

MOST **VISIBLE** SMALL RETAIL IN ALL OF SM & WESTSIDE





& **Broadway**

800 SF - 1,200 sf Major Corner

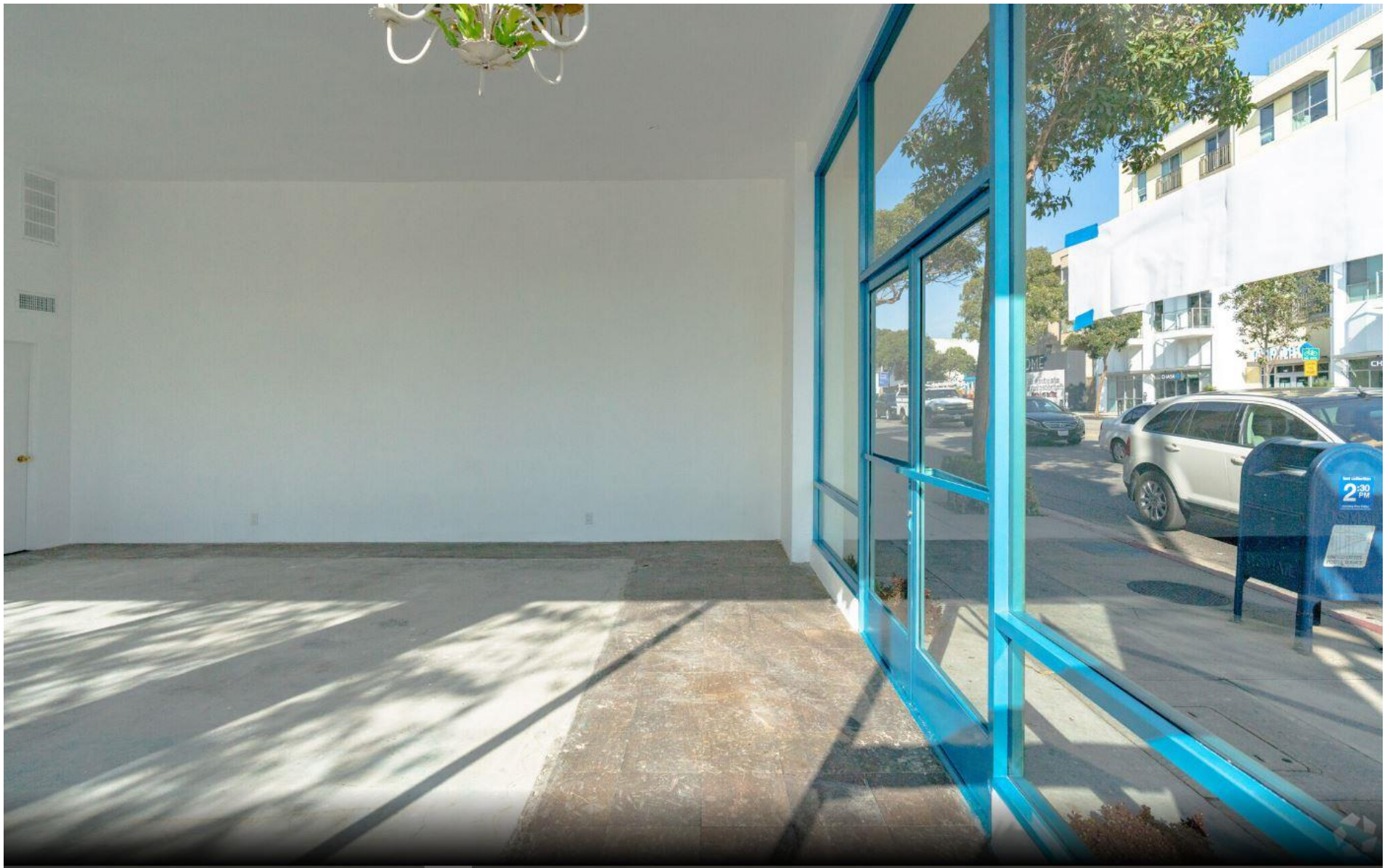
UN-OBSTRUCTED VISIBILITY





Contact Avi (323) 655-1212, Ext 2 avi@wilshiremanagement.com





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SPACE DESCRIPTION:

