

3032 WILSHIRE BLVD
SANTA MONICA, CA 90403



SECOND FLOOR FITNESS/
MEDICAL SPACE
PRIME SANTA MONICA CORNER PROPERTY

- CURRENTLY BUILT OUT AS FITNESS SPACE WITH 4 RESTROOMS, SHOWERS, AND LOCKERS
- SPACE CAN BE USED AS MEDICAL OFFICE
- ±850 SQ FT OUTDOOR PATIO NOT INCLUDED IN SQUARE FOOTAGE
- 60 CAR SURFACE PARKING BEHIND BUILDING
- EXTREMELY HIGH POWER AVAILABLE- 3,000 AMPS FOR THE BUILDING
- GOOD CO-TENANCY WITH CARBON HEALTH AND 5 SMALL FOOD TENANTS ON THE GROUND FLOOR

SPACE SIZE

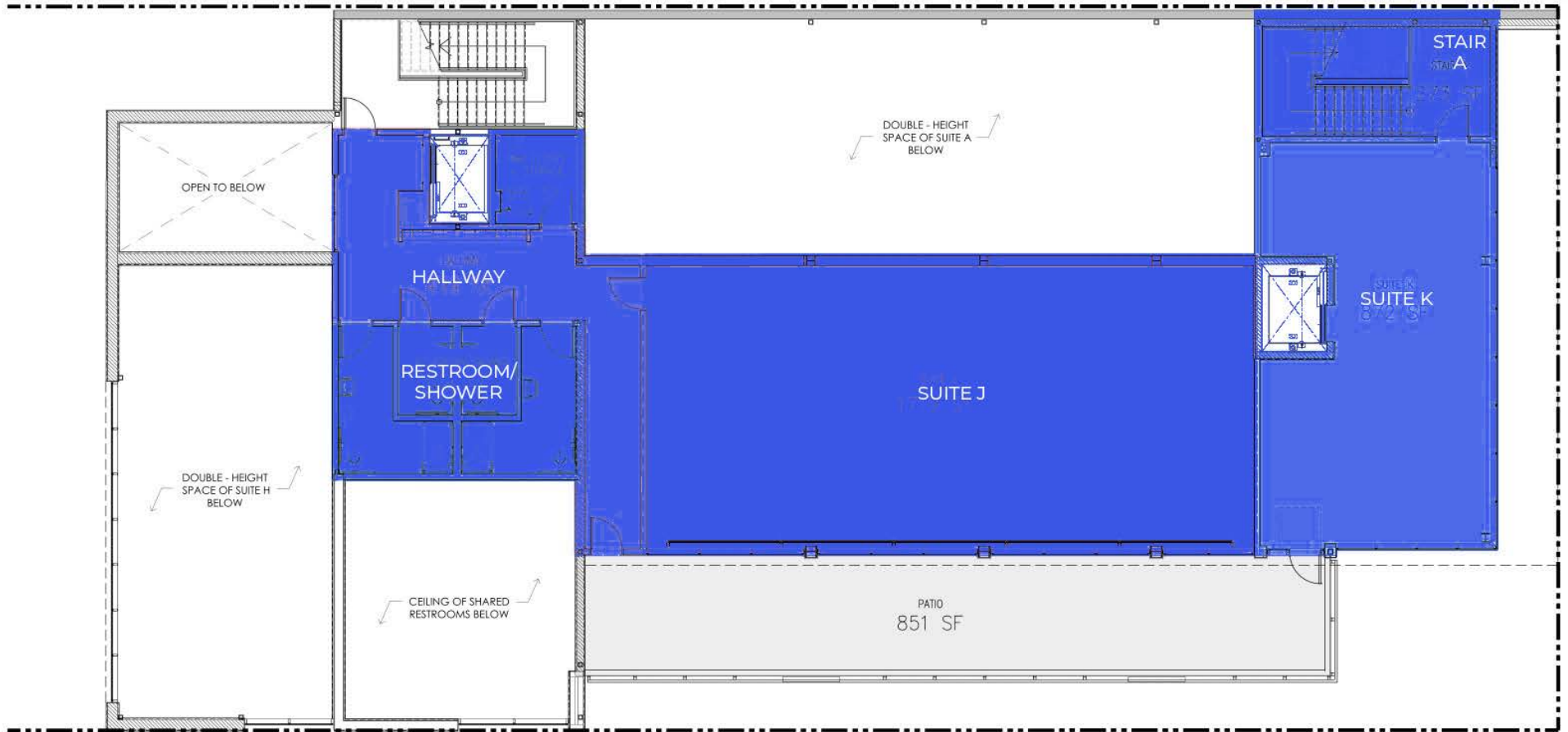
±4,853 RSF +
