

Trophy Santa Monica Location

±16,508 SF Grocer/Retail Opportunity

KWP
REAL ESTATE

NWC of 26th Street & Wilshire Boulevard



Available

	Size (RSF)	Rent (PSF/Mo., NNN)
Space 1:	±13,353	\$6.50
Space 2:	±1,788	\$8.00
Space 3:	±1,367	\$8.00
	Can be combined up to ±16,508 SF	
Commercial Parking:	61 Spaces	
Available:	Q1 2028	

Features

- ▶ ±16,508 SF of brand-new ground floor retail at the base of a 170-unit luxury apartment building on a full city block
- ▶ Located on high-visibility Wilshire Blvd. in Santa Monica, offering excellent signage and daily traffic; 25,166 CPD at 26th Street
- ▶ Prime end-cap restaurant spaces along with anchor grocer
- ▶ Surrounded by top-performing grocers including Whole Foods, Trader Joe's, Erewhon, and Bristol Farms, drawing consistent foot traffic
- ▶ Ideal for neighborhood-serving grocers, retail, fitness, café, or wellness concepts in a dense and affluent trade area
- ▶ Extensive frontage along 26th Street, a major thoroughfare from Brentwood to Santa Monica
- ▶ Surrounding development – Wilshire Blvd. soon to be home to 714 new residential units
- ▶ Positioned in one of LA's most coveted submarkets, blending residential stability with vibrant commercial energy

Prospective tenants are hereby advised that all uses are subject to City approval



