

RETAIL SPACE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1322 WILSHIRE BOULEVARD

SANTA MONICA, CA 90403

STEPHEN M. BAKER

VICE PRESIDENT
O: 818.956.7001 X162 C: 818.621.8245
SBAKER@STEVENSONREALESTATE.COM
CALDRE #00981810

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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**OFFERING SUMMARY**

Available Space:	2,100 SF
Lease Rate:	\$2.95/SF/MO, NNN
NNN Charges:	\$0.65/SF/MO
Term:	5 - 10 Years
Building Size:	10,267 SF
Traffic Count:	36,000+ cpd counted in 2022
Parking:	1 Space

PROPERTY OVERVIEW

Small retail storefront in prime Santa Monica location with 36 feet of window line along Wilshire Boulevard. Formerly occupied by Jenny Craig. Great visibility on heavily trafficked Wilshire Boulevard at 14th Street: over 28,000 cars per day on Wilshire Boulevard and over 8,000 cars per day on 14th Street per traffic count in 2022. 7 tenant building: join long term tenants Sleep Number mattresses (10 years), Sushi King (27 years), Boba Tea & Me (7 Years), Coloration Bar beauty salon (7 years), and Santa Monica Pizza Kitchen (25 years). Located across from Vons; and, one block from UCLA Medical Center (1,100 physicians and 2,200+ employees). Space comes with one reserved parking space. Available immediately.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

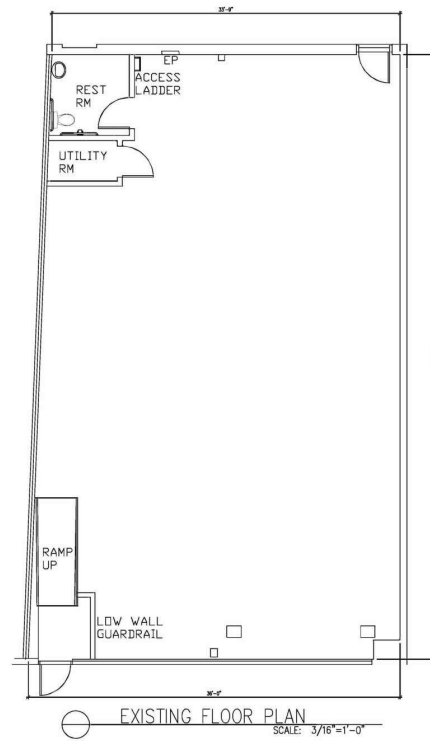
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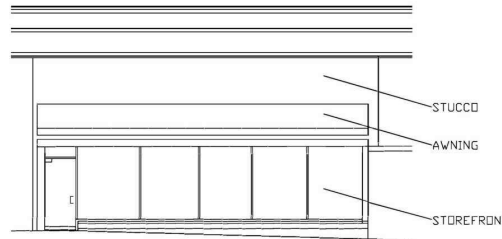
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EXISTING FLOOR PLAN

SCALE: 3/16"=1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"