±850 SF DEDICATED PATIO

LEASE RATE

\$39,500/MO, MG

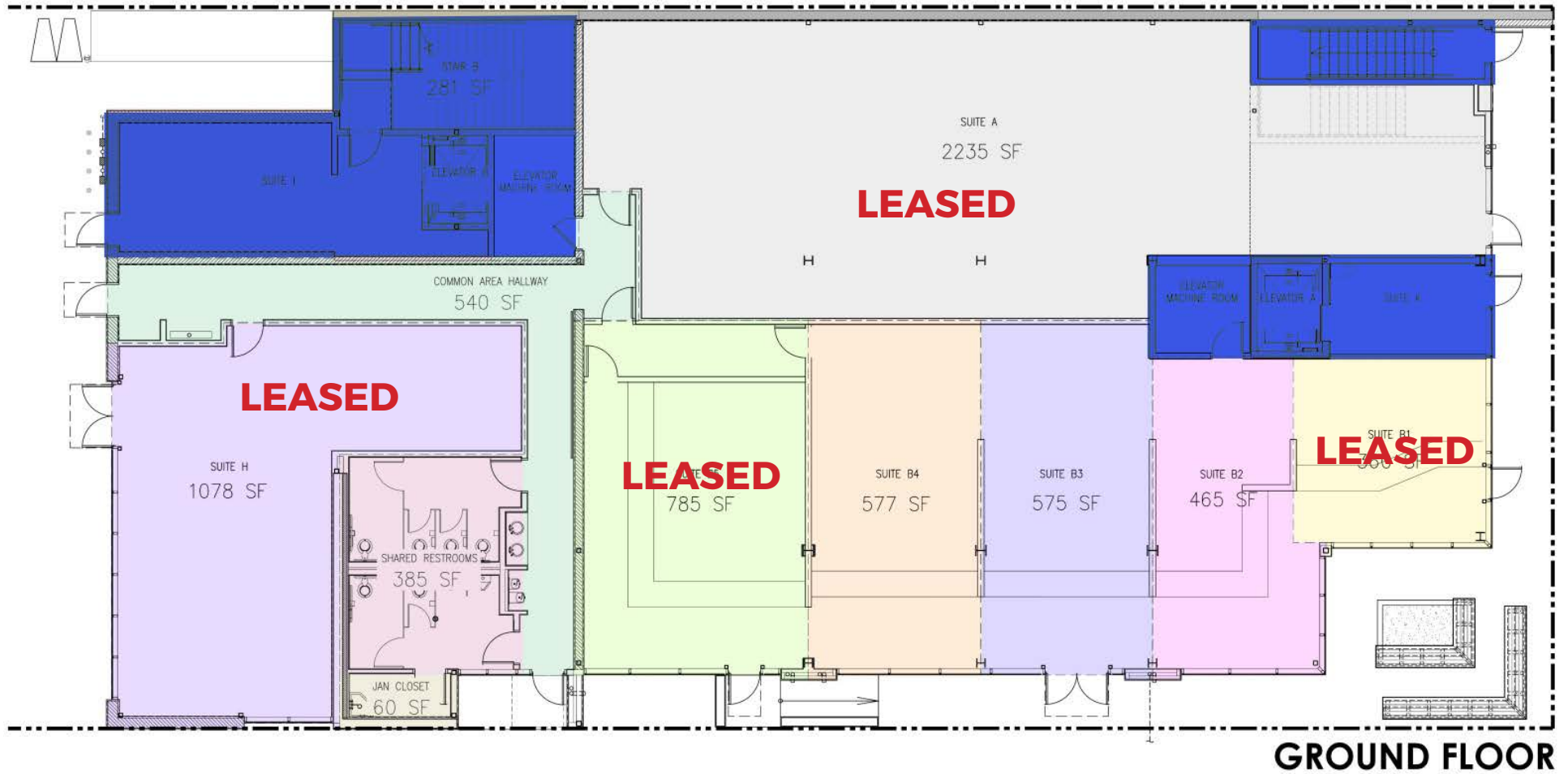
AVAILABLE

IMMEDIATELY

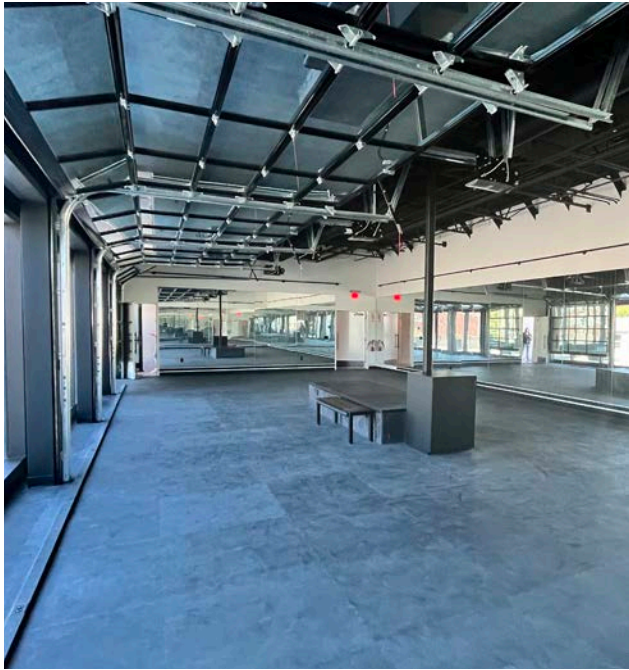


SECOND FLOOR

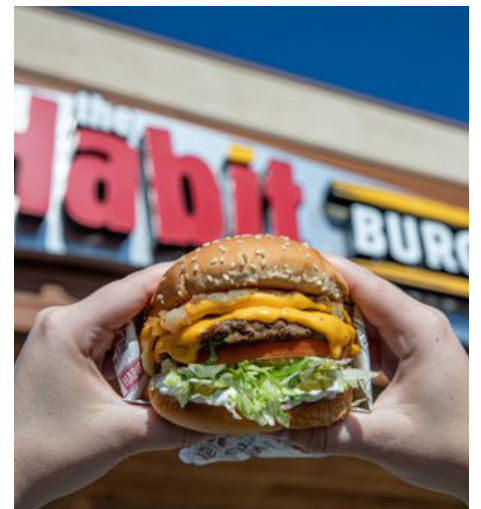
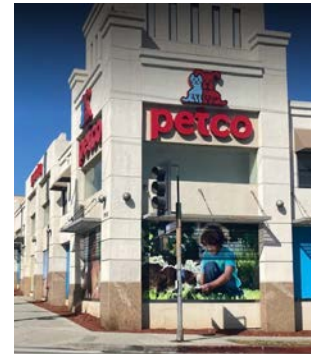
SECOND FLOOR PLAN