Corner Space ~ **800 SF**
or add adjacent space for ~ **1,200 SF**
55 -71 Ft Street Frontage, Huge Sign Areas
Tall Windows, High Ceilings, HVAC

BEST USE:

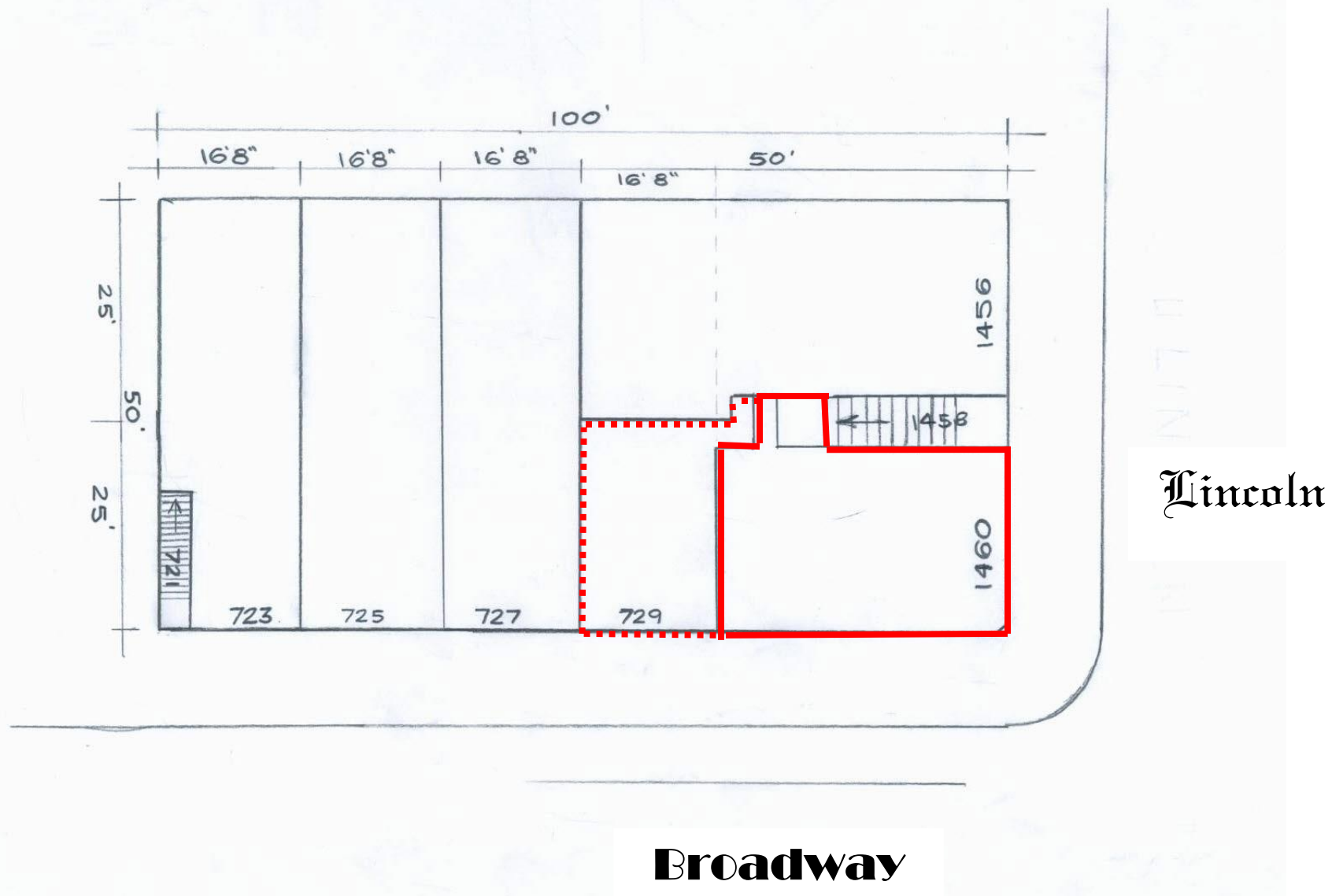
Needs use of High Visibility Identity Corner
Showroom, Gallery, Cellular Phone, Food, Health & Beauty
Concepts, Jewelry,

LEASE RATE:

