

On Busy Wilshire Blvd. Near UCLA Health Retail Space For Lease

KWP
REAL ESTATE

1414 Wilshire Blvd., Santa Monica, CA 90403



Available

Size:	±1,409 SF (Ground: ±1,045 SF; Mezzanine: ±364 SF)
Rent:	\$6.25 PSF/Mo., NNN
NNN:	±\$0.95 PSF/Mo.
Parking:	Public parking behind building
Available:	Immediately

Features

- ▶ Hard to find small space ideal for boutique, wellness, or specialty use
- ▶ On one of Wilshire's busiest blocks with heavy foot and vehicle traffic
- ▶ Near signalized corner of Wilshire and 14th Street with ±44,515 CPD
- ▶ Surrounded by new mixed-use development with hundreds of residential units recently completed or coming soon
- ▶ Adjacent to UCLA Health, drawing consistent visitors
- ▶ Near the new highly anticipated Trader Joe's, Whole Foods, Target, Ulta Beauty, Vons, Dunkin' Donuts, Fidelity, and U.S. Bank
- ▶ Convenient access and parking with City of Santa Monica lot located behind the building

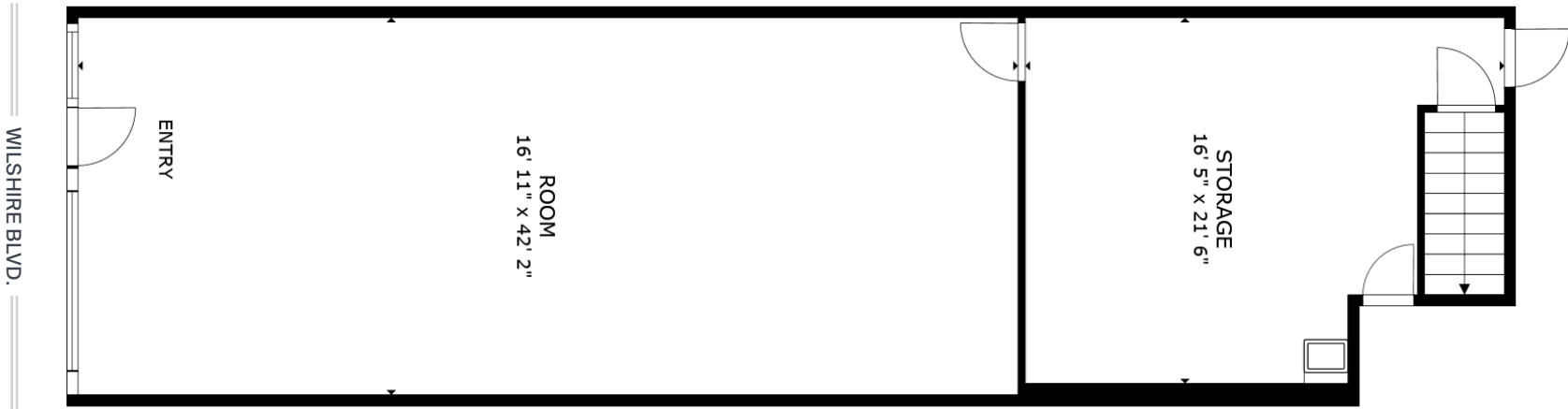
Prospective tenants are hereby advised that all uses are subject to City approval



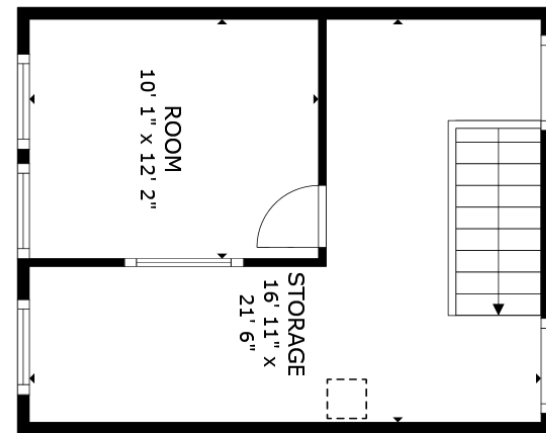
±1,409 Total SF

Ground: ±1,045 SF; Mezzanine: ±364 SF

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Exterior



Wilshire Commercial Corridor

1414 Wilshire is in the heart of Santa Monica's busy Wilshire Corridor with grocers, healthcare, dining and hospitality nearby



1414 Wilshire Blvd. is located along the west side's busiest retail corridor – Wilshire Boulevard. Dozens of successful retail and dining establishments surround 1414 Wilshire including national credit tenants such as Vons and CVS, as well as local favorites like Rustic Canyon and El Cholo.

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 Whole Foods and Trader Joe's.



Notable tenants between 23rd Street & Ocean Avenue.

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Santa Monica Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	15,090	46,829	121,289
2030 Projected Population	14,098	45,054	116,354
2020 Census Population	14,839	43,574	114,177
2010 Census Population	14,365	41,707	110,700
Projected Annual Growth 2025 to 2030	-1.3%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2025	0.3%	0.8%	0.6%
2025 Median Age	41.4	41.8	42.0
HOUSEHOLDS			
2025 Estimated Households	7,662	24,219	60,111
2030 Projected Households	7,383	24,162	59,653
2020 Census Households	7,722	22,975	57,872
2010 Census Households	7,739	22,535	56,844
Projected Annual Growth 2025 to 2030	-0.7%	-	-0.2%
Historical Annual Growth 2010 to 2025	-	0.5%	0.4%
RACE & ETHNICITY			
2025 Estimated White	66.4%	63.7%	63.7%
2025 Estimated Black or African American	4.8%	5.1%	4.8%
2025 Estimated Asian or Pacific Islander	12.4%	12.5%	12.9%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.6%
2025 Estimated Other Races	16.2%	18.3%	18.1%
2025 Estimated Hispanic	20.0%	21.8%	22.0%
INCOME			
2025 Estimated Average Household Income	\$180,763	\$183,279	\$201,073
2025 Estimated Median Household Income	\$122,955	\$125,294	\$127,122
2025 Estimated Per Capita Income	\$92,229	\$95,175	\$99,919
EDUCATION			
2025 Estimated High School Graduate	8.5%	9.5%	9.0%
2025 Estimated Some College	10.3%	11.1%	11.1%
2025 Estimated Associates Degree Only	5.5%	5.4%	5.4%
2025 Estimated Bachelors Degree Only	42.0%	39.9%	38.5%
2025 Estimated Graduate Degree	28.3%	28.6%	30.4%
BUSINESS			
2025 Estimated Total Businesses	1,326	6,703	13,606
2025 Estimated Total Employees	9,164	53,552	101,877
2025 Estimated Employee Population per Business	6.9	8.0	7.5
2025 Estimated Residential Population per Business	11.4	7.0	8.9

Your trusted *partners*

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