

1519 WILSHIRE BLVD | SANTA MONICA, CA

SECOND-GEN RESTAURANT OPPORTUNITY



FOR LEASE

MATTHEWS™

1519 WILSHIRE BOULEVARD

SANTA MONICA, CA 90403

PROPERTY DETAILS

\$3.95 PSF NNN
ASKING RENT

±9,000 SF
SPACE AVAILABLE

4281-005-024
APN

1926
YEAR BUILT

2
STORIES



PROPERTY HIGHLIGHTS



Trophy Santa Monica Location on Wilshire Blvd

Rare opportunity to lease a highly visible restaurant property with approximately 50 feet of prime Wilshire Blvd frontage. Positioned along one of the city's busiest corridors with strong traffic, walkability, and consistent daytime and evening demand.

Affluent Local Demographics

Dense, high-income population base surrounding the property, supported by nearby employers, medical centers, and major lifestyle destinations.

Turnkey 2nd Generation Restaurant Space

Fully built-out kitchen and dining infrastructure in place, minimizing startup time and costs for both owners and operators.

Type 47 Liquor License

Rare and valuable license permitting full liquor service, maximizing revenue potential and operational flexibility.

Covered Outdoor Patio

±1,200 SF covered second-story outdoor patio ideal for dining and private events, adding a highly desirable amenity to the space.

Minimal Capital Expenditure

Property is in excellent condition and ready for immediate occupancy with little to no additional investment required.

Flexible Options for Users and Investors

Ideal for a user seeking a flagship Santa Monica location, or an investor looking to secure a long-term lease with a strong restaurant tenant.

Ample Parking Availability

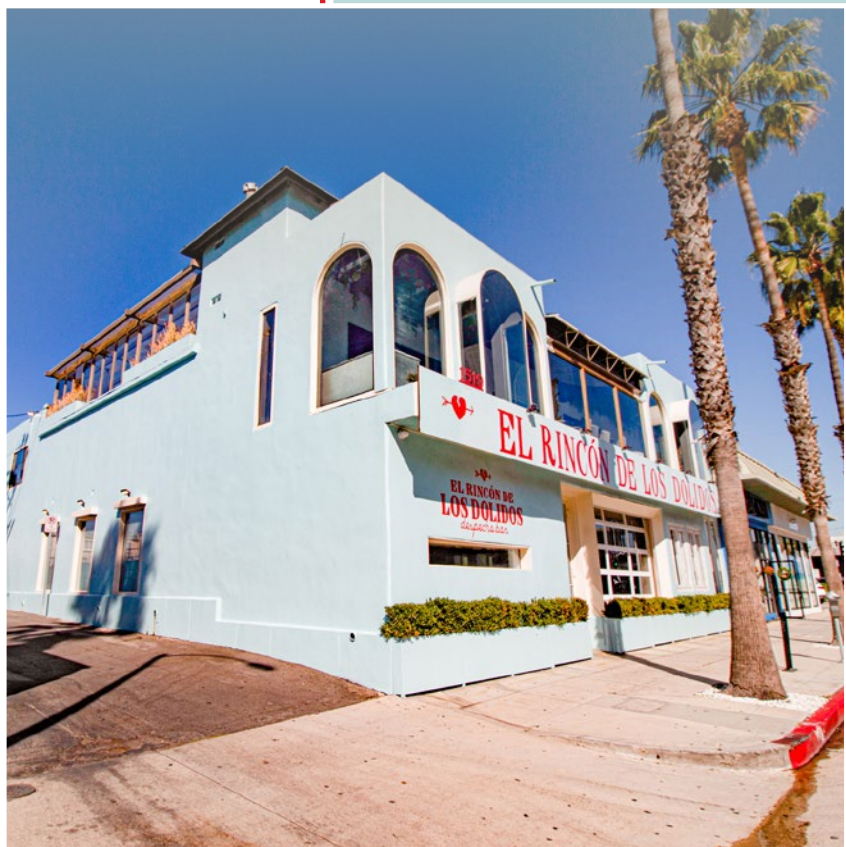
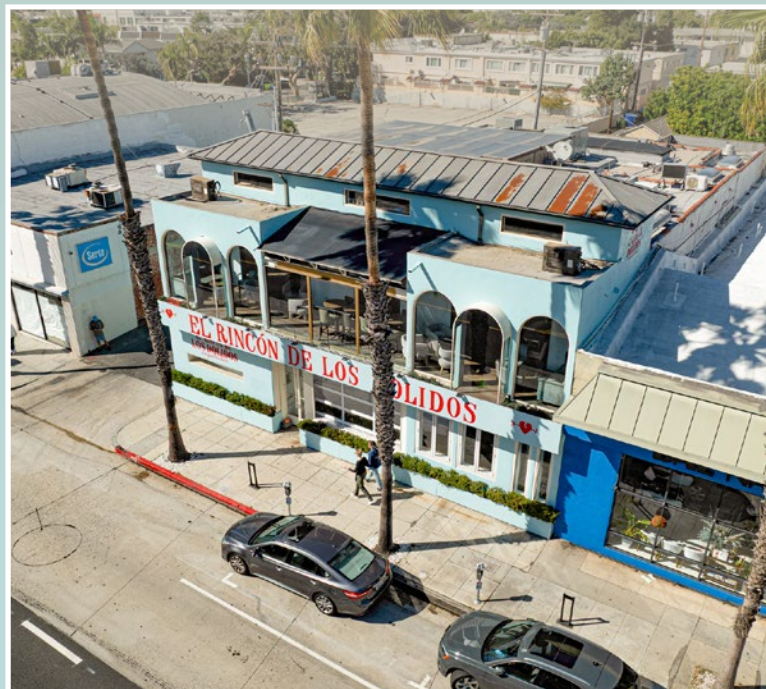
Convenient metered street parking plus access to nearby public lots, including approximately 21 paid city parking spaces directly behind the property.

