

MATTHEWS™



601 Wilshire Blvd

SANTA MONICA, CA 90401

LEASING BROCHURE

GROUND FLOOR RETAIL
FOR LEASE



END CAP AND INLINE SPACE WITH OUTDOOR PATIO

GROUND FLOOR RETAIL/RESTAURANT BELOW 40 LUXURY APARTMENT UNITS WITH APPROXIMATELY 20 COMMERCIAL PARKING SPACES

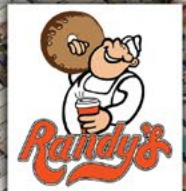




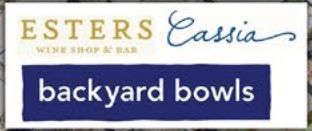
SPACE	SIZE	ASKING RENT
1	±2,100 SF	\$7.50/SF + NNNs
2	±1,172 SF	\$7.50/SF + NNNs.
3	±1,210 SF	\$7.50/SF + NNNs
4 - SPECIALTY DESERT COMING SOON!	±977 SF	-

DELIVERY CONDITIONS

RESTAURANT READY WITH VENT SHAFTS, GREASE INTERCEPTOR, AMPLE POWER + WATER, AND PRIME PATIO SEATING



WILSHIRE BLVD ± 27,000 VPD



OCEAN AVE ± 26,000 VPD
PACIFIC COAST HWY ± 71,000 VPD



SANTA MONICA BLVD ± 30,000 VPD





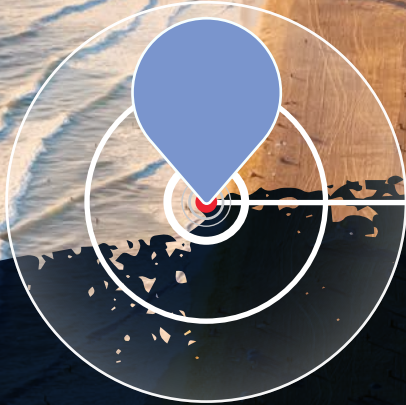
RELAX,
RECHARGE, AND EXPLORE

Santa Monica.

Santa Monica, situated along the picturesque coastline of Southern California, is a captivating city that seamlessly blends the laid-back beach culture with urban sophistication. Renowned for its iconic Santa Monica Pier, this coastal gem offers a dynamic mix of attractions that cater to a diverse range of interests. With its pristine sandy shores, Santa Monica's beachfront serves as a hub for relaxation and outdoor activities. The bustling Third Street Promenade entices visitors with its vibrant atmosphere, lined with boutique shops, diverse dining options, and street performers. Beyond the urban buzz, the city's commitment to sustainability and green spaces is evident in places like Palisades Park, where visitors can enjoy breathtaking views of the Pacific Ocean while strolling through lush gardens. Santa Monica's unique charm lies in its ability to provide both a tranquil coastal escape and a lively cultural experience.

Santa Monica's cultural mosaic extends beyond its scenic beauty, encompassing a rich artistic scene and historical significance. The city is home to numerous galleries and studios that showcase a wide array of contemporary art, reflecting the creative spirit that flourishes here. The Annenberg Community Beach House, a historical landmark, offers a glimpse into the past with its historic pool and elegant architecture. Furthermore, the city's commitment to sustainability is reflected in initiatives like the bustling Santa Monica Farmers Market, where locals and visitors alike can explore a cornucopia of fresh produce and artisanal goods. Santa Monica's fusion of natural splendor, artistic expression, and sustainable values creates an atmosphere that is both inviting and inspiring, making it a truly remarkable destination along the Californian coastline.

SANTA MONICA Demographics



POPULATION 1-MILE

2025
ESTIMATE
90,126

POPULATION 3-MILE

2025
ESTIMATE
503,509

POPULATION 5-MILE

2025
ESTIMATE
1,152,554

HOUSEHOLDS 1-MILE

2025
ESTIMATE
45,874

HOUSEHOLDS 3-MILE

2025
ESTIMATE
190,459

HOUSEHOLDS 5-MILE

2025
ESTIMATE
406,957

CONSUMER SPENDING—FOOD & ALCOHOL

WITHIN 5 MILES—2025
ESTIMATE
\$3.38 BILLION

TOTAL NUMBER OF SANTA MONICA VISITS

LAST 12 MONTHS
ESTIMATE
4.2+ MILLION

Surrounding

DEVELOPMENTS

Downtown Santa Monica Continues to Grow!



SANTA MONICA DEVELOPMENTS:

1. 710 Broadway (280 Units)
2. 1430 Lincoln Blvd (97 Units)
3. 1527 Lincoln Blvd (210 Units)
4. 1650 Lincoln Blvd (98 Units)
5. 2501 Wilshire Blvd (170 Units)
6. 2025 Wilshire Blvd (150 Units)
7. 1902 Wilshire Blvd (140 Units)
8. 2601 Lincoln Blvd (521 Units)
9. 2600 Wilshire Blvd (40 Units)
10. 407 Colorado Ave (60 Units)
11. 234 Pico Blvd (186 Units)
12. 700 Santa Monica Blvd (60 Units)
13. 711 Colorado Ave (57 Units)
14. 1819 Pico Blvd (48 Units)
15. 1650 Euclid St (40k SF Office)
16. 1630 Euclid St (43k SF Office)
17. 1127 - 1129 2nd St (42 Units)
18. 1413 Michigan Ave (58 Units)

601 Wilshire Blvd

SANTA MONICA, CA 90401

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