

# SECOND-GEN RESTAURANT | FLAGSHIP OPPORTUNITY

210 Wilshire Blvd | Santa Monica, CA 90401

## FOR LEASE



**MATTHEWS**™

# 210 WILSHIRE BOULEVARD

## PROPERTY HIGHLIGHTS

210 Wilshire Blvd  
Santa Monica, CA 90401

PROPERTY ADDRESS

Suite 101

SPACE AVAILABLE

±5,854 SF

SUITE SIZE

\$6.25 PSF + \$1.00 PSF NNN

LEASE RATE

Second-Gen Restaurant (Previous Tenant  
Operated with a Type 47 Liquor License)

CONDITION



JOIN



**GOTT'S**

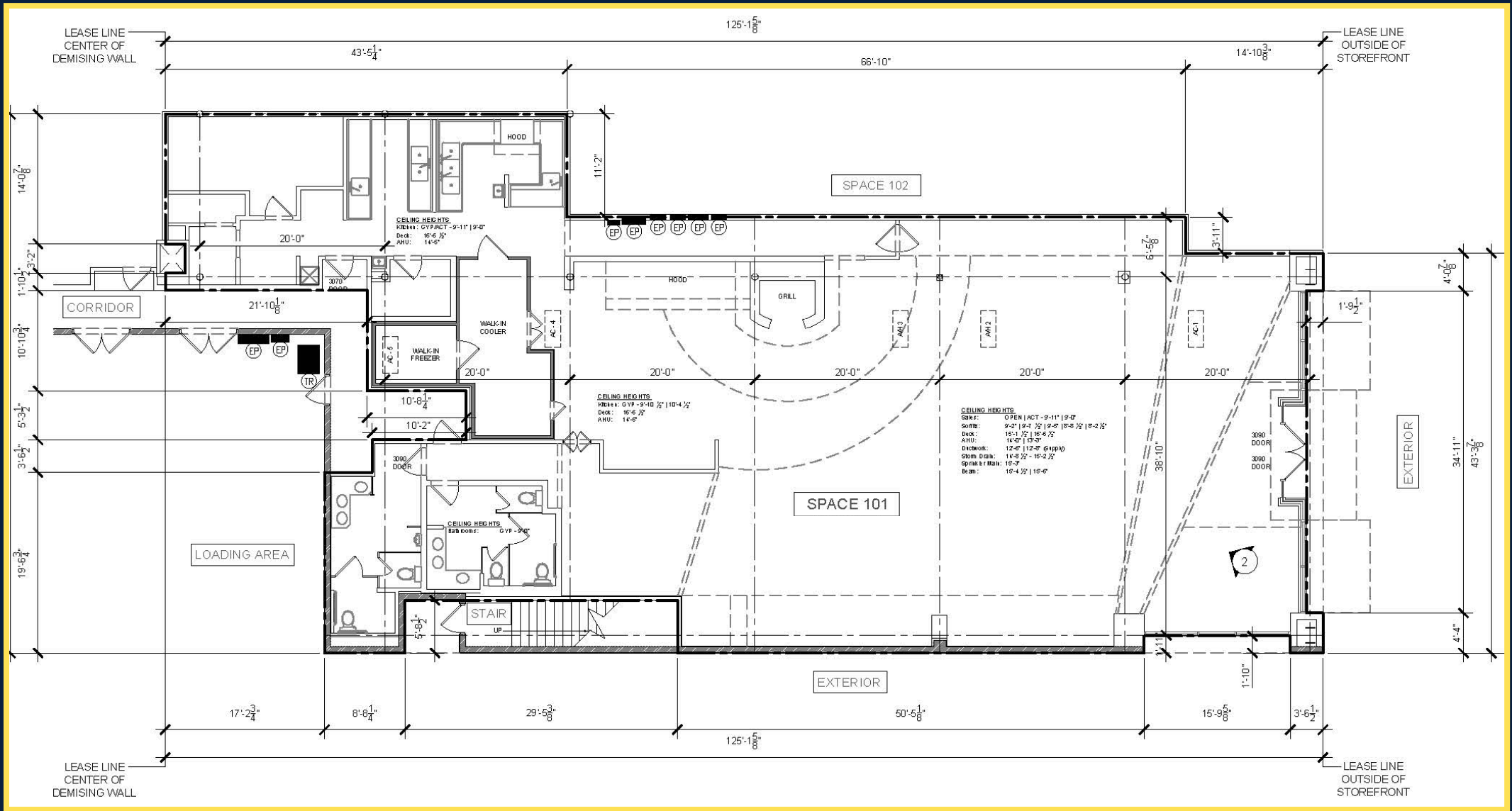
*The Bungalow*

*Wally's*

**HILLSTONE**  
RESTAURANT GROUP

# FLOOR PLAN OVERVIEW

## Kitchen, Loading, and Dining Areas Layout



# SANTA MONICA'S RETAIL RENAISSANCE

Join a proven lineup of strong-performing co-tenants driving success.



EQUINOX

burgerlounge  
tender greens

Pacific Catch  
WESTCOAST FISH HOUSE

NICK THE GREEK  
Souvlaki & Gyro House

