



11980 SAN VICENTE BLVD

LOS ANGELES, CA 90049

FOR INQUIRIES

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CBRE

11980 SAN VICENTE BLVD

LOS ANGELES, CA 90049

±4,393 SF

Unit 100



BRENTWOOD

This is an opportunity to sublease a ground floor retail space in the heart of Brentwood with frontage along San Vicente Blvd and on-site parking. Join the mix and be just footsteps away from tenants such as La La Land Cafe, The Lawn, Town & Country, Whole Foods Market, Brentwood Gardens Plaza, and many more!



RETAIL SPACE FOR SUBLEASE

11980 SAN VICENTE BLVD, LOS ANGELES, CA 90049

TOTAL
±4,393 SF