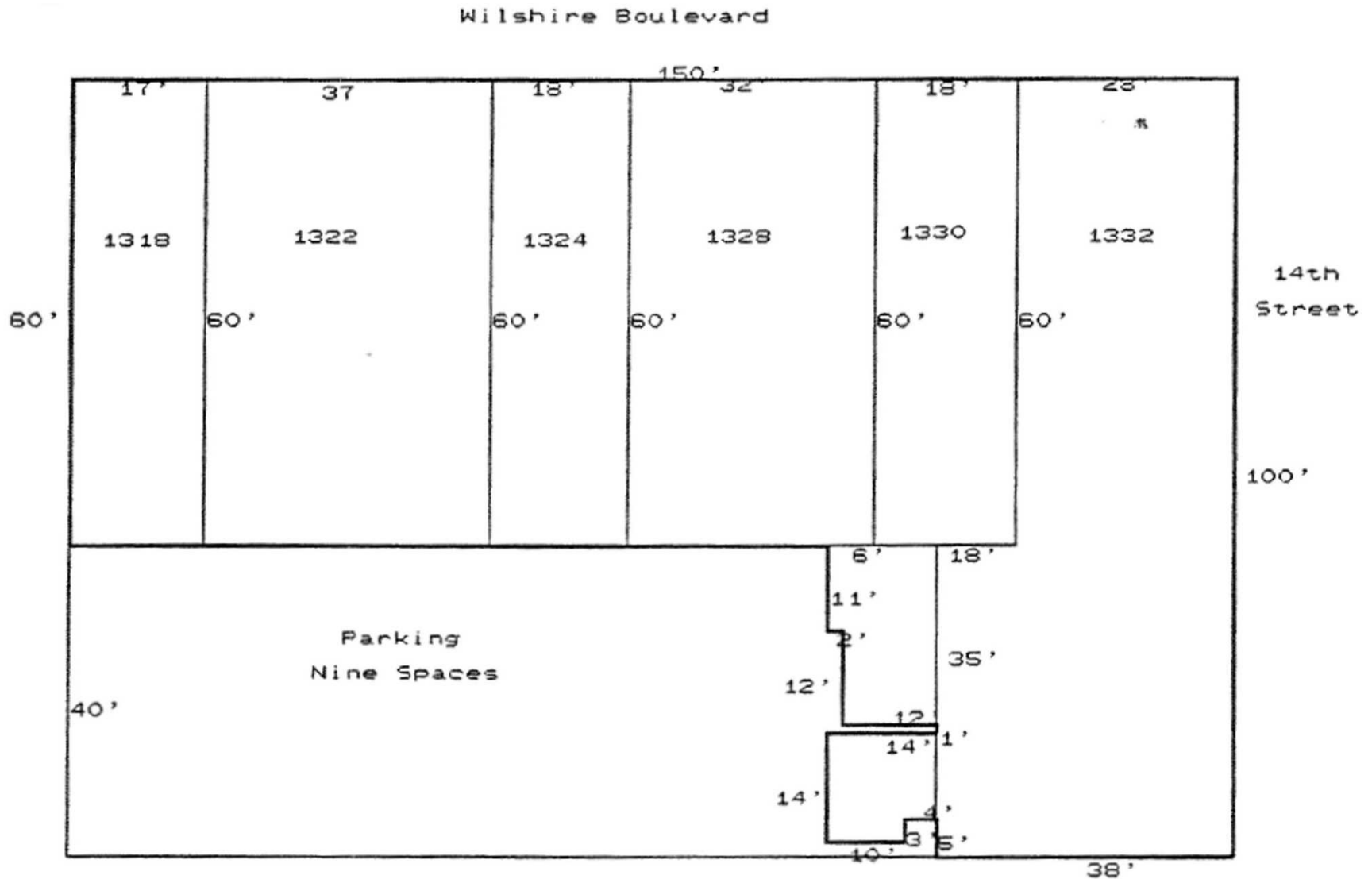
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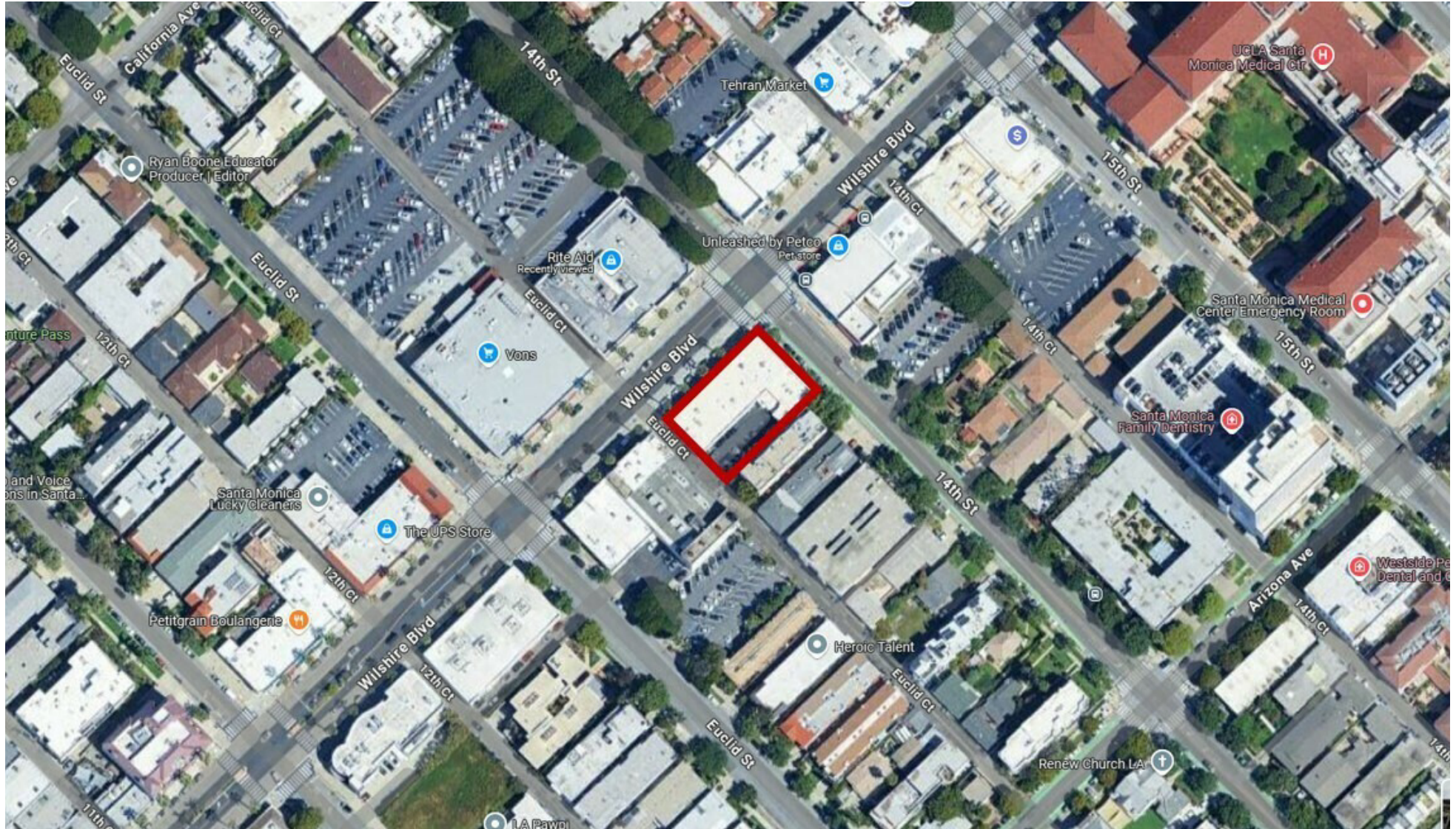


