

**12401 WILSHIRE BOULEVARD
LOS ANGELES, CA 90025**

**FOR LEASE
PRIME GROUND FLOOR**

RETAIL / BANK / RESTAURANT / MEDICAL / OFFICE



California Realty Group, as exclusive advisor, proudly presents **FOR LEASE – 12401 WILSHIRE BLVD., WEST. LOS ANGELES, CA.** Ground floor retail and medical spaces are available with outstanding street presence. The property includes a former bank site with a walk-in vault measuring 2,310 square feet, and a former physical therapy space of 1,627 square feet. These suites provide excellent visibility, prominent signage, and large windows that allow for ample natural light. The property also offers a large parking lot which provides convenient access to the building. Tenants in this building include Unplug Meditation Center, a pilates studio and a dental office on the ground floor, as well as executive-style law and therapy offices on the second and third floors.

12401 WILSHIRE BLVD., is situated at the corner of Wilshire Boulevard and Carmelina Avenue, West Los Angeles, (bordering Brentwood and Santa Monica) in CA. The building is located on a major thoroughfare with direct access to Downtown Los Angeles. It is surrounded by a variety of retail shops and services including regional and national grocery stores, coffee shops, restaurants, drugstores, and medical facilities.

The property's location has affluent household incomes along with significant daily traffic counts. Additionally, this site provides easy access to public transportation and is conveniently positioned near the 405 and 10 freeways.

CALIFORNIA REALTY GROUP

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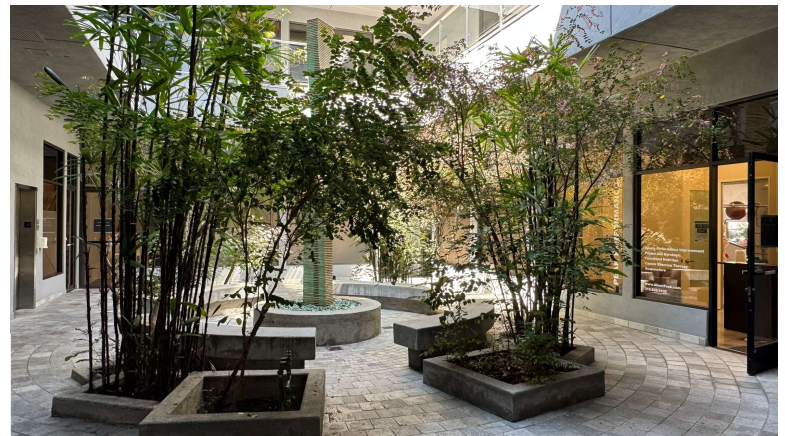
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All Measurements are approximate. All information contained herein should be independently verified by prospective Tenant.

PROPERTY DETAILS

ADDRESS:	12401 Wilshire Boulevard Los Angeles, CA 90025
PRICE:	Upon Request
SPACE 1-SUITE 100:	2,310 sf
SPACE 2-SUITE 105:	1,627 sf
SPACE 3-SUITE 103:	TBD
BUILDING SIZE:	33,800 sf (Title)
LAND:	29,724 sf (Title)
PARKING:	78 + Attendant
APN#:	4264-019-036
YEAR:	1978 (Title)