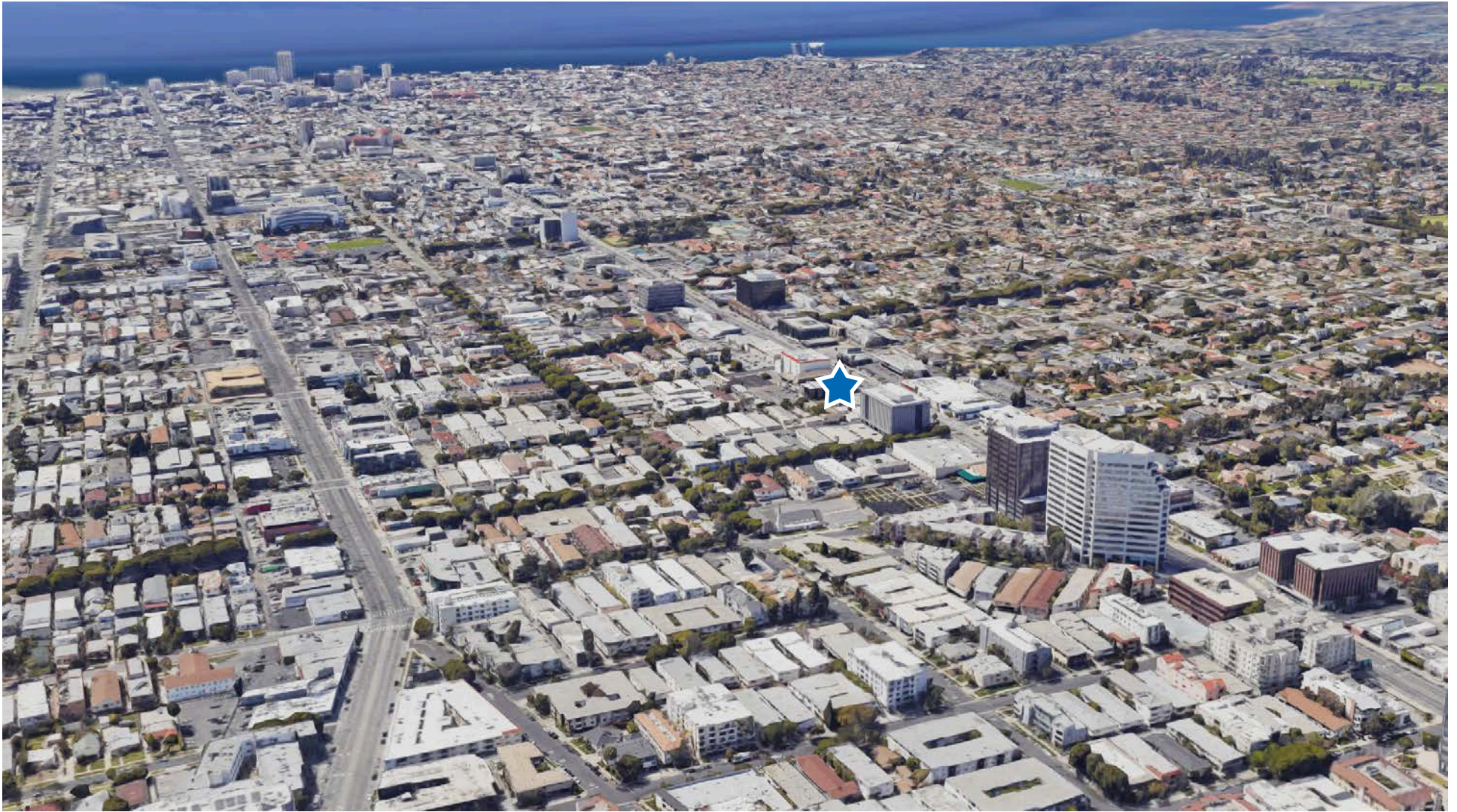
GROUND FLOOR PLAN



ADDITIONAL PHOTOS



THE NEIGHBORS - RETAIL



AERIAL



DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 42,378

2 MILE: 131,015

3 MILE: 251,893

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$133,226

2 MILE: \$133,427

3 MILE: \$134,992

MEDIAN AGE:

