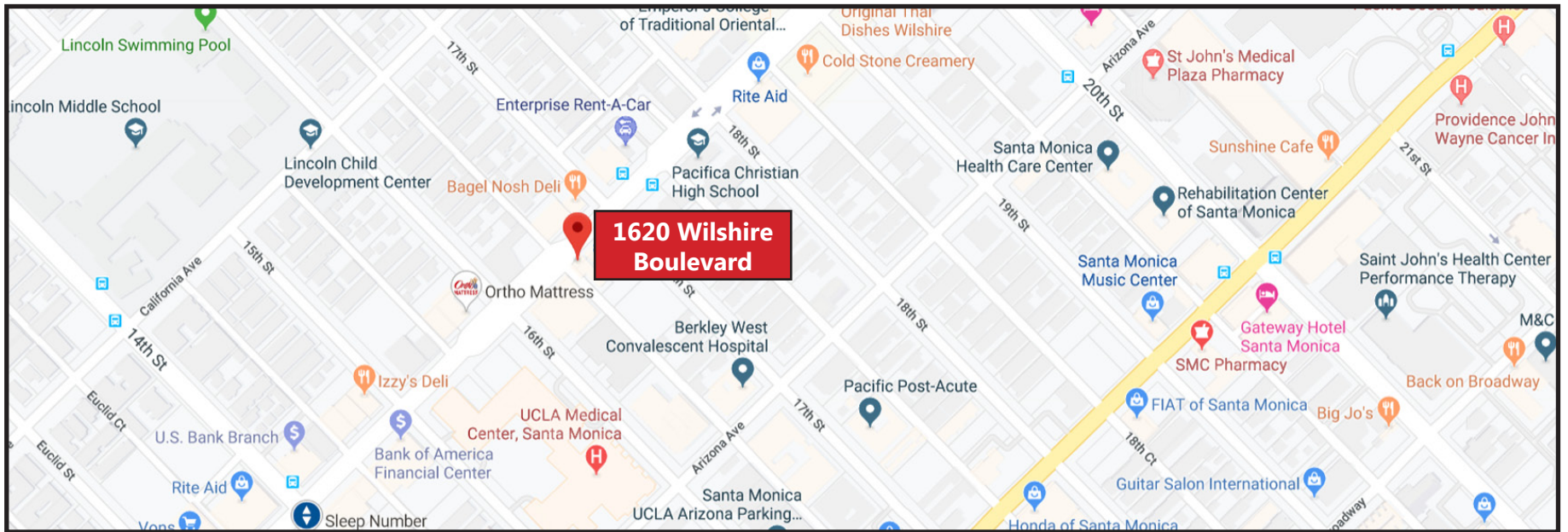
KITCHEN PHOTOS



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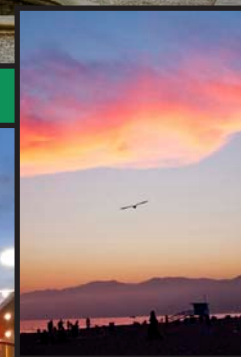
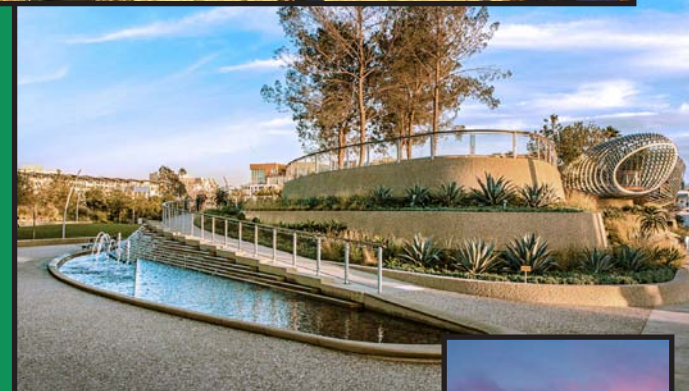
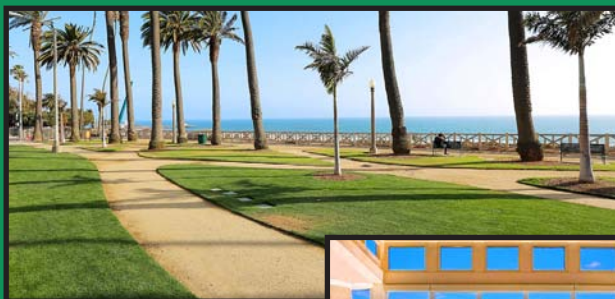


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Santa Monica is a world-class shopping, dining and entertainment destination just a stone's throw from the Pacific Ocean. Over 6.5 million visitors a year come from around the globe to visit Santa Monica, named one of National Geographic's top ten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



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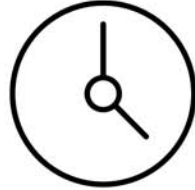
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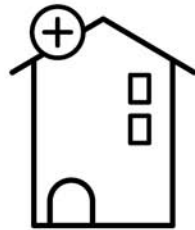
Within 1 Mile



Housing Units
18,378
28.70% owner occupied



Estimated Population
37,309
5.17% growth 2010-2017
3.05% growth 2017-2022



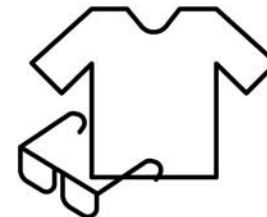
Median Home Value
\$966,787



Educational Attainment
60%
with college or higher degree



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



Apparel, Food/Entertainment & Services
\$384,295
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

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