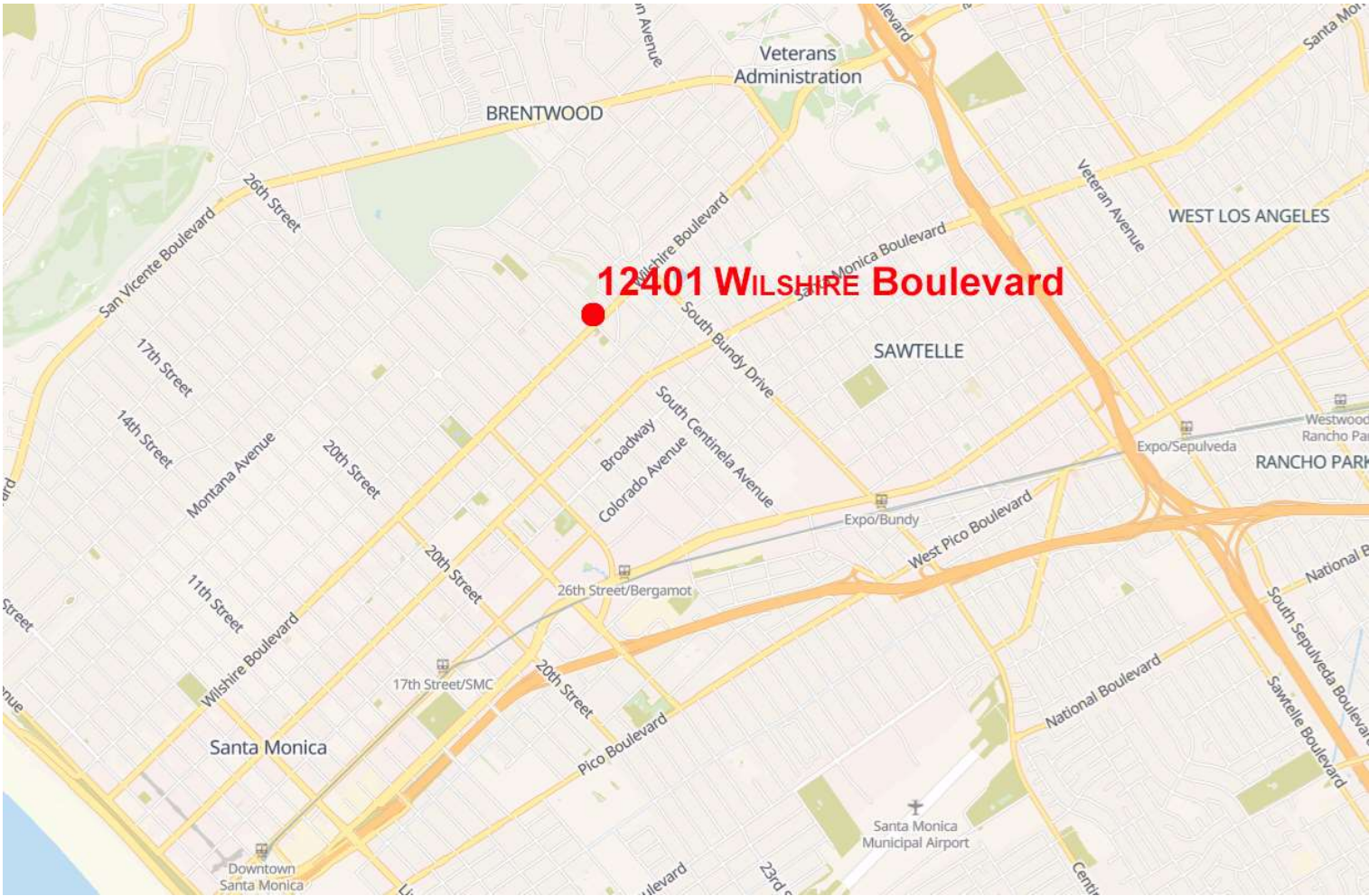


PROPERTY HIGHLIGHTS

- PRIME RETAIL OPPORTUNITY LOCATED AT THE HIGHLY-VISIBLE CORNER OF WILSHIRE BLVD AND CARMELINA AVE
- GROUND FLOOR RETAIL SPACES AVAILABLE INCLUDING A FORMER FULLY BUILT-OUT BANK SPACE WITH WALK-IN VAULT AND FORMER PHYSICAL THERAPY SPACE, BOTH OFFERING EXCEPTIONAL VISIBILITY, EXCELLENT SIGNAGE, AND ABUNDANCE OF PARKING
- STRONG DEMOGRAPHICS AND TRAFFIC COUNTS WITH EASY ACCESS TO PUBLIC TRANSPORTATION AND CONVENIENTLY POSITIONED NEAR THE 405 AND 10 FREEWAYS
- WALKING DISTANCE TO AN ABUNDANCE OF NATIONAL AND REGIONAL TENANTS INCLUDING NOTABLE COFFEE SHOPS AND RESTAURANTS, DRUG STORES AND MEDICAL FACILITIES
- SURROUNDED BY MAJOR GROCERS INCLUDING BRISTOL FARMS, EREWHON, TRADER JOES, WHOLE FOODS AND RALPHS. THERE IS A VARIETY OF RESTAURANTS AND COFFEE SHOPS INCLUDING, THE HABIT, MILO AND OLIVE, PADERIA BAKEHOUSE, KATSU BAR, AND MANY MORE
- LOCATED ON MAJOR THOROUGHFARE WILSHIRE BLVD WITH DIRECT ACCESS TO SANTA MONICA, BRENTWOOD AND THE WEST SIDE OF LOS ANGELES

