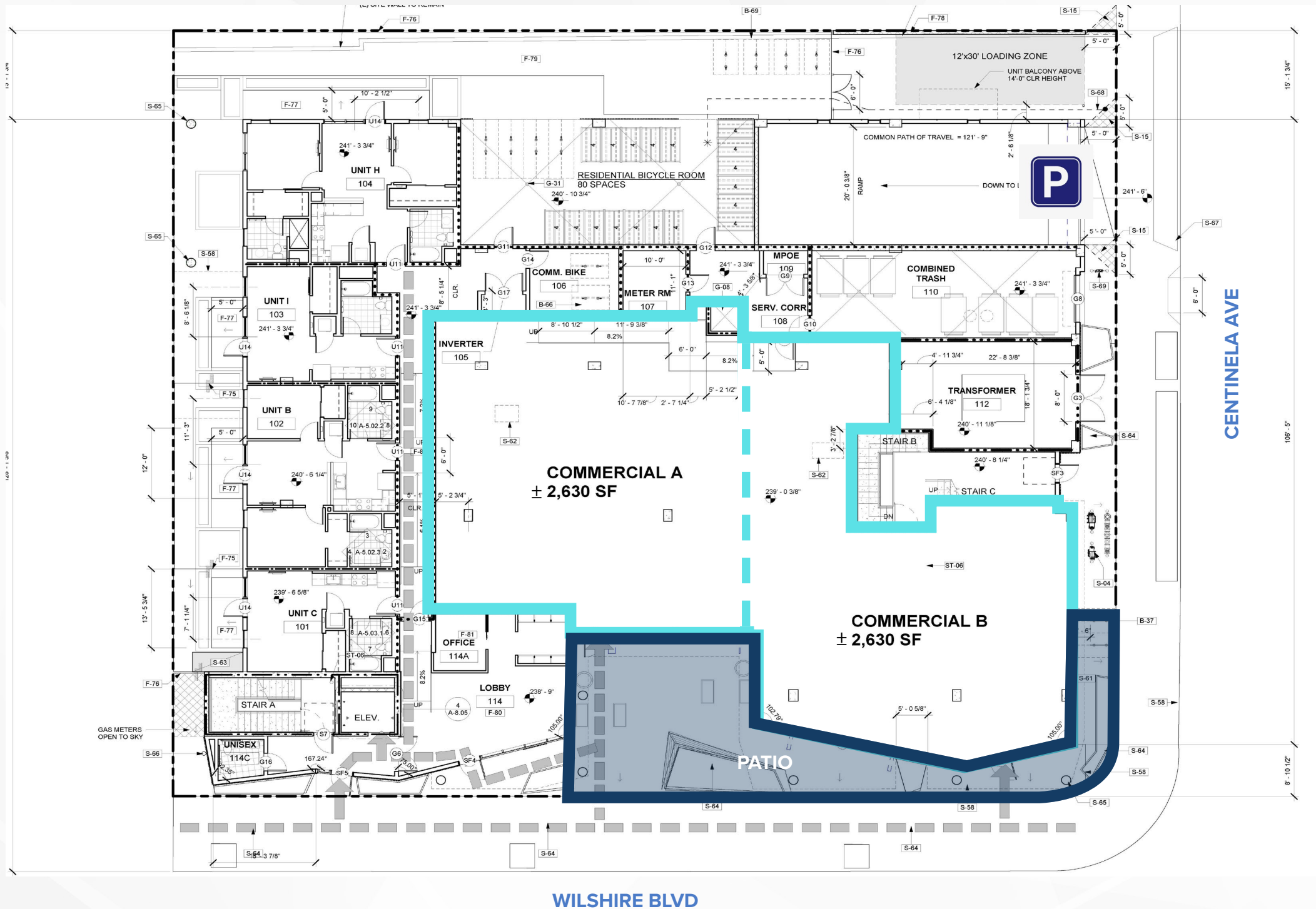


Ground Floor Retail Mixed-Use Development For Lease

3223 WILSHIRE BLVD | SANTA MONICA CA 90403



Site Plan





Ground Floor Retail Opportunity in Mixed-Use Development



SPACE & ASKING RENT

Suite A: $\pm 2,630$ SF | \$6.00 - \$8.00/SF + NNNs

Suite B: $\pm 2,630$ SF | \$6.00 - \$8.00/SF + NNNs

HIGHLIGHTS

Ground floor retail/restaurant below a contemporary collection of 43 apartment units with 16 dedicated parking spaces

Easy access to the 405 freeway, Brentwood, Santa Monica, and Westwood

Surrounded by very dense residential and daytime population with strong demographics

Construction underway - delivers Q1 2024

DELIVERY CONDITIONS

Restaurant ready with vent shafts, grease interceptor, ample power + water, and prime patio seating

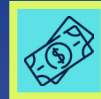
Bringing Brentwood & Santa Monica Together



±3.6M
Annual Visitors



\$1.83B
Economic Impact



\$135,608
1-Mile Avg HH Income



48,177
1-Mile Daytime
Employee Population



±482,734
5-Mile Population

Restaurants



Offices



Lifestyle



Carbon Health

corepower
YOGA

CVS pharmacy®



BLU JAM
C A F E



m | i | o
o | l | v e

Jonah's
KITCHEN + BAR

BevMo!

Fia



petco

Located in The Heart of Mid-City Santa Monica

Grocers Within 1 Mile of 3223 Wilshire Blvd



WHOLE FOODS

±0.8 MI from Subject Property
2201 Wilshire Blvd

A subsidiary of Amazon, it is an American multinational supermarket chain headquartered in Austin, Texas.

EREWON

EREWON

±0.3 MI from Subject Property
2800 Wilshire Blvd

High end health and wellness store featuring organic, local & sustainable groceries.

Bristol Farms

BRISTOL FARMS

±0.1 MI from Subject Property
3105 Wilshire Blvd

Gourmet grocer with curated selection of meat, seafood, produce, cheese, wine & imports.

TRADER
JOE'S

TRADER JOE'S

±0.8 MI from Subject Property
2300 Wilshire Blvd

An American chain of grocery stores headquartered in Monrovia, California. The chain has 560 stores across the US.

Ralphs

RALPHS

±0.4 MI from Subject Property
12057 Wilshire Blvd

American supermarket chain in Southern California. The largest subsidiary Kroger, the oldest such chain west of the Mississippi River.

&Smart
&Final®

SMART & FINAL

±0.5 from Subject Property
12210 Santa Monica Blvd

Smart & Final is a chain of warehouse-style food and supply.

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LET'S CONNECT:

This Leasing Package contains select information pertaining to the business and affairs located at **3223 Wilshire Blvd - Santa Monica, CA 90403** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.