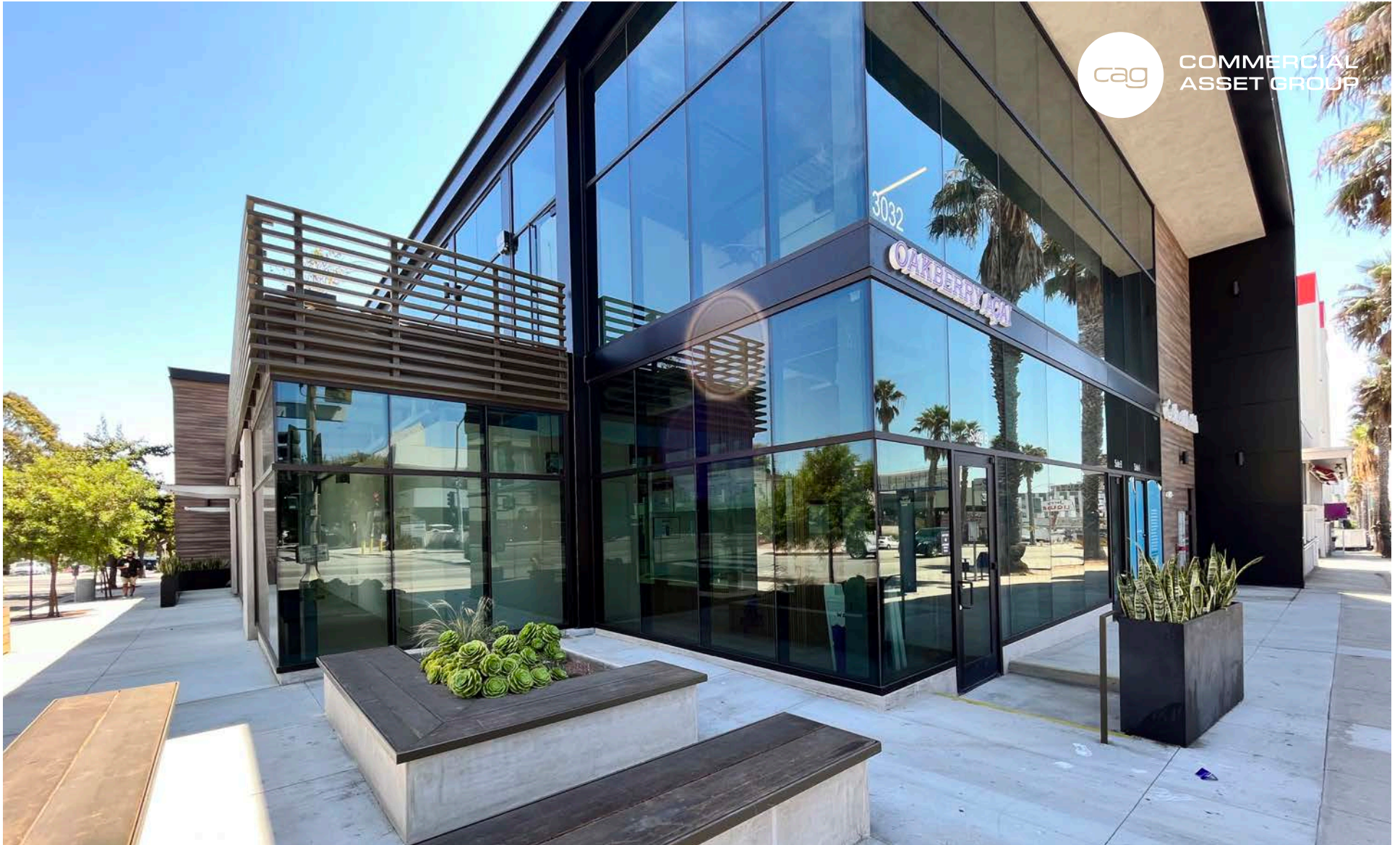
1 MILE: 41

2 MILE: 41.5

3 MILE: 41.3

WALK SCORE:

90



COMMERCIAL
ASSET GROUP