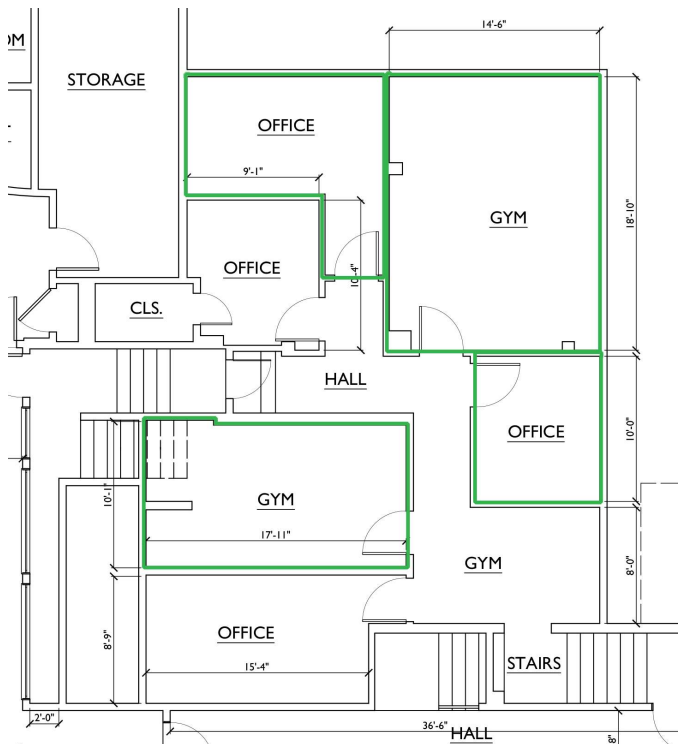
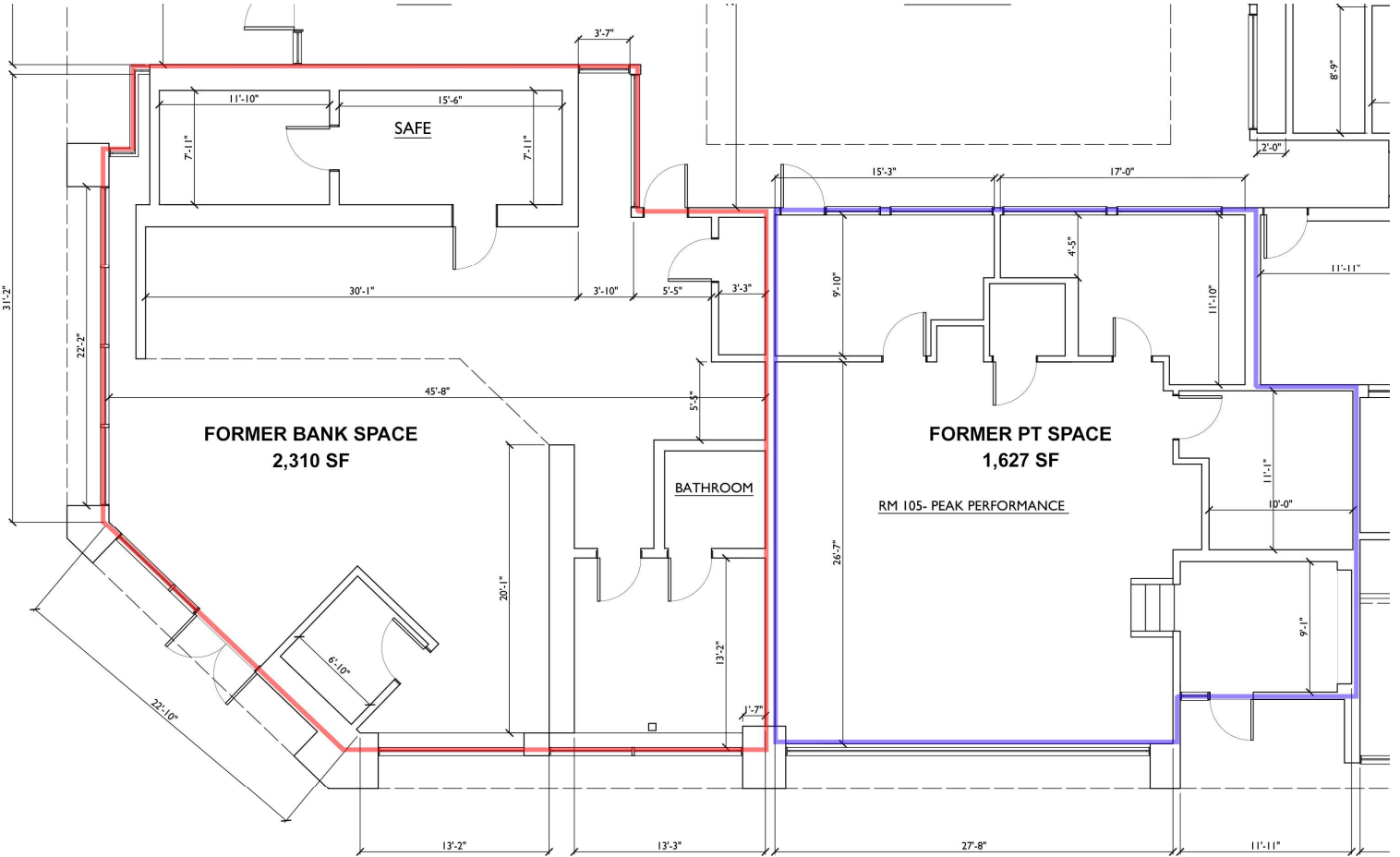
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LOCATION MAP



