



PRIME WILSHIRE BOULEVARD
Santa Monica, California
Retail Store



- ADDRESS:** 1511 Wilshire Boulevard, Santa Monica 90403
- SIZE:** 3,300 SF with prominent storefront. Space **cannot** be divided.
- RENTAL RATE:** \$3.75 NNN. Nets are \$.45 per sf per month. Fixed Annual increases of 4%.
- TERM:** 5 years.
- DESCRIPTION** Well located store with high ceilings. 50 feet of frontage. Large glass line.
- AREA DESCRIPTION** Prime Santa Monica across from **UCLA Santa Monica Hospital** and **Creative Computers** is immediately adjacent to the West.
- PARKING:** 5-6 spaces located at rear of building.
- TO VIEW:** Go direct to tour the space 10:00 am to 5:00 pm Tuesday Through Sunday.
- USES:** All retail uses are acceptable. However the property **does not meet parking code for Medical or Restaurant use.**
- OCCUPANCY:** December 1, 2005.
- CO-BROKER FEE:** 2%, which will be paid in 18 monthly installments.
- CONTACT:** Vincent C. Muselli 310 458-4100 Ext. 204
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All information presented is deemed reliable but not guaranteed by Broker. Tenant should verify all information regarding condition of the improvements. Tenant should verify with the City of Santa Monica that the property has the appropriate zoning for Tenants intended use.