



PRIME WILSHIRE BOULEVARD Santa Monica, California



ADDRESS: 1511 Wilshire Boulevard, Santa Monica 90403

PRICE: \$2,650,000.00

BUILDING SIZE: 3,300 SF

LOT SIZE: 50-foot frontage on Wilshire 100 deep. Alley on the side.

SINGLE TENANT: The Mattress Store

DESCRIPTION: Well located retail store with high ceilings. 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.

RENTAL INCOME: April 1, 2008 = \$13,128.64 NNN
April 1, 2009 = \$13,522.50 NNN
April 1, 2010 = \$13,928.17 NNN

OPTION TO EXTEND: Tenant has the right to extend the lease commencing May 1, 2011 for an Additional 5 years. Rent to determined by mutual agreement.

PROPERTY TAX: The tenant is responsible for any increase in the property tax in the event of a sale of the property.

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All information presented is deemed reliable but not guaranteed by Broker. Buyer should verify all information regarding condition of the improvements. Buyer should verify with the City of Santa Monica that the property has the appropriate zoning for Buyer's intended use.