

WILSHIRE & 26TH STREET RETAIL CORNER

# Retail & Restaurant Space for Lease

**KWP**  
REAL ESTATE

2600 Wilshire Blvd., Santa Monica, CA 90403



**CHRISTINE DESCHAIINE** · 310.887.6440 · [Christine.Deschaine@kwprealestate.com](mailto:Christine.Deschaine@kwprealestate.com) · DRE #00905121

**ED SACHSE** · 310.887.6250 · [Ed.Sachse@kwprealestate.com](mailto:Ed.Sachse@kwprealestate.com) · DRE #01021349

**MATT ADAMCZYK** · 310.887.6248 · [Matt.Adamczyk@kwprealestate.com](mailto:Matt.Adamczyk@kwprealestate.com) · DRE #01175908

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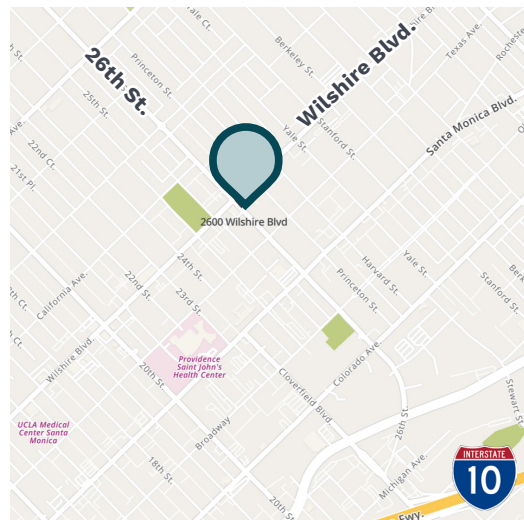
### AVAILABLE

**Size:** ±1,215 - 13,000 SF (*divisible*)  
**Rent:** Contact broker for details, NNN  
**Parking:** 58 subterranean stalls

### PROPERTY HIGHLIGHTS

- New mixed-use development designed by Koning Eizenberg
- Outdoor patio available for restaurant use
- Shafts and grease trap available for food and beverage
- 26th Street is a major thoroughfare to Brentwood, Pacific Palisades, and Malibu
- Across from the proposed Gelson's Market with 170 residential units
- Walking distance to Douglas Park, Whole Foods, and Erewhon
- Approximately 1 mile away from Santa Monica's Tech and Entertainment Companies (Oracle, Lionsgate, Starz, CBS, Sony)
- Ample parking
- Strong demographics with average HHI of ±\$191,362 within one mile
- ±55,635 CPD at Wilshire Blvd. and 26th Street

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



### TRADE AREA



CALIF. CHICKEN CAFE



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IF IT'S HERE IT'S GOOD FOR YOU