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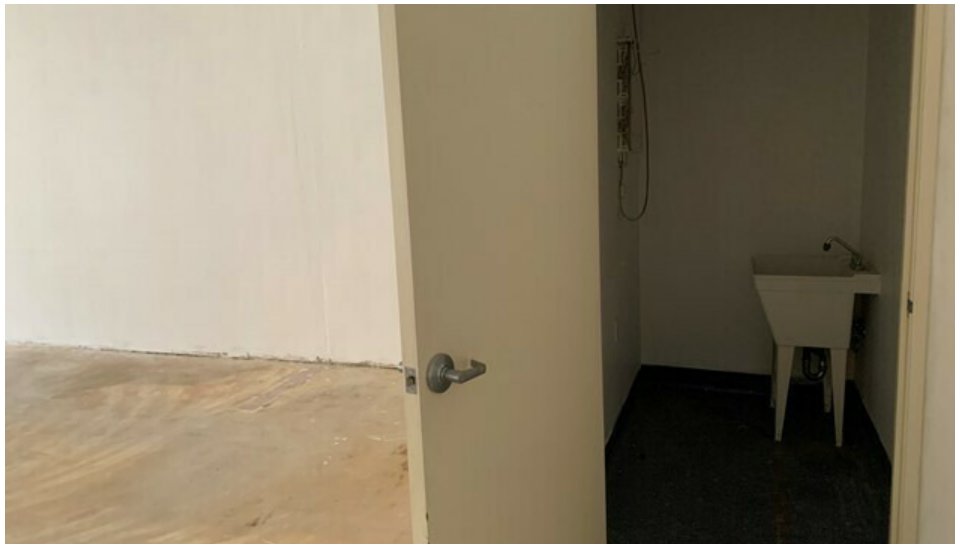