**SPACE 1- SUITE 100
FORMER BANK SITE PLAN**

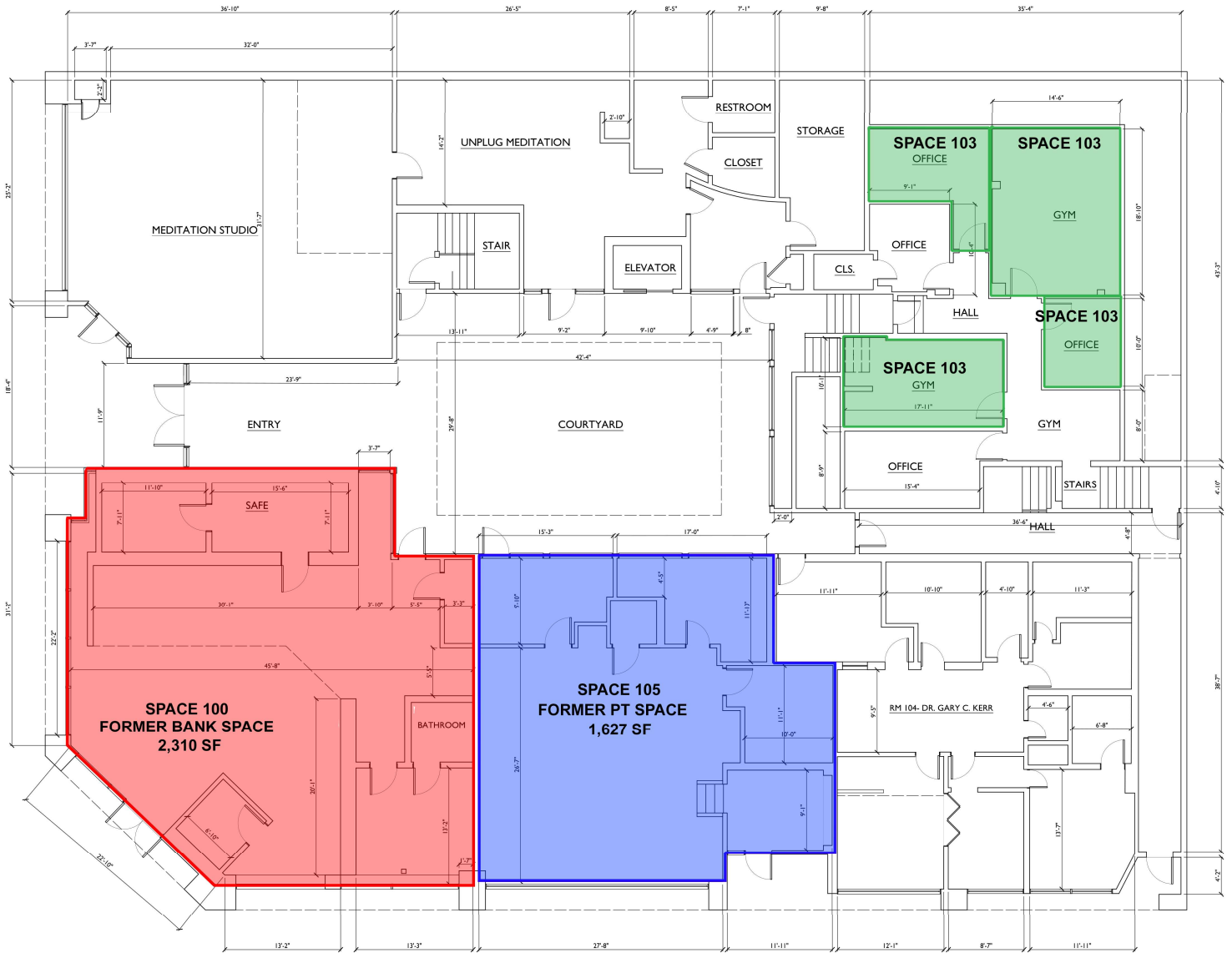
**SPACE 2- SUITE 105
FORMER PHYSICAL THERAPY SITE PLAN**



