



# CORNER RETAIL / RESTAURANT SPACE FOR LEASE

PAR  
COMMERCIAL BROKERAGE



**ADDRESS:** 2635 WILSHIRE BLVD, SANTA MONICA, CA 90403

**SIZE:** 3,400 RENTABLE SQUARE FEET (APPROXIMATELY)

**RATE:** \$2.95 PER SQUARE FOOT, NNN  
(NNN ESTIMATED TO BE \$.42/SF/MO)

**TERM:** 3-5 YEARS

**PARKING:** FOUR RESERVED PARKING INCLUDED

**AVAILABLE:** IMMEDIATELY

- HIGHLY VISIBLE CORNER SPACE WITH HIGH TRAFFIC COUNTS IN EXCESS OF 44,300 VEHICLES PER DAY
- DENSELY POPULATED, HIGH INCOME AREA WITH GREAT DEMOGRAPHICS
- TWO FREEZERS, FOUR WALK-IN REFRIGERATORS AND TWO HOODS
- NEIGHBORING TENANTS INCLUDE VERIZON WIRELESS, CHASE BANK, STARBUCKS, RELAX THE BACK, AKBAR RESTAURANT AND NEW BALANCE.
- PRIME WILSHIRE BOULEVARD FRONTAGE

FOR MORE INFORMATION PLEASE CONTACT:

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LICENSE #01068613

**RAFAEL PADILLA**  
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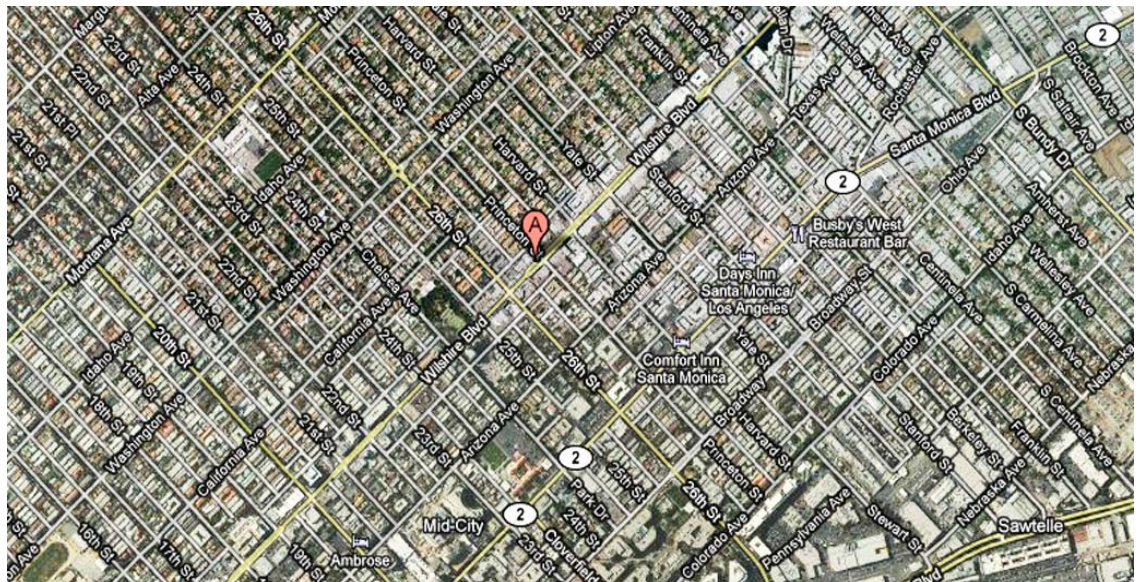
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