This architectural floor plan shows a building layout with several rooms and corridors. The plan includes the following dimensions and features:

- Top Left:** A staircase and a room with a toilet and sink. Dimensions: 4'-2" (vertical), 4'-8" (horizontal).
- Top Center:** A long corridor or hallway. Dimensions: 13'-11" (vertical), 30'-2" (horizontal).
- Top Right:** A staircase and a room with a toilet and sink. Dimensions: 8'-3" (vertical).
- Middle Left:** A kitchen area with a sink and stove. Dimensions: 3'-1" (horizontal), 3'-5" (vertical).
- Middle Center:** A large room with a sink and stove. Dimensions: 19'-4" (vertical), 16'-8" (horizontal).
- Middle Right:** A large room with a sink and stove. Dimensions: 26'-0" (vertical), 32'-8" (horizontal).
- Bottom Left:** A staircase and a room with a toilet and sink. Dimensions: 4'-10" (horizontal), 3'-5" (vertical).
- Bottom Center:** A large room with a sink and stove. Dimensions: 30'-10" (vertical), 19'-4" (horizontal).
- Bottom Right:** A staircase and a room with a toilet and sink. Dimensions: 8'-3" (vertical).

This architectural floor plan depicts a building layout with a central, irregularly shaped void. The plan is enclosed by a red border. On the left side, there is a staircase at the top and a large open area below it. The central void is surrounded by several rooms of varying sizes. To the right of the void, there is a kitchen area with a sink, stove, and refrigerator, and a bathroom with a toilet and bathtub. A large rectangular room is located at the bottom right, and a long corridor runs along the right edge of the plan. A staircase is also located in the top right corner. The plan uses black lines for walls, doors, and furniture, and a red line for the outer boundary.

PROPERTY PHOTOS





Santa Monica Pier
Pier



Saint Monica Preparatory
±409 Students



UCLA Santa Monica Medical Center
±281 Beds



Wilshire Blvd ± 44,946 VPD

Subject Property



JOIN A STRONG LINE OF TENANTS

SANTA MONICA'S RETAIL RENAISSANCE



Brentwood Country Mart

BROOME STREET
GENERAL STORE
jenni kayne
goop FARM SHOP

 **Brentwood Country Club**
Golf Course

 **Heroes Golf Course**
Golf Course

 **Franklin Elementary School**
±612 Students

 **Riviera Country Club**
Country Club

EREWON

 **Saint John's Health Center**
±266 Beds

 **pressed**
JUICERY
R+D KITCHEN

LA Puglia

 **Lincoln Middle School**
±884 Students

 **TARGET**

Subject Property

Wilshire Blvd ±44,946 VPD

 **UCLA Santa Monica Medical Center**
±281 Beds

FORMA
SWEET LADY JANE

SANTA MONICA, CA



	1 MILE	3 MILE	5 MILE
2025 Population	22,785	144,639	362,207
	1 MILE	3 MILE	5 MILE
2025 Households	10,072	58,268	138,561
	1 MILE	3 MILE	5 MILE
Avg Household Income	\$154,180	\$149,096	\$145,217

Santa Monica is a prominent coastal city in western Los Angeles County, California, recognized for its economic strength, strategic location, and commitment to sustainable urban development. As a major center for technology, entertainment, healthcare, and hospitality, the city attracts businesses and professionals seeking a dynamic yet well-balanced environment. Its government emphasizes smart growth, public transit accessibility, and environmental stewardship, ensuring long-term resilience and livability. The walkable downtown area, anchored by the Third Street Promenade and the historic Santa Monica Pier, reflects the city's careful integration of commerce, community, and coastal character. With its combination of economic vitality, civic planning, and oceanfront setting, Santa Monica stands as a model for modern coastal urban management.



SANTA MONICA LOCAL ATTRACTIONS

(Distance to Subject Property)



Third Street Promenade (±0.2 Miles)

Santa Monica Mall (±0.3 Miles)

Palisades Park (±1 Miles)

Camera Obscura Art Lab (±1 Miles)

Santa Monica Farmers Market (±1 Miles)

Tongva Park (±1.1 Miles)

Muscle Beach Santa Monica (±1.2 Miles)

Santa Monica Pier (±1.2 Miles)

Santa Monica State Beach (±1.3 Miles)

Santa Monica Pier Aquarium (±1.3 Miles)

Marvin Braude Bike Trail (±1.4 Miles)

North Beach Playground (±1.5 Miles)

Bergamot Station Arts Center (±1.6 Miles)



EXCLUSIVELY LISTED BY



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