

FOR LEASE

631 WILSHIRE BOULEVARD

SANTA MONICA, CALIFORNIA 90401



GROUND FLOOR RETAIL / RESTAURANT

631 WILSHIRE BLVD

Space A: ±5,103 SF

Rate: \$7.50 PSF/Mo. NNN (NNN approx. +/- \$2.39 PSF/Mo.)



LIVE/WORK OFFICE SUITES



631 WILSHIRE BLVD

Space 4A (2nd Floor): ±2,414 SF

Rate: \$12,000/Mo. Modified Gross

Space 4C (2nd Floor): ±2,673 SF

Rate: \$12,000/Mo. Modified Gross



- PRIVATE ENTRY TO OFFICE SUITES -
- OUTDOOR BALCONY SPACE -
- GORGEOUS SANTA MONICA VIEWS -
- 120/208-VOLT - 200AMPS (PER UNIT) -

3RD FLOOR OFFICE



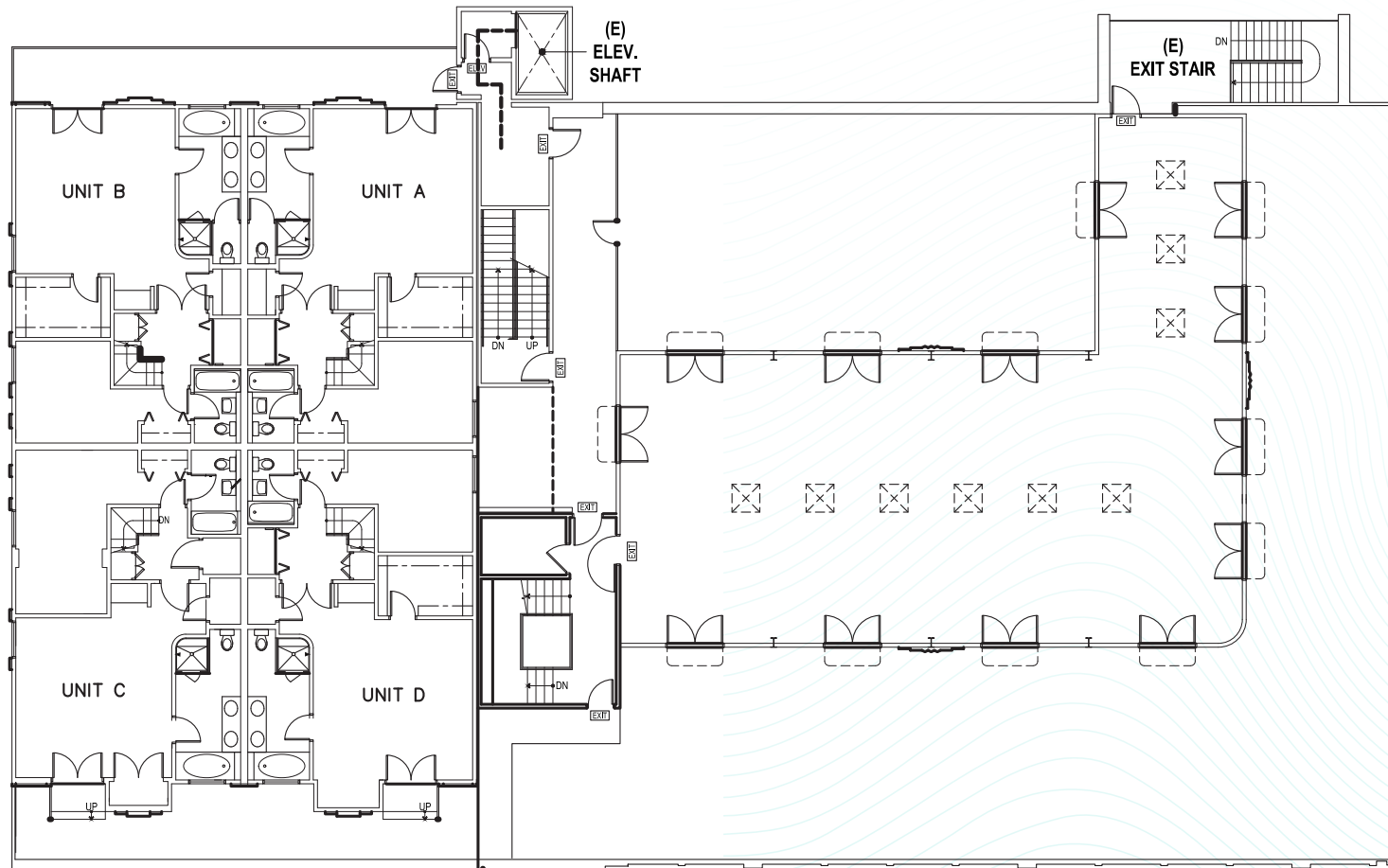
631 WILSHIRE BLVD

Suite 301: ±5,283 SF (Interior +
Outdoor Deck) Rate: \$7.50PSF/Mo. FSG

- PRIVATE ENTRY TO OFFICE SUITES -
- OUTDOOR SPACIOUS BALCONYSPACE -
- GORGEOUS SANTA MONICA VIEWS-

3RD FLOOR OFFICE FLOOR PLAN

631 WILSHIRE BLVD





FLAGSHIP RETAIL/RESTAURANT OPPORTUNITY + STUNNING OFFICE SUITES

On the ground floor of an architectural gem in the heart of Santa Monica. This property has on-site parking and is adjacent to great co-tenants such as Bluestone Lane, Mendocino Farms, Sidecar Donuts, the world-class Santa Monica Proper Hotel, and much more! Santa Monica sees nearly 9 million visitors per year and almost \$2B in annual spending.



PROPERTY HIGHLIGHTS



Signalized Corner Retail/Restaurant

One (1) 1,600 Gallon Grease Interceptor &
One (1) 300 Gallon Grease Trap



Directly across the Proper Hotel and
New Mixed-Use Developments



Lots of Daytime Foot Traffic



Private Entry to Office Suites



On-Site Parking:

Unreserved: \$240/Mo. Per Space

Reserved: \$275/Mo. Per Space

27 Total Unreserved (9 designated for retail)

15 Unreserved off-site parking



631 WILSHIRE VISITOR

PARKING ENTRANCE

ON-SITE PARKING

GROUND FLOOR RETAIL FLOOR PLAN

Space A: $\pm 5,103$ SF

- *Potentially Divisible
- *Former Bank Space
- *Large Patio Opportunity

HIGH CEILINGS & BRIGHT SPACE!



7th Street

Wilshire Blvd

SANTA MONICA DEMOGRAPHICS

\$118K

AVERAGE
HOUSEHOLD INCOME

\$2.0BN

YEARLY TOTAL SPENDING
IN CITY OF SANTA MONICA

8.7MM

YEARLY VISITORS TO
CITY OF SANTA MONICA

41,365
RESIDENTS



44.8
MEDIAN AGE

FEMALE



50.6%

MALE



49.4%

78.3%
RENT



14.2%
OWN

42.2%



COMPLETED 4 YEARS OF COLLEGE OR HIGHER

94.3% EMPLOYED



85.3% WHITE COLLAR WORKERS

27.2%



GRADUATE OR PROFESSIONAL DEGREE



THE PROPER HOTEL (DIRECTLY ACROSS THE STREET)



HIGHLIGHTS:

267 GUEST ROOMS & SUITES

CALABRA ROOFTOP RESTAURANT

24,000 SF OF EVENT SPACE

NEW DEVELOPMENTS (NEARBY)

710 BROADWAY

280 UNITS
99,000 SF OF RETAIL
VONS ANCHORED



THE LINCOLN COLLECTION

349 UNITS
27,000 SF OF RETAIL



THE PARK

249 UNITS
54,000 SF OF RETAIL
TRADER JOE'S ANCHORED



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