**SUITE 103-SPACE 3
FORMER BANK SITE PLAN**

GROUND FLOOR PLAN

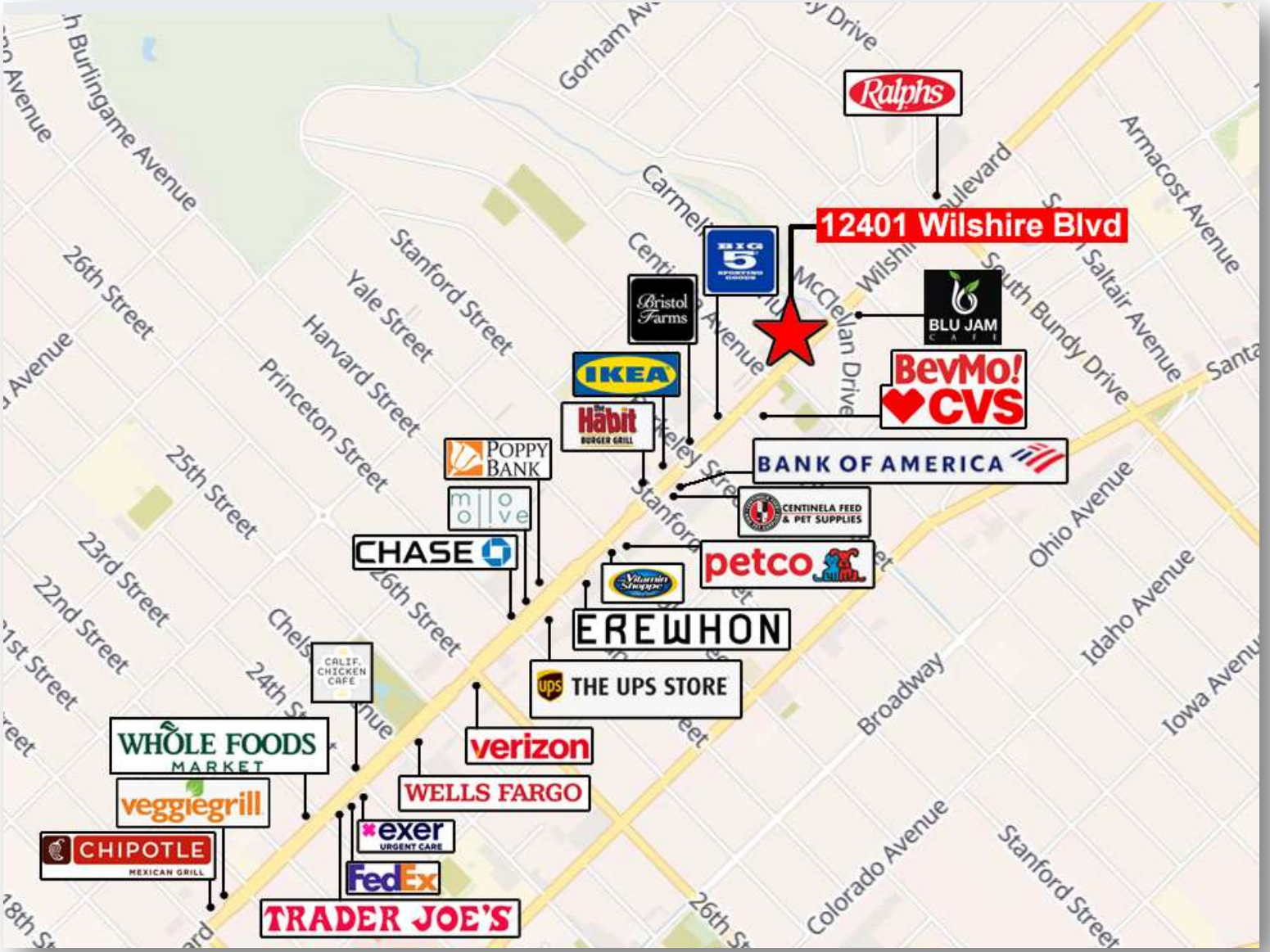
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- SPACE 100 - RED: Former Bank Space: 2,310 SF**
- SPACE 105 - BLUE: Former Physical Therapy: 1,627 SF**
- SPACE 103 - GREEN: Misc Space**

