

## Highlights

Historic 1928 Paul Revere Williams building

Approximately 4,400 sq ft RETAIL space remaining

Existing grease trap, and hood venting in place from prior tenant

NNN's Approximately \$1.10

Building meticulously restored in 2023



Third Street Promenade



**LEASED**

1-800-455-RENT ▪ hello@xyz.rent ▪ 3.xyz

Approximately 4,400 sq ft ground floor RETAIL / RESTAURANT space with existing grease trap, and hoodpiping.



**Paul Williams x BIG x Trecento**

**310-312 Wilshire Blvd**

**Santa Monica, CA 90401**





**Paul Williams x BIG x Trecento**

# 310-312 Wilshire Blvd Santa Monica, CA 90401

This exceptional property was acquired by our CEO, Daniel Negari, a lifelong admirer of art and architecture, specifically to restore the historic Paul Williams building to its former glory. In 2023, the second floor was transformed into a true creative office space, successfully attracting the internationally acclaimed architects, BIG, as its occupants.

The ground floor restoration is currently underway, with a lease pending, and the exterior has been meticulously restored to its original color scheme, including a full restoration of the building's iconic facade. This property stands as a testament to our commitment to preserving architectural heritage while providing modern, inspiring spaces for visionary tenants.

This reinforced concrete two-story commercial building was designed by architect Paul R. Williams and built by H.W. Baum Company of Los Angeles in 1928. Williams (1894-1980), a notable African American architect who is well recognized in the history of southern California architecture.

Some of his best-known buildings include the Arrowhead Springs Hotel, the Palm Springs Tennis Club, and the re-designed public rooms and bungalows of Los Angeles' Ambassador Hotel and the famed Polo Lounge of the

Beverly Hills Hotel. He also designed many homes for Hollywood celebrities, including Frank Sinatra, Cary Grant, Lucille Ball and Desi Arnaz, Lon Chaney; and private homes for Jack P. Atkin, John B. Greene, E.L. Cord, V. Mott Pierce, Fred A. Price, Jay Paley, the Banning Residences, and others.

The building is Spanish Colonial Revival in architectural style with elaborate Plateresque detailing in its stucco sheathes exterior surfaces and flat roof with parapet that is fronted on its primary elevation by a low-pitched shed roof. Flanking each pair of second story windows are Plateresque style panels each featuring a cartouche surrounded by stylized floral patterns and scrolls in relief.

A wide belt course framed by a cornice above and a scalloped, wave-like molded edge below adorns the façade between stories. The ivy-covered secondary (east) elevation is punctuated by steel-framed, multi-pane fixed windows on the ground floor and larger casement style fenestration on the second story. The sole exception to this arrangement is the large, fixed, ground floor window with neoclassical wood surrounds located near the north end of the east elevation that mirrors the storefront fenestration in design.



**LEASED**

1-800-455-RENT

hello@xyz.rent

3.xyz