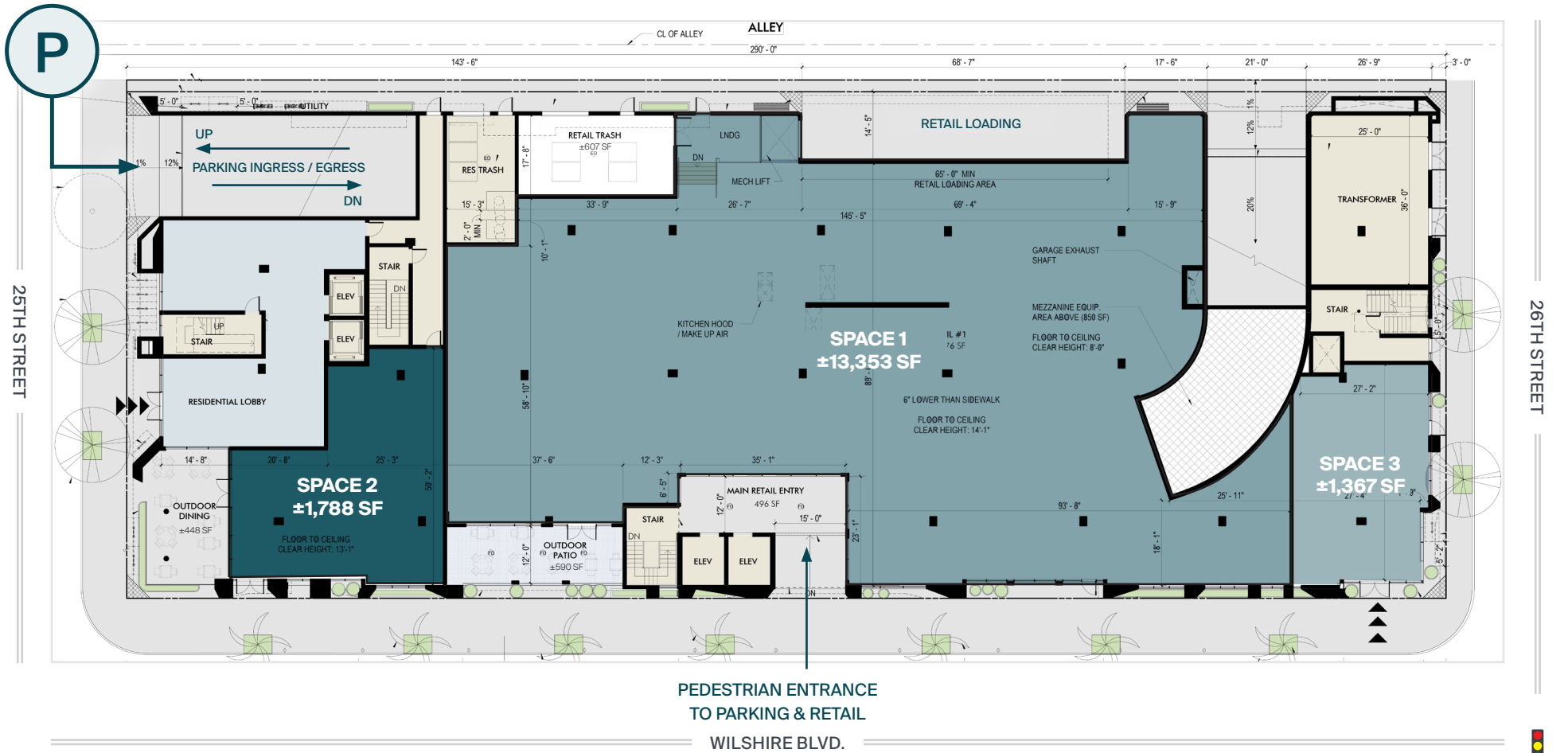
25th Street & Wilshire Boulevard

Across the street from Douglas Park



Ground Floor

Three retail units may be combined for up to ±16,508 SF



25,166
CPD

Wilshire Frontage

Pedestrian entrance to retail and commercial parking on Wilshire Blvd.



25th Street Frontage

Ingress/egress to 61 commercial parking spaces



Wilshire Commercial Corridor

Surrounded by top-performing grocers including Whole Foods, Trader Joe's, Erewhon, and Bristol Farms



2501 Wilshire Blvd. is located along the west side's busiest retail corridor – Wilshire Boulevard. Dozens of successful retail and dining establishments can be found between 2501 Wilshire and Downtown Santa Monica including national credit tenants such as Whole Foods and Wells Fargo, as well as local favorites La Scala, Milo & Olive, and Santa Monica Seafood.

Stretching nearly 16 miles from Downtown Los Angeles to Ocean Avenue in Santa Monica, Wilshire Boulevard is a kaleidoscope of California culture. You'll find chef-driven dining near mom-and-pop bakeries and trendy grocers such as Erewhon and Trader Joe's.

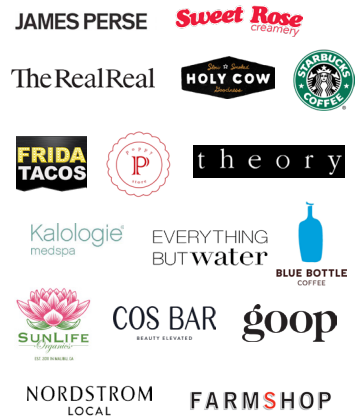
Notable tenants between 23rd Street & Centinela Ave.

- Carbon Health
- BANK OF AMERICA
- La Scala
- Habit Burger Grill
- CENTINELA FEED & PET SUPPLIES
- petco
- milo & olive
- CHASE
- VETERINARY EMERGENCY GROUP
- new balance
- verizon
- WELLS FARGO
- UCLA Health
- CALIF CHICKEN CAFE
- FedExOffice. Print & Ship Services

Premier Santa Monica Location

One of LA's most coveted submarkets, blending residential stability with vibrant commercial energy

26th & San Vicente



Brentwood



Montana Ave.