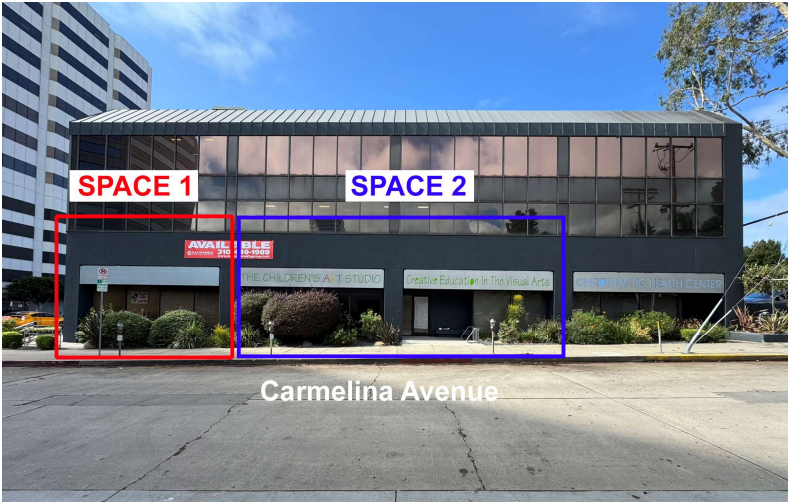
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WILSHIRE BLVD RETAIL MAP



PHOTOS

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Los Angeles, CA 90025



SPACE 1 – FORMER BANK SPACE



SPACE 2 – FORMER PT SPACE





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