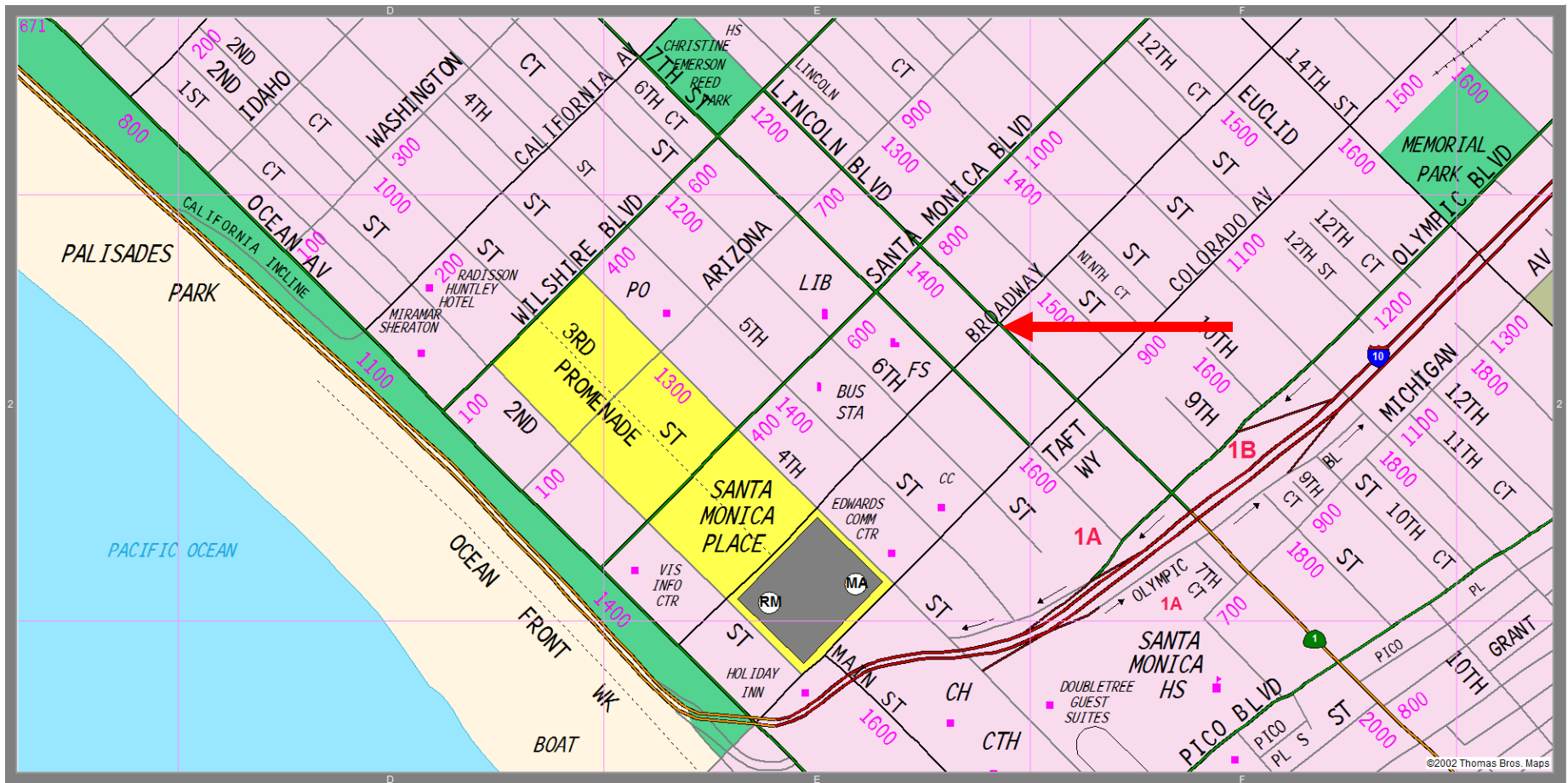
For 1-3 Yrs. Huge Rent Reduction !
Call to discuss

AREA DESCRIPTION:

Down Town Santa Monica, 4 bl to SM Promenade & SM Place
Walk to **METRO**, Close to 10 Fwy, Across Vons Mkt, Trendy Foods,
Bay Cities Mkt, in the heart of Hundreds of new luxury residential
units built, under construction and proposed



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SANTA MONICA



AREA OVERVIEW

Santa Monica boasts one of the most iconic beaches in California and is one of the country's fastest growing tech hubs and destinations for a high-end retail experience. Santa Monica's beaches, temperate weather and central location within Los Angeles County have fueled strong economic growth in the area, leading to the development of active commercial districts, affluent neighborhoods and rich cultural resources, and attracting high-profile businesses from the booming tech, media and entertainment sectors.