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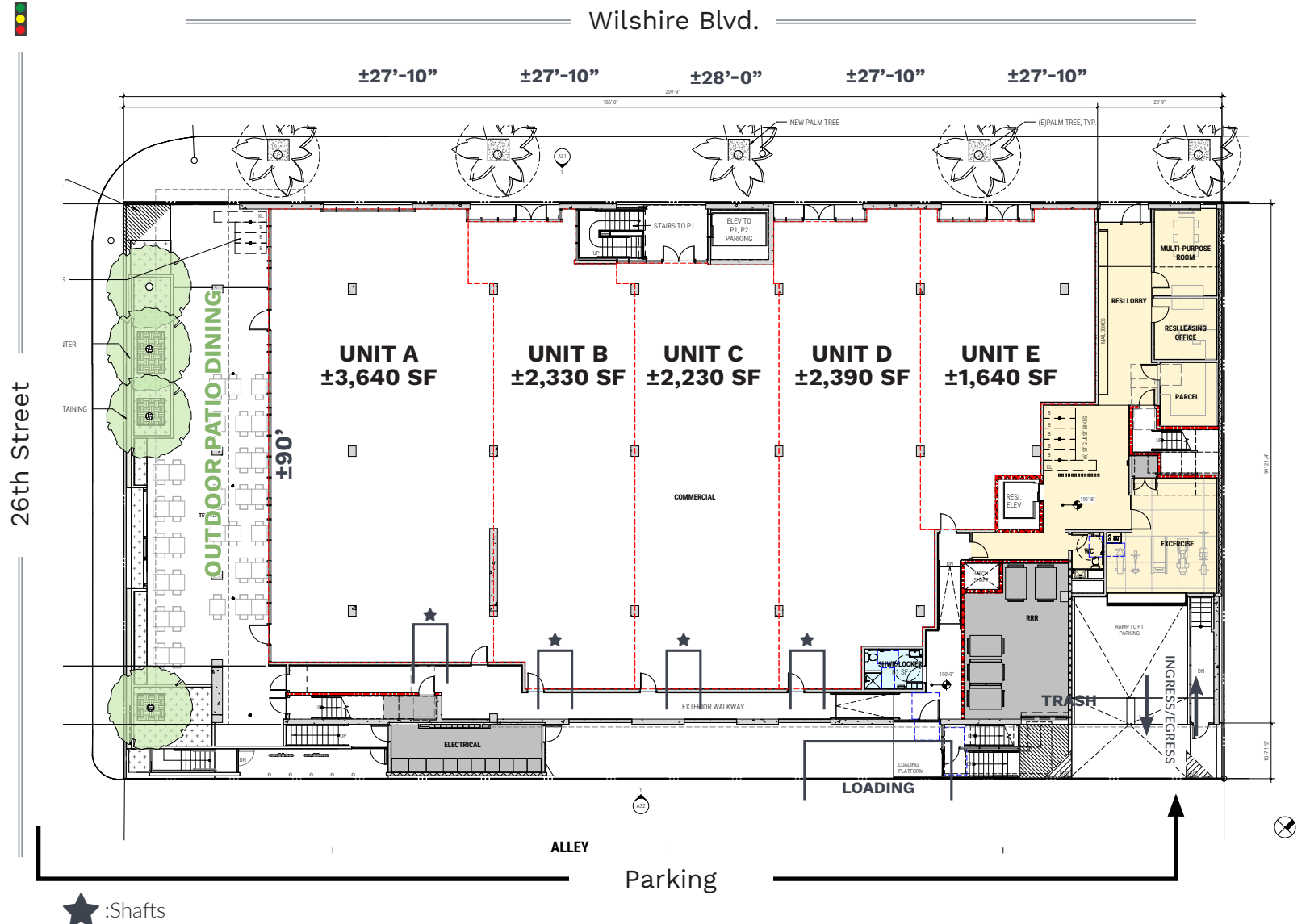
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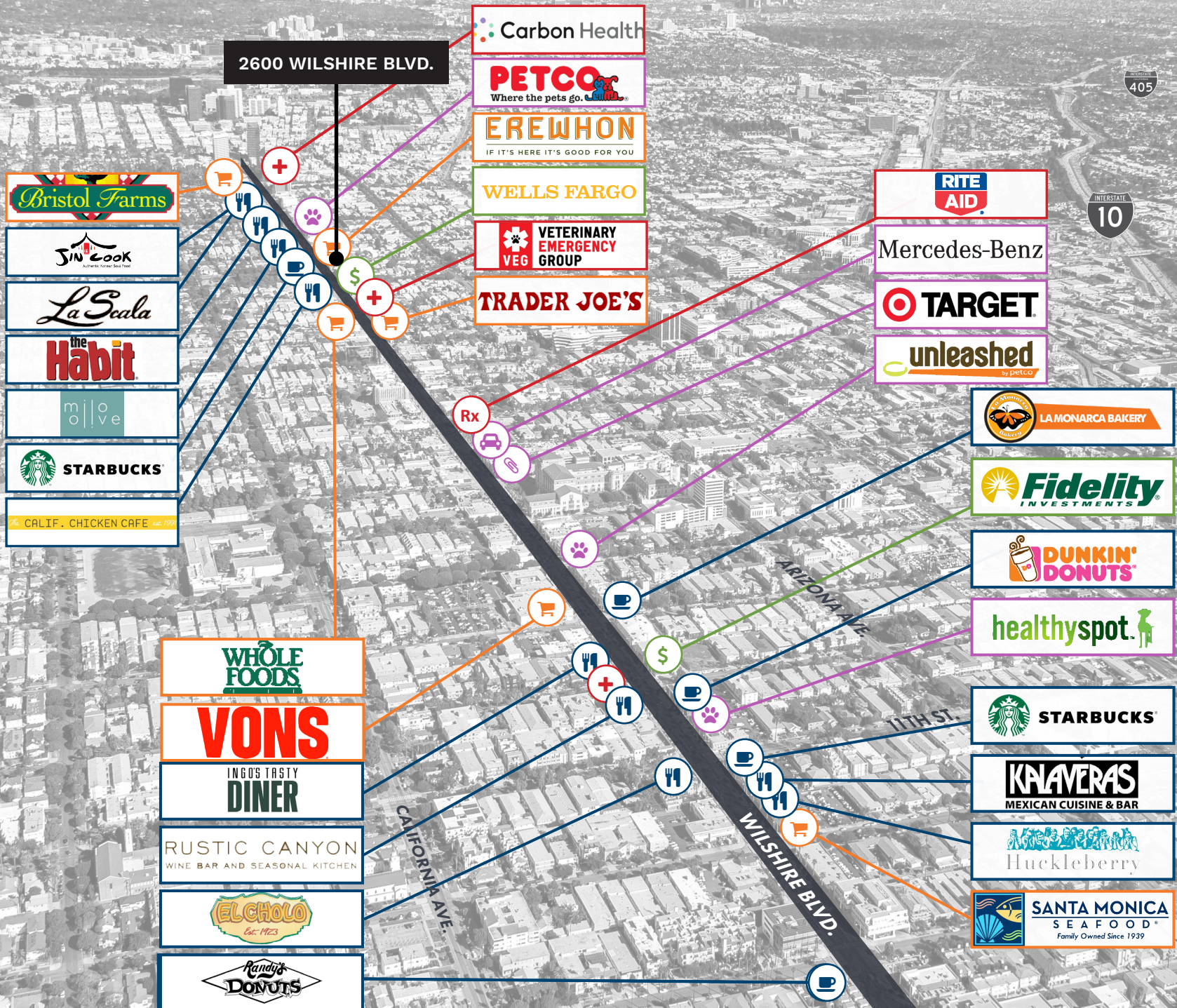
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### Site Plan





