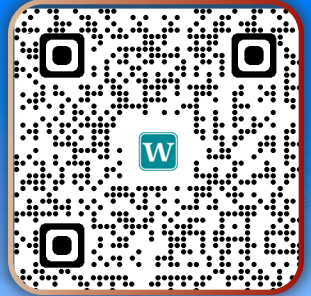


**FOR SALE
OR LEASE**

10830

SANTA MONICA BOULEVARD



CLICK OR SCAN
FOR DRONE VIDEO



BACK ON THE MARKET

10830

**SANTA MONICA BOULEVARD
LOS ANGELES, CA 90025**

10830
SANTA MONICA BLVD
LOS ANGELES, CA 90025

CONTACT:

ERICA L. TAYLOR

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DRE# 01948923

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PROPERTY DESCRIPTION

- Fantastic window line and natural light throughout
- Easy and direct access to parking
- Three [3] elevators and main stairwell to 2nd floor
- 14 foot high ceilings
- Prime retail, medical, educational, office, creative office and flex uses
- Unique single-tenant and owner-user opportunity

LOCATION DESCRIPTION

- Located in Prime West Los Angeles
- Minutes from UCLA, Century City, Google Campus, 405 & 10 freeways and Beverly Hills
- Incredible signage presence and visibility on Santa Monica Boulevard, "Gateway to Century City"