\$142,399
HOUSEHOLD INCOME
(15 Miles Radius)



162,936
POPULATION
(15 Miles Radius)

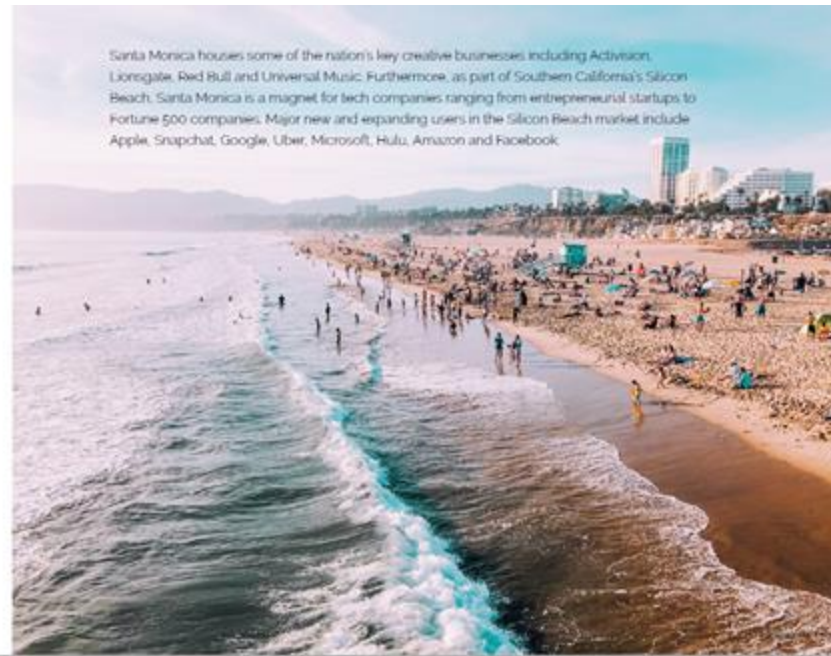


8.4 Million
VISITORS TO SANTA MONICA
(2019)



\$1.93 Billion
GENERATED BY TOURISM
(2019)

SOURCE: THIRD STREET STUDY PROMENADE



Santa Monica houses some of the nation's key creative businesses including Activision, Lionsgate, Red Bull and Universal Music. Furthermore, as part of Southern California's Silicon Beach, Santa Monica is a magnet for tech companies ranging from entrepreneurial startups to Fortune 500 companies. Major new and expanding users in the Silicon Beach market include Apple, Snapchat, Google, Uber, Microsoft, Hulu, Amazon and Facebook.