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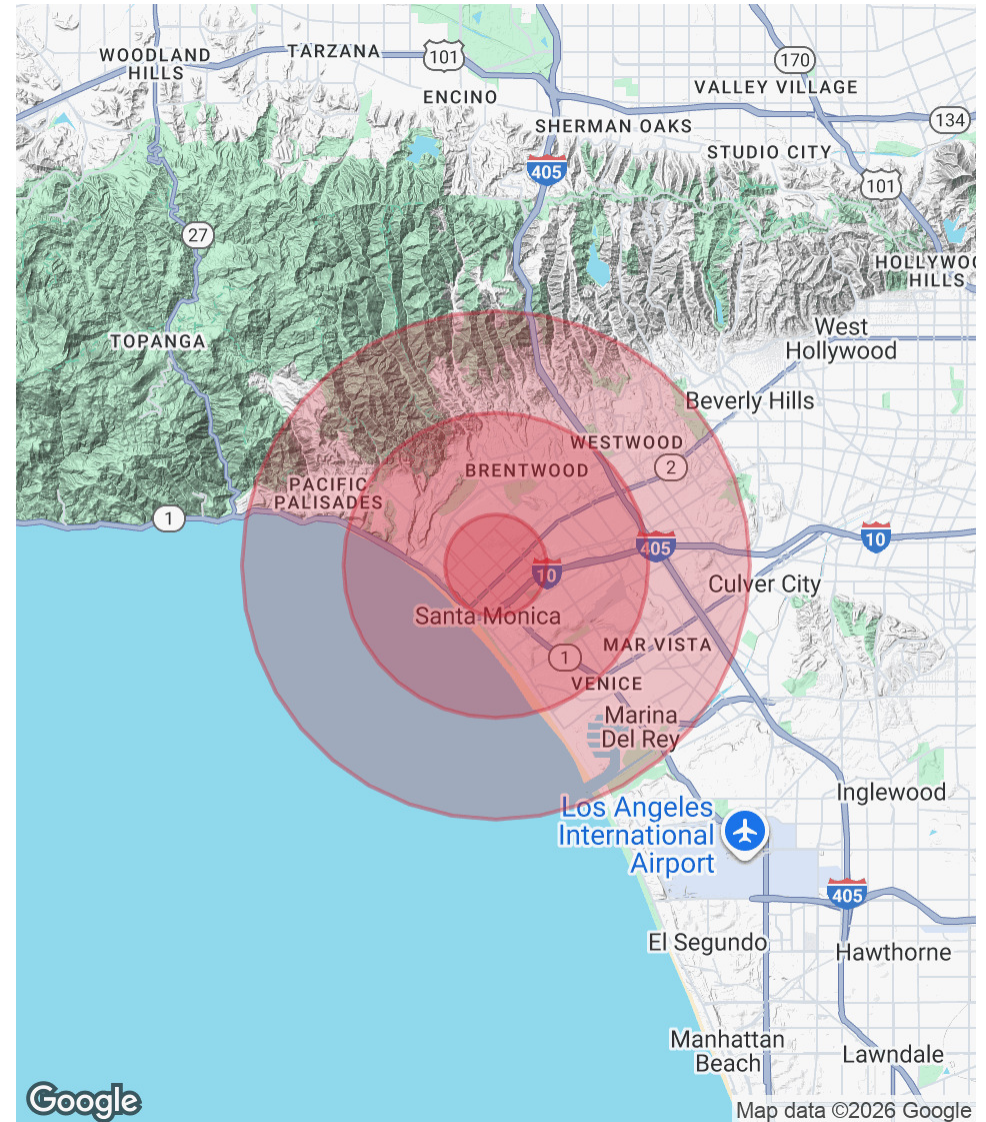
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	42,252	188,344	433,458
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	22,628	93,433	199,173
# of Persons per HH	1.9	2	2.2
Average HH Income	\$164,979	\$171,454	\$167,276
Average House Value	\$1,622,968	\$1,637,599	\$1,586,809

Demographics data derived from AlphaMap



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