10830

SANTA MONICA BLVD

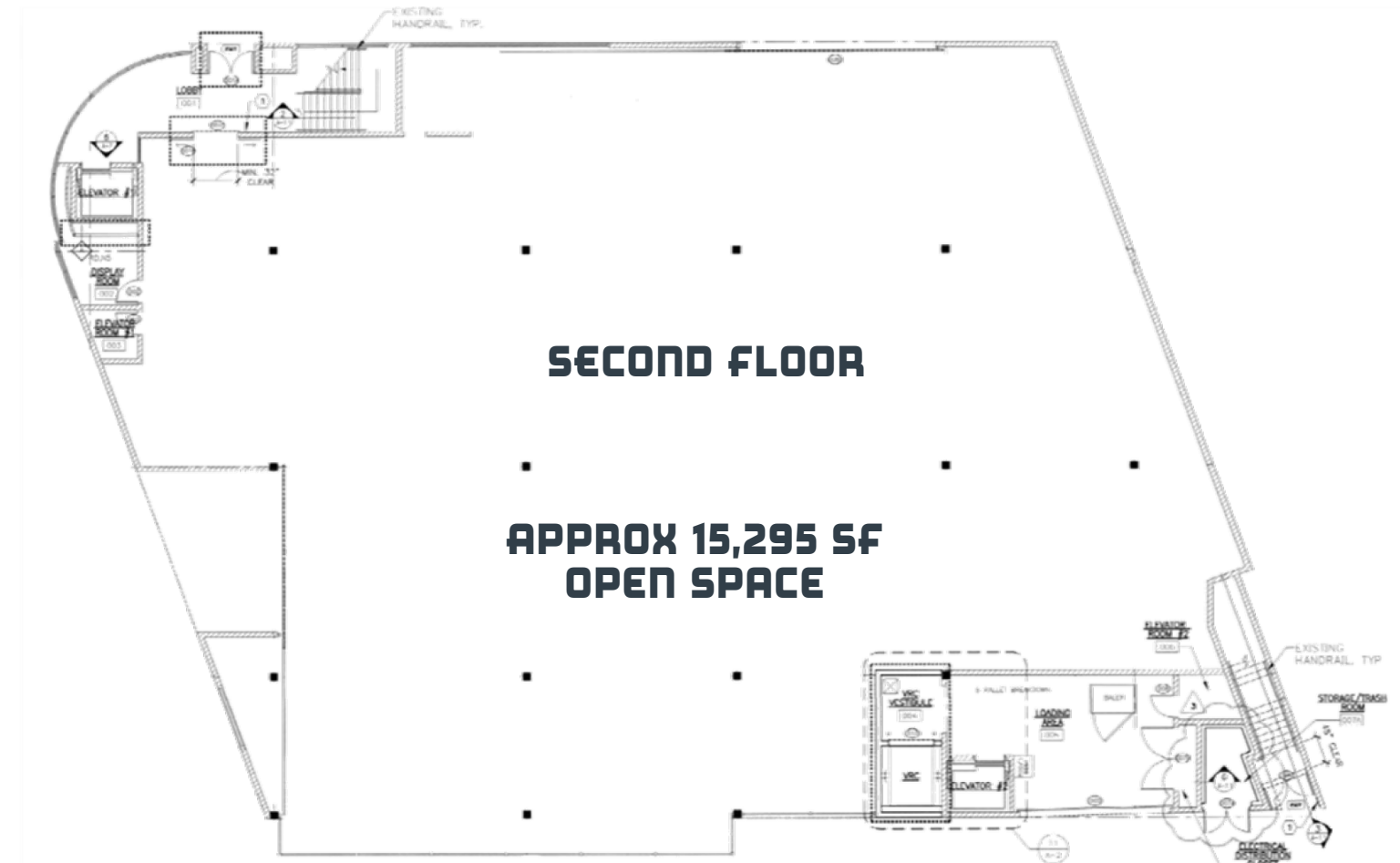