THE EPICENTER OF SANTA MONICA'S TOP ATTRACTIONS

THIRD STREET PROMENADE

WORLD FAMOUS, PEDESTRIAN ONLY CORRIDOR
WITH POPULAR RETAIL, FLAGSHIPS & RESTAURANTS

SANTA MONICA PLACE

CONTEMPORARY OPEN-AIR THREE STORY
MALL WITH LUXURY BRANDS

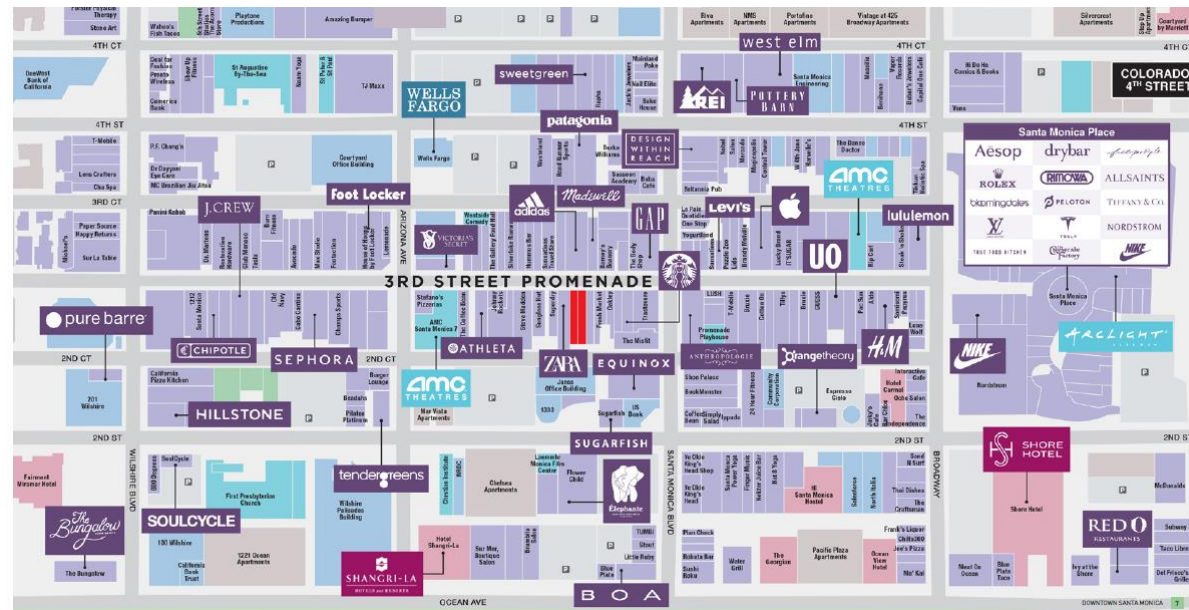
SANTA MONICA PIER

UNIQUE VENDORS & RESTAURANTS ANCHORED BY
ICONIC AMUSEMENT PARK, PACIFIC PARK

SANTA MONICA STATE BEACH

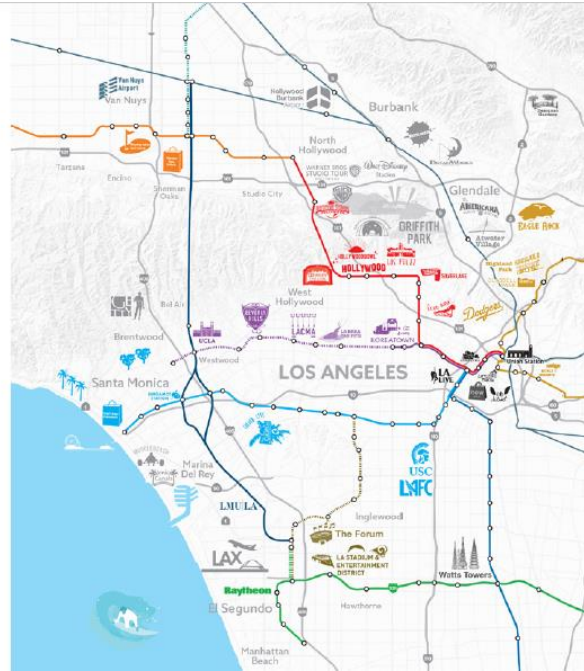
A 3.5 MILE LONG BEACH FOR VISITORS TO
ENJOY THE PACIFIC OCEAN

4 SOURCE: THIRD STREET STUDY PROMENADE



METRO EXPO RAIL LINE

The Expo Light Rail, running between Culver City and Santa Monica is a significant transit alternative that connects to the regional rail system and provide new transit options for Santa Monica residents, employees, and visitors. Averaging more than 45,000 passengers daily, it has provided relief for the tremendous and growing congestion on the I-10/ Santa Monica Freeway, one of the busiest travel corridors in the country. City staff is currently working to ensure rail line and stations are integrated into street neighborhoods and districts, provide high-quality service, and connect to major destinations.



CITY COMMITMENT & IMPROVEMENT

Over 15 million people walk the palm-tree lined Promenade annually, generating over a billion dollars in taxable sales and countless memories. After 30 years, the Promenade remains one of Los Angeles' premier destinations for locals and visitors from all across the globe.

There's no doubt that the Promenade, which evolved out of the Third Street Mall of the 1960s, is a tremendous success. But Santa Monicans are known for being progressive, always wanting to take on new challenges and continue to evolve. This is why the City of Santa Monica and Downtown Santa Monica, Inc. have launched Promenade 3.0, an extensive public process to build on the Promenade's legacy.

Experts in urban placemaking have been called on to help study the Promenade and how people enjoy it today, coming up with a master plan to guide capital improvements, programming and retail and restaurant recruitment for a sustainable and prosperous future.

www.downtownsm.com/promenade



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