JR JOHN REED  
FITNESS

Fairmont  
MIRAMAR HOTEL & BUNGALOWS  
FIG  
RESTAURANT

1212  
Santa Monica

Subject Property

TWO BIT CIRCUS

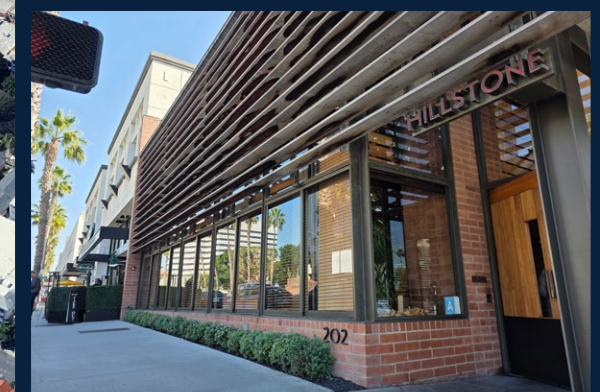
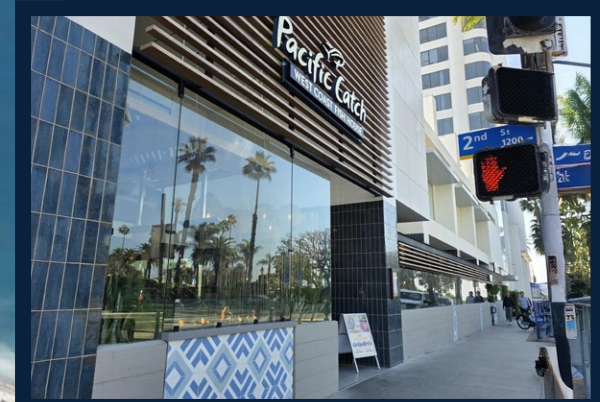
SHAKE SHACK®

Wilshire Blvd # 44,946 VPD

wally's  
HILLSTONE

HUNTLEY  
SANTA MONICA BEACH

demitasse  
COFFEE ROASTERS





# EXCLUSIVELY LISTED BY



## MICHAEL PAKRAVAN

SENIOR VICE PRESIDENT & NATIONAL DIRECTOR, LEASING

D (310) 919-5737 M (213) 219-3111

michael.pakravan@matthews.com

License No. 01706065 (CA)



## SCOTT LIFSCHULTZ

SENIOR VICE PRESIDENT

D (424) 757-9685 M (917) 575-9894

scott.lifschultz@matthews.com

License No. 01861113 (CA)



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs of 210 Wilshire Blvd | Santa Monica, CA 90401 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

# MATTHEWS™