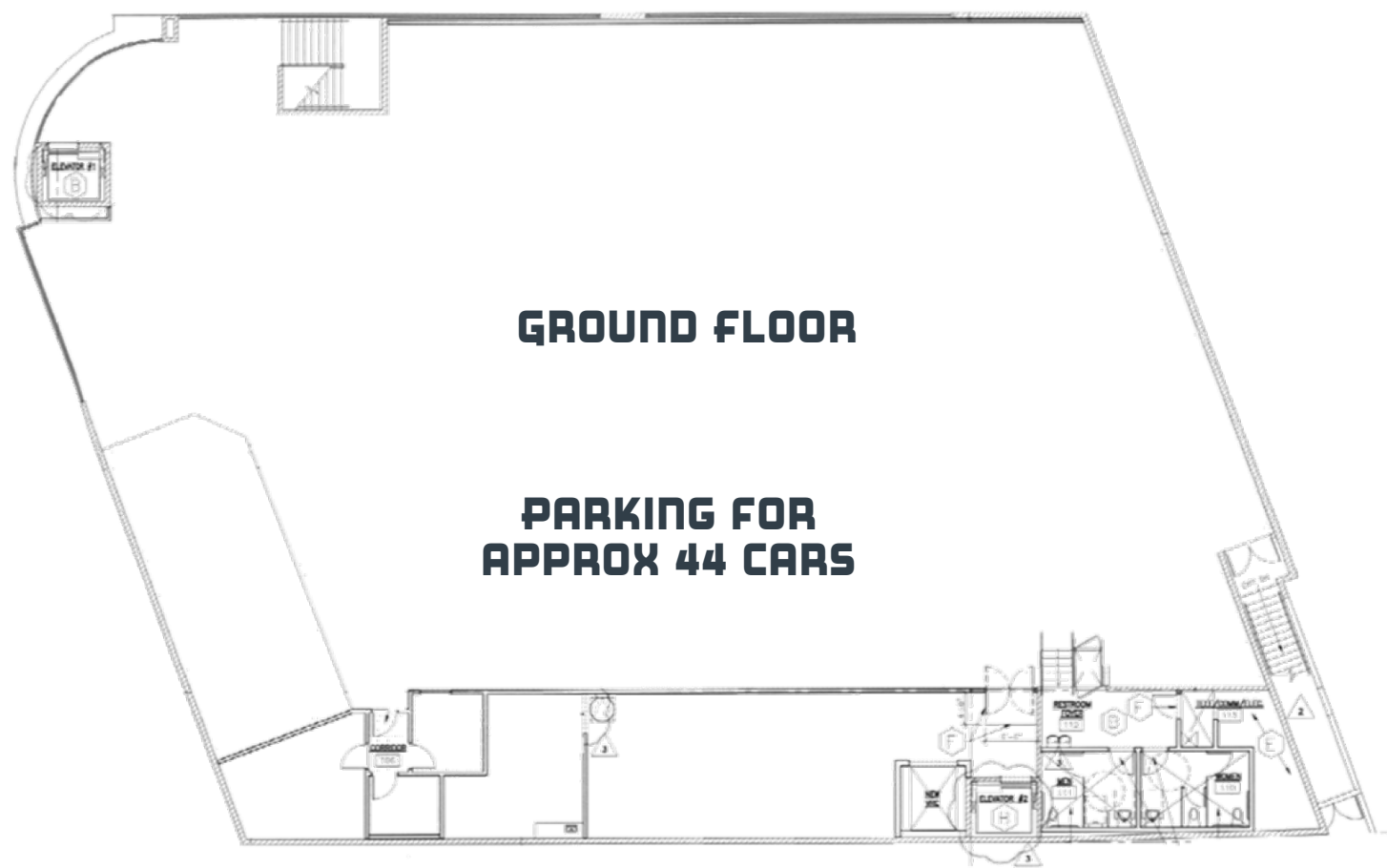
LOS ANGELES, CA 90025

