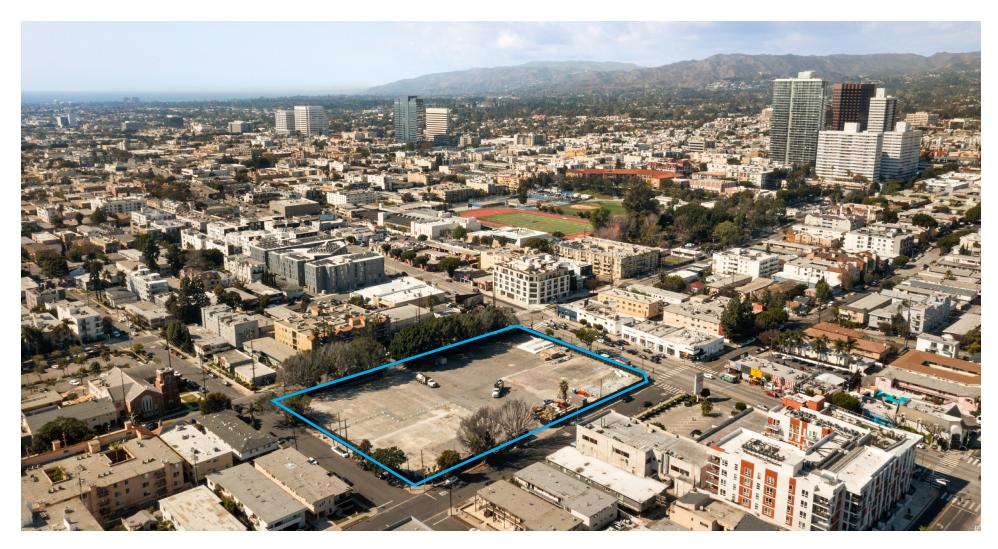
11674 SANTA MONICA BLVD

LOS ANGELES, CA



PRIVATE CAPITAL GROUP



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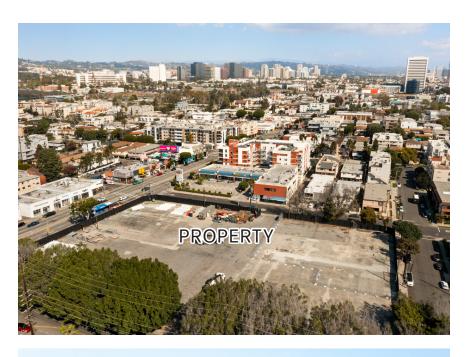
Property Overview



Call for Details

LEASE RATE

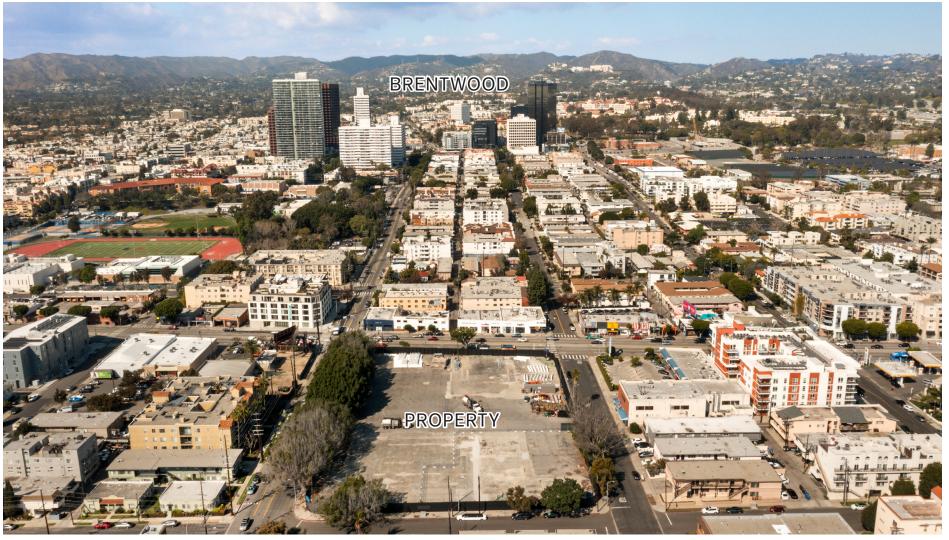
Address	11674 Santa Monica Blvd., Los Angeles, CA 90025 Intersection of Barrington & Santa Monica Blvd
APN	4262-008-022
Land Area	±116,231 SF
Year Built	Vacant Land
Zoning	LAC2
Term	Flexible lease term options

