

AVAILABLE FOR LEASE | ±766 - 10,336 SF

# NEWLY REDEVELOPED MIXED-USE PROJECT

Wilshire & Berkeley | Santa Monica, CA



For leasing, please contact:

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# PROJECT HIGHLIGHTS

- ±766 - 10,336 SF Retail & Office space available in Newly Redeveloped Mixed-Use project on prime Wilshire Blvd in Santa Monica
- Excellent neighboring retailers including: Erewhon, Bristol Farms, Petco, Milo & Olive, The Vitamin Shop, Ralphs, Trader Joe's, Whole Foods, Petco and many more.
- Excellent signage opportunity on Wilshire Blvd.
- Several mixed-use projects under construction or planned on Wilshire Blvd in Santa Monica
- High traffic counts | ± 37,000 Cars Per Day



## DEMOGRAPHIC SUMMARY



### RESIDENTIAL POPULATION

1 MILE  
**41,363**

3 Miles  
**258,512**

5 Miles  
**478,524**



### DAYTIME POPULATION

1 MILE  
**62,504**

3 Miles  
**314,611**

5 Miles  
**548,173**



### AVG. HOUSEHOLD INCOME

1 MILE  
**\$174,477**

3 Miles  
**\$195,595**

5 Miles  
**\$194,209**

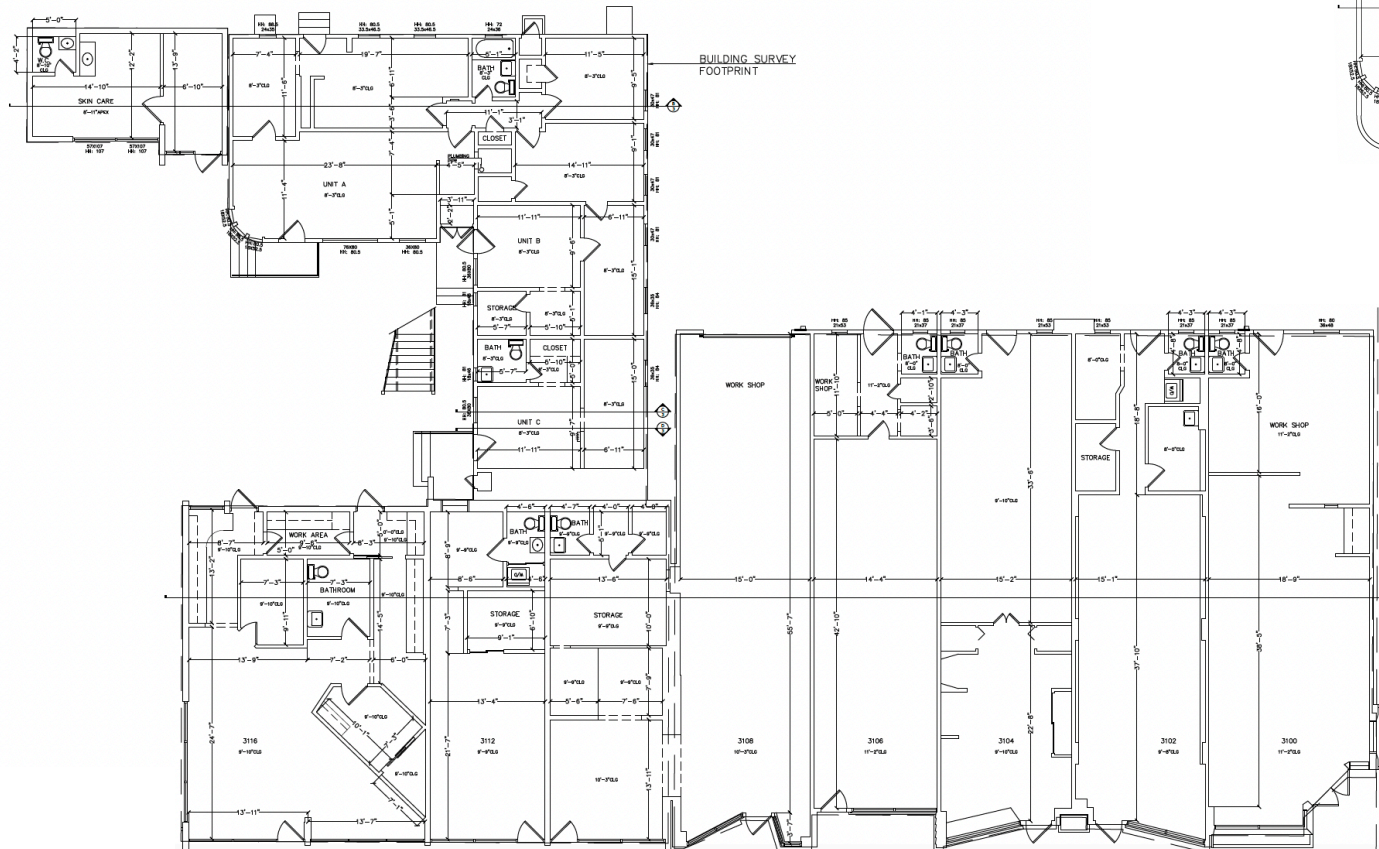


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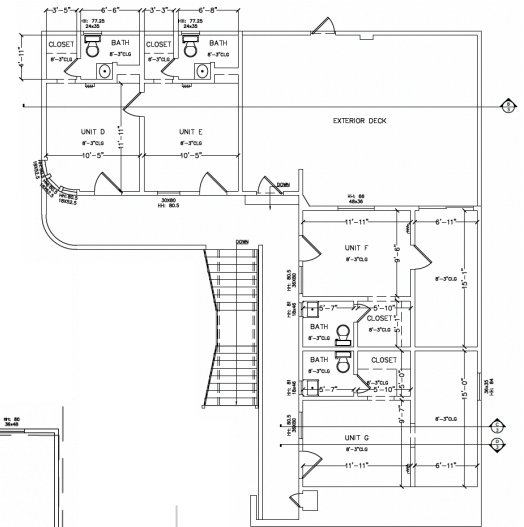
# SITE PLAN