Address	10830 Santa Monica Blvd 1806 Glendon Ave Los Angeles CA 90025-4605
Available	Immediately. Sale or lease.
Premises	2nd floor space consisting of approximately 15,295 square foot on one [1] level
Price Correction	\$9,150,000 (\$598 per square foot)
Rental Rate	Inquire with broker
Term	Negotiable
Land Size	Approximately 15,682 square feet
APN	4321-001-100
Zoning	C2-1VL-O
Parking	44 onsite covered parking
Built	1991 (Renovated 2004)
Set-Up	<ul style="list-style-type: none">• 2nd floor space over covered parking• Two [2] stairwell and three [3] elevators (1 freight)• Two [2] parking entrance/exits• Rear loading area off alleyway

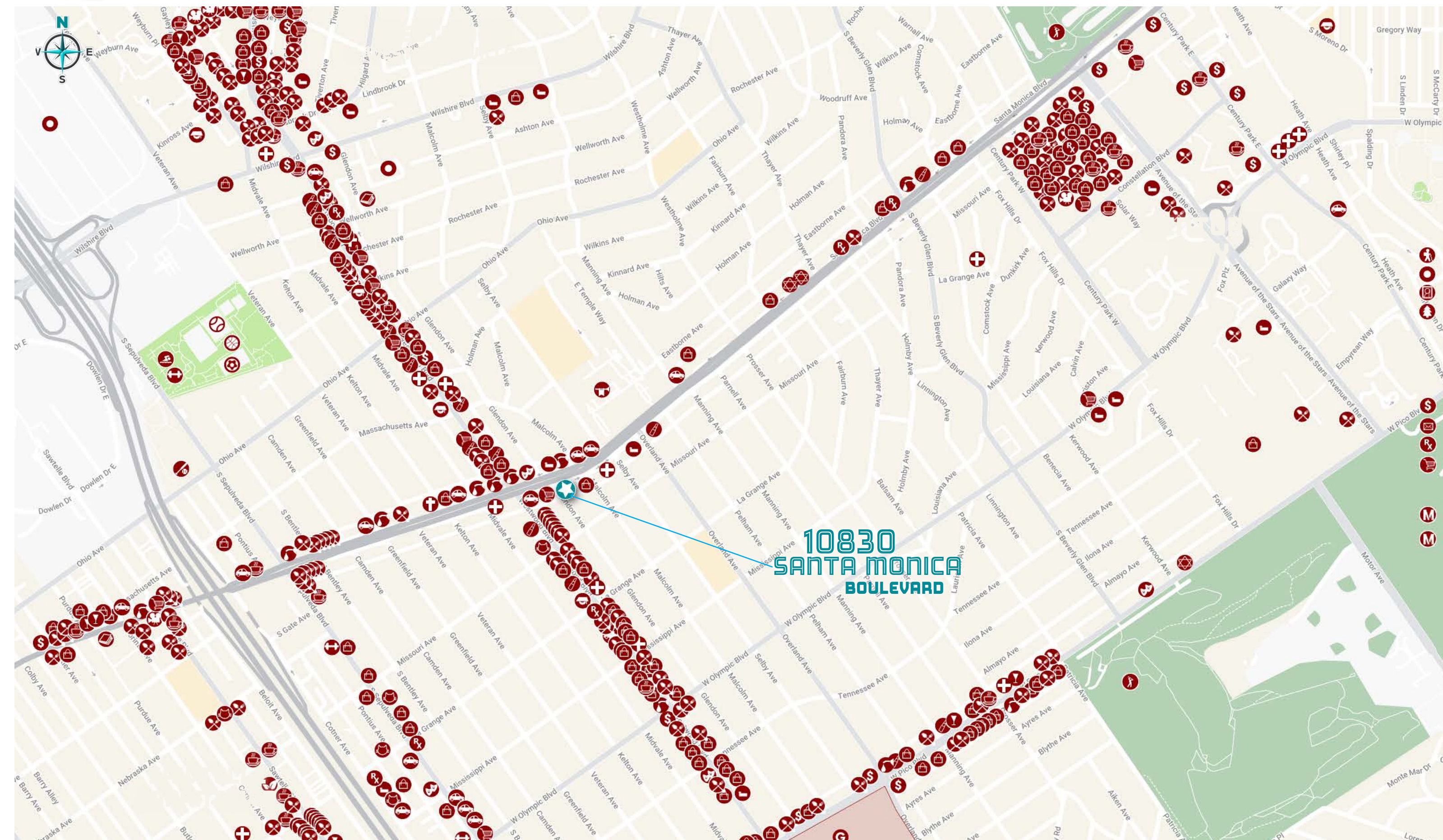


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FLOOR PLANS



AREA MAP

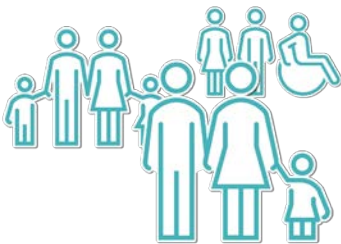


DEMOGRAPHICS



BUSINESSES

2 Mile Radius:.....75,000±
5 Mile Radius:.....165,000±



POPULATION

2 Mile Radius:.....160,000±
5 Mile Radius:.....650,000±



DAYTIME EMPLOYMENT

2 Mile Radius:.....255,000±
5 Mile Radius:..... 675,000±



HOUSEHOLDS

2 Mile Radius:.....69,000±
5 Mile Radius:.....300,000±



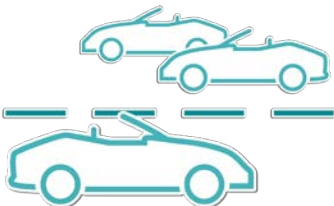
AVERAGE HOUSEHOLD INCOME

2 Mile Radius:..... \$ 130,000± *per year*
5 Mile Radius:..... \$ 140,000± *per year*



TOTAL SPECIFIED CONSUMER SPENDING

2 Mile Radius:... \$ 2.4± *billion per year*
5 Mile Radius:...\$10.6± *billion per year*



VEHICLES PER DAY

SMB/Glendon Ave:..... 56,000± (0.08 miles)
SMB/Westwood Blvd:..... 55,000± (0.13 miles)





10830

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