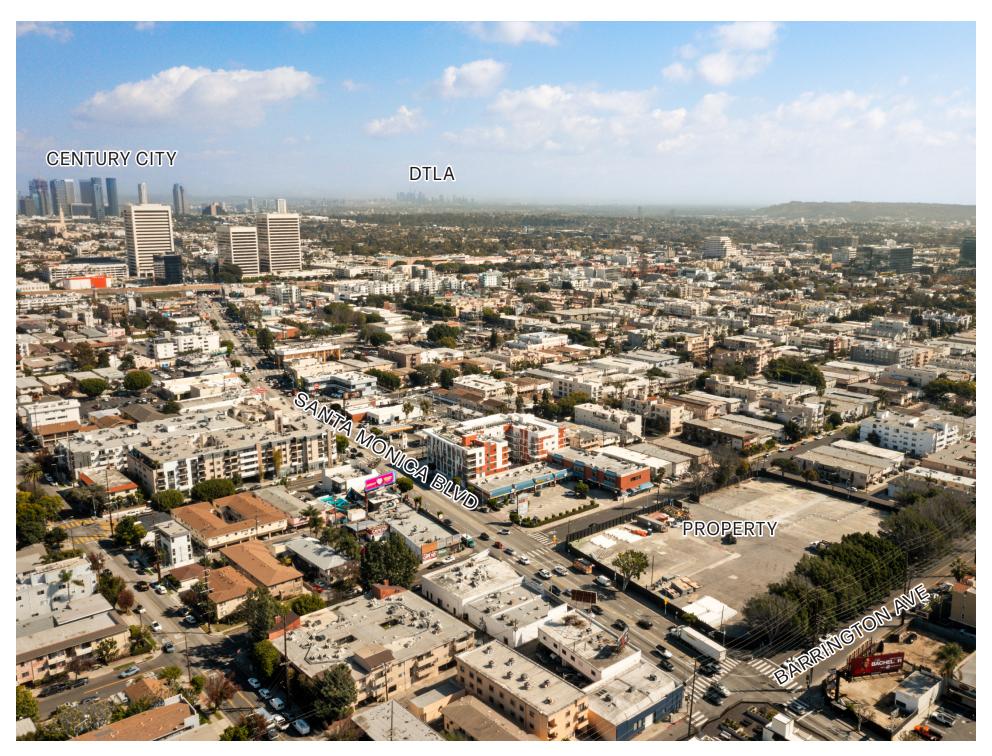




116,231 Square feet of land available for lease both short term and long term options will be considered. 11674 Santa Monica Boulevard presents a unique opportunity to a diverse range of potential land users. This site was formerly home to a grocery store and offers significant potential for various developments. Potential uses include retail, mixed-use spaces, or other commercial opportunities.

Its strategic position near major highways, such as the 405 and 10 freeways, the site sits along Santa Monica Boulevard and Barrington, provides unparalleled access to the entire Westside, Century City, Beverly Hills, and Santa Monica.





Neighborhood Amenities

1/2 BLOCK

to metro

1.6 MILES

to Westwood Village

3 MILES

to Brentwood Country Mart

11 MINUTES

to Santa Monica Pier

LESS THAN A MILE

to Sawtelle Japantown

33,709 Traffic Count at Santa Monica & S. Barrington



94 Walk Score

Demographics			
POPULATION	EMPLOYEES	HH INCOME	MEDIAN AGE
0 0 0		(\$)	
50,252	59,252	\$161,952	34.4
1-Mile	1-Mile	1-Mile	1-Mile
277,693	315,048	\$175,464	35.9
3-Miles	3-Miles	3-Miles	3-Miles
562,478	598,478	\$177,607	38.0
5-Miles	5-Miles	5-Miles	5-Miles