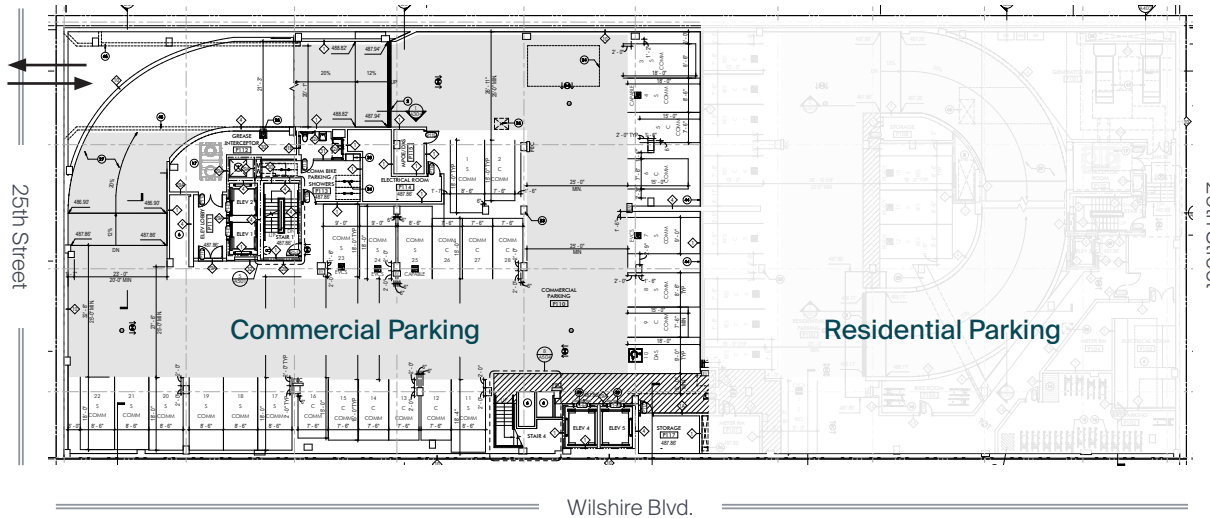
Wilshire Blvd.



Two Levels of Subterranean Parking

Easy ingress/egress on 25th Street to 61 commercial parking spaces

1



28
Commercial Spaces

2



33
Commercial Spaces

Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2024 Estimated Population	10,687	35,856	145,009
2029 Projected Population	10,136	33,999	141,418
2020 Census Population	10,114	33,831	134,578
2010 Census Population	9,873	33,590	129,302
Projected Annual Growth 2024 to 2029	-1.0%	-1.0%	-0.5%
Historical Annual Growth 2010 to 2024	0.6%	0.5%	0.9%
2024 Median Age	42.3	41.1	40.3
HOUSEHOLDS			
2024 Estimated Households	4,869	16,894	71,278
2029 Projected Households	4,703	16,347	71,101
2020 Census Households	4,773	16,567	68,852
2010 Census Households	4,791	16,640	66,155
Projected Annual Growth 2024 to 2029	-0.7%	-0.6%	-
Historical Annual Growth 2010 to 2024	0.1%	0.1%	0.6%
RACE & ETHNICITY			
2024 Estimated White	64.4%	63.5%	61.7%
2024 Estimated Black or African American	3.8%	4.3%	4.8%
2024 Estimated Asian or Pacific Islander	13.7%	13.8%	14.7%
2024 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2024 Estimated Other Races	17.6%	17.8%	18.2%
2024 Estimated Hispanic	20.7%	21.5%	22.0%
INCOME			
2024 Estimated Average Household Income	\$203,604	\$199,289	\$198,987
2024 Estimated Median Household Income	\$142,461	\$131,612	\$126,177
2024 Estimated Per Capita Income	\$92,946	\$94,096	\$98,075
EDUCATION			
2024 Estimated High School Graduate	6.3%	8.6%	9.0%
2024 Estimated Some College	14.0%	12.0%	11.9%
2024 Estimated Associates Degree Only	6.3%	5.1%	5.0%
2024 Estimated Bachelors Degree Only	40.0%	39.9%	38.4%
2024 Estimated Graduate Degree	27.4%	28.7%	29.8%
BUSINESS			
2024 Estimated Total Businesses	1,825	5,403	17,139
2024 Estimated Total Employees	12,479	45,333	136,614
2024 Estimated Employee Population per Business	6.8	8.4	8.0
2024 Estimated Residential Population per Business	5.9	6.6	8.5

Your trusted *partners*

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