## The Wilshire Retail Corridor

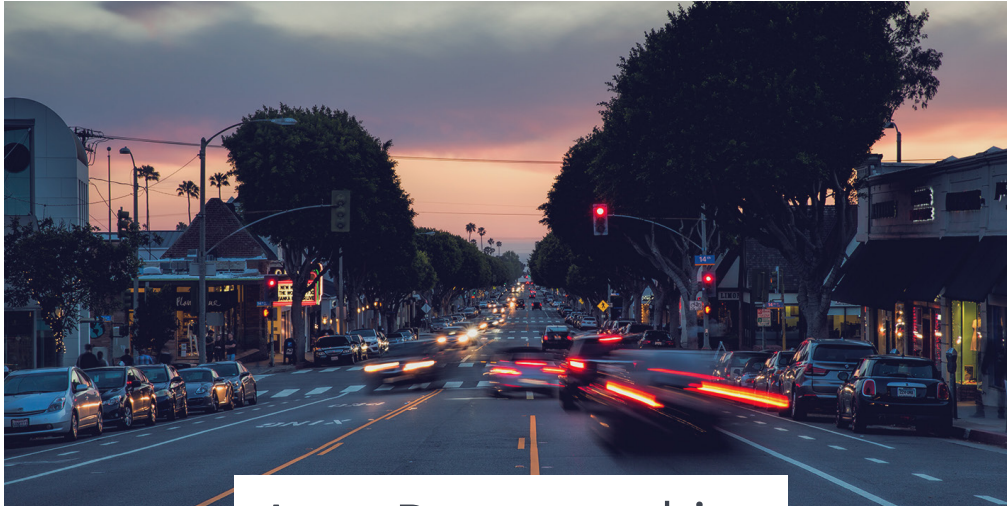
2600 Wilshire Blvd. is located along the West Side's busiest retail corridor – Wilshire Boulevard. Dozens of successful retail and dining establishments can be found between 2600 Wilshire Blvd. and Downtown Santa Monica including national credit tenants such as Petco, Whole Foods and Wells Fargo, as well as local favorites La Scala, Milo & Olive, and Santa Monica Seafood.

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### Area Demographics



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>9,605</b>	<b>35,294</b>	<b>131,085</b>
2028 Projected Population	9,260	34,317	128,659
2010 Census Population	9,904	36,255	134,143
2010 Census Population	9,617	35,886	128,822
Projected Annual Growth 2023 to 2028	-0.7%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2023	-	-0.1%	0.1%
2019 Median Age	39.5	38.8	38.9
<b>HOUSEHOLDS</b>			
2023 Estimated Households	4,568	17,544	67,577
2028 Projected Households	4,464	17,290	67,038
2010 Census Households	4,667	17,830	68,373
2010 Census Households	4,665	17,748	65,681
Projected Annual Growth 2023 to 2028	-0.5%	-0.3%	-0.2%
Historical Annual Growth 2023 to 2028	-0.2%	-	0.2%
<b>ACE &amp; ETHNICITY</b>			
2023 Estimated White	63.2%	62.2%	61.5%
2023 Estimated Black or African American	3.6%	4.1%	4.5%
2023 Estimated Asian or Pacific Islander	13.0%	13.4%	13.7%
2023 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
2023 Estimated Other Races	19.7%	19.6%	19.7%
2023 Estimated Hispanic	20.0%	21.2%	21.8%
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$201,582</b>	<b>\$191,362</b>	<b>\$190,550</b>
2023 Estimated Median Household Income	\$127,596	\$120,512	\$120,389
2023 Estimated Per Capita Income	\$96,025	\$95,305	\$98,507
<b>EDUCATION</b>			
2023 Estimated High School Graduate	6.0%	9.6%	9.0%
2023 Estimated Some College	13.1%	11.9%	11.6%
2023 Estimated Associates Degree Only	7.3%	5.2%	5.1%
2023 Estimated Bachelors Degree Only	39.0%	39.2%	39.3%
2023 Estimated Graduate Degree	27.8%	28.1%	29.2%
<b>BUSINESS</b>			
<b>2023 Estimated Total Businesses</b>	<b>1,867</b>	<b>5,475</b>	<b>18,183</b>
2023 Estimated Total Employees	12,420	46,341	149,236
<b>2023 Estimated Employee Population per Business</b>	<b>6.7</b>	<b>8.5</b>	<b>8.2</b>
2023 Estimated Residential Population per Business	5.1	6.4	7.2



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DRE #01021349

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KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

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