## Ground Level Plan



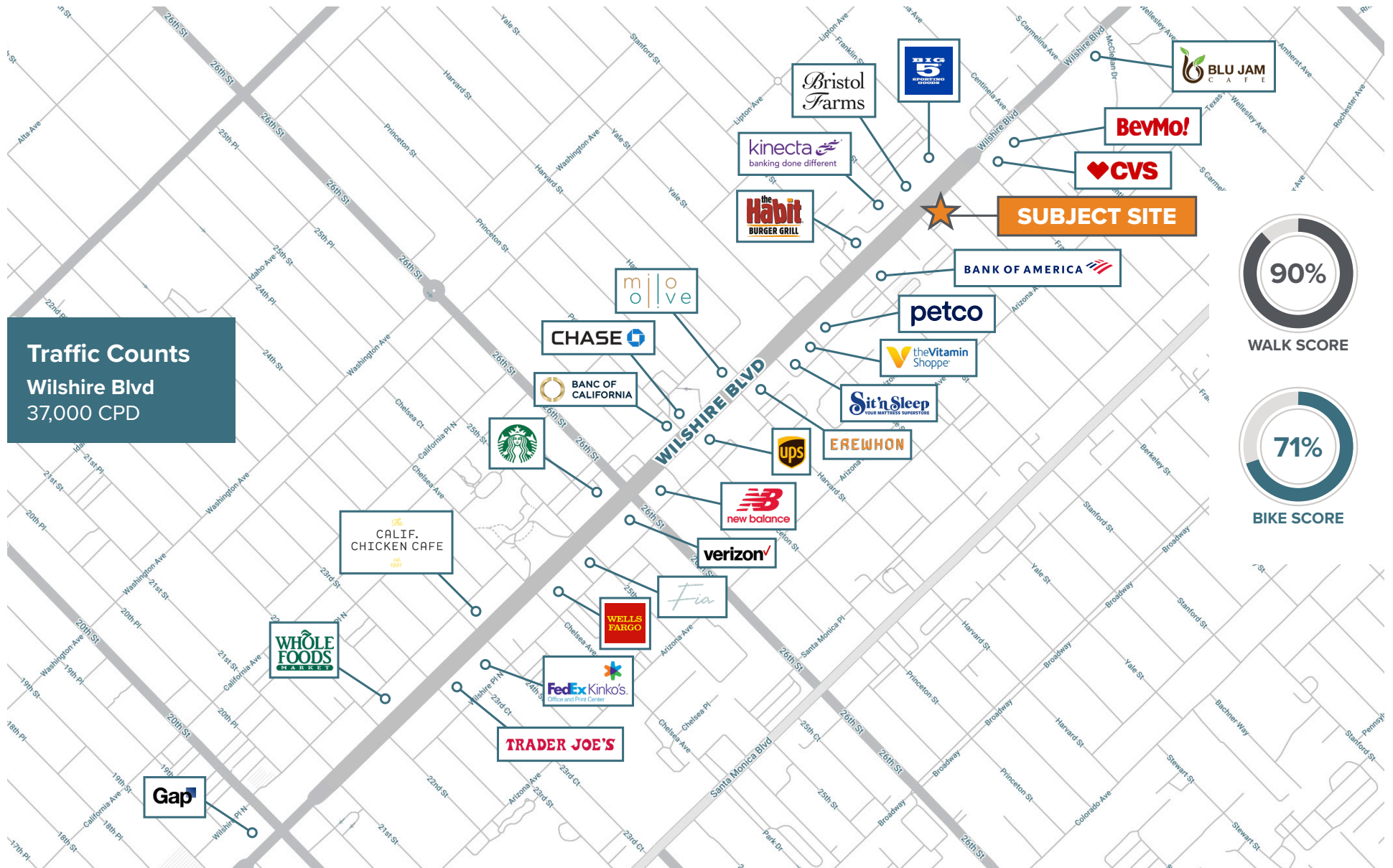
## Second Level Plan



WILSHIRE BLVD | ±37,000 CPD



# AREA OVERVIEW



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# DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
Total population	41,363	258,512	478,524
Average age	37.3	37.6	38.7
Average age (Male)	36.7	37.0	38.1
Average age (Female)	38.0	38.3	39.5
Households & Income	1 Mile	3 Mile	5 Mile
Total households	21,571	119,258	224,825
# of persons per HH	1.9	2.0	2.0
Average HH income	\$174,477	\$195,595	\$194,209
Average house value	\$1.3 M	\$1.56 M	\$1.58 M
Race (%)	1 Mile	3 Mile	5 Mile
White	61.7%	56.1%	56.9%
Hispanic	21.0%	19.1%	21.6%
Black	3.9%	4.0%	4.6%
Asian	14.6%	21.9%	18.3%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.6%	0.5%	0.6%
Other	6.8%	5.7%	7.4%

