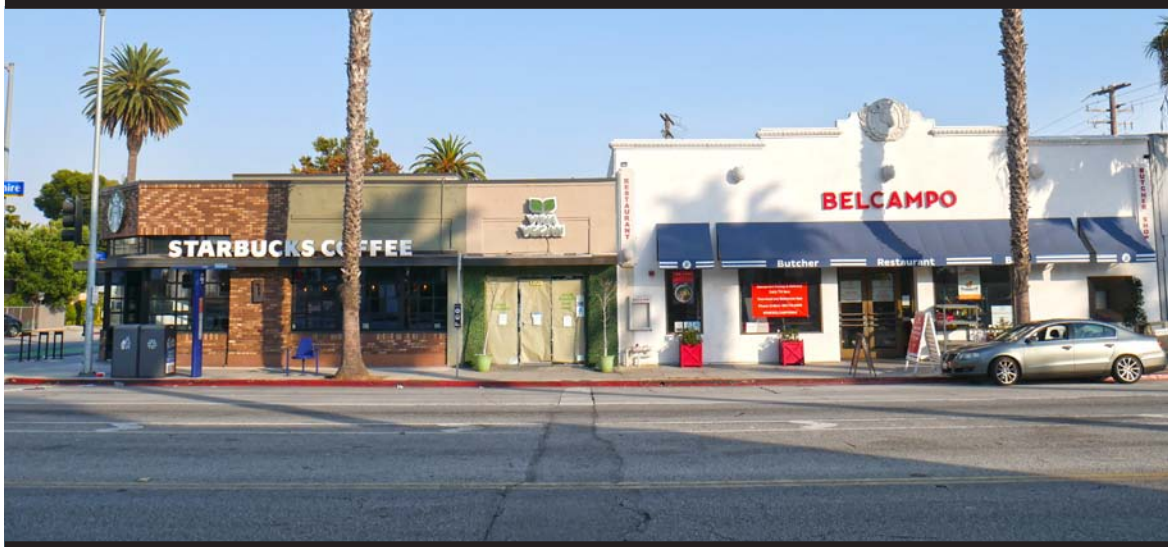


INCIDENTAL FOOD/RETAIL SPACE

FOR LEASE



1028 WILSHIRE BOULEVARD • Santa Monica, CA 90403



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# 1028 WILSHIRE BOULEVARD • SANTA MONICA, CA 90403

**SIZE:** Approximately 1,358 rentable square feet

**RATE:** \$5.35 per square foot per month, NNN (NNN estimated at \$0.74 per square foot per month)

**TERM:** 2 - 5 years

**PARKING:** Ample parking behind building

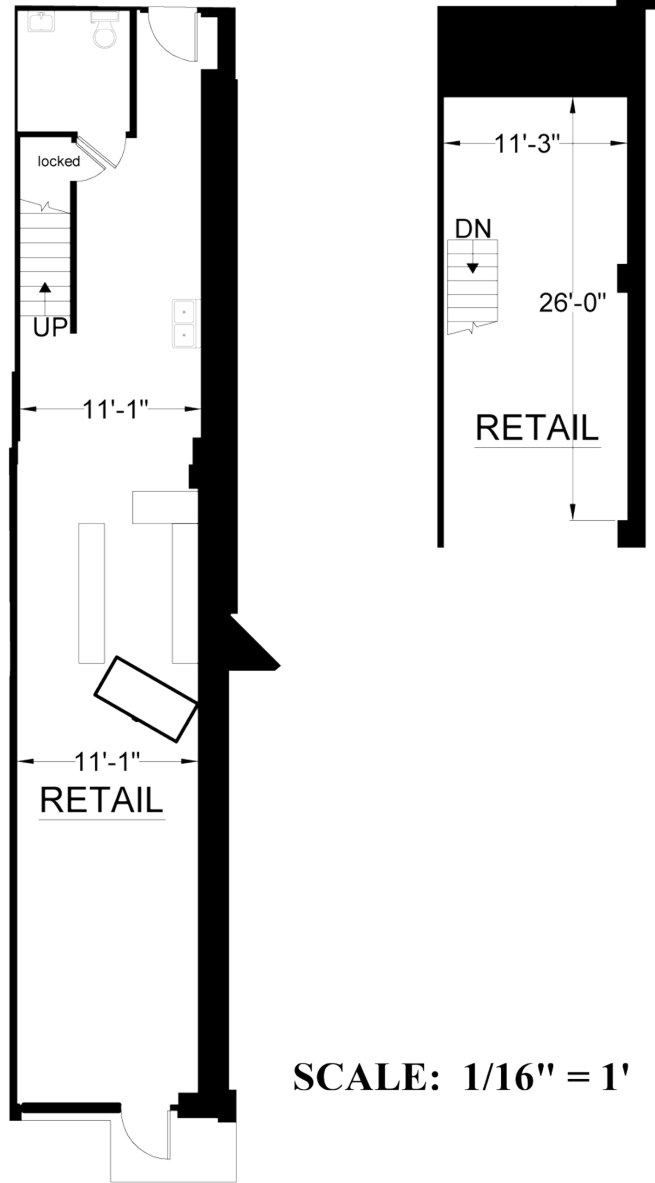
**AVAILABLE:** Immediately



- Existing use is a vegan cafe
- High ceilings
- 400+ square foot mezzanine
- Great exposure with Wilshire Boulevard frontage
- Densely populated, high income area with great demographics
- Close to Starbucks, Belcampo, 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



FLOOR PLAN & PHOTOS

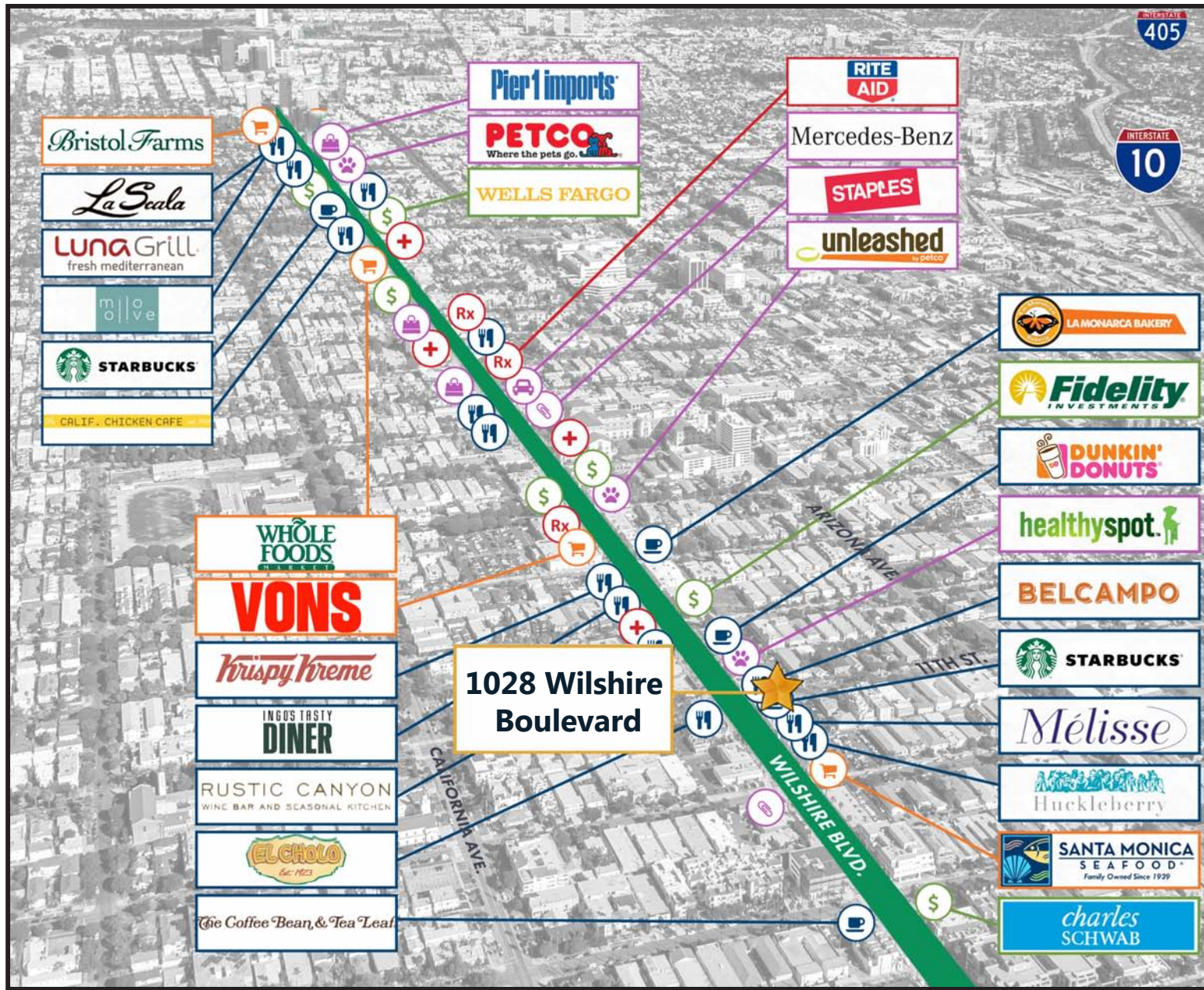


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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



# 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.



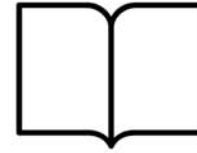
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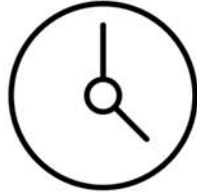
Within 1 Mile



Housing Units  
**18,378**  
 28.70% owner occupied



Educational Attainment  
**60%**  
 with college or higher degree



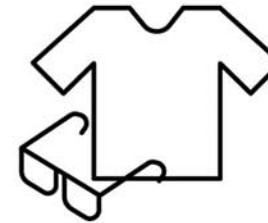
Estimated Population  
**37,309**  
 2.55% growth 2010-2018  
 1.58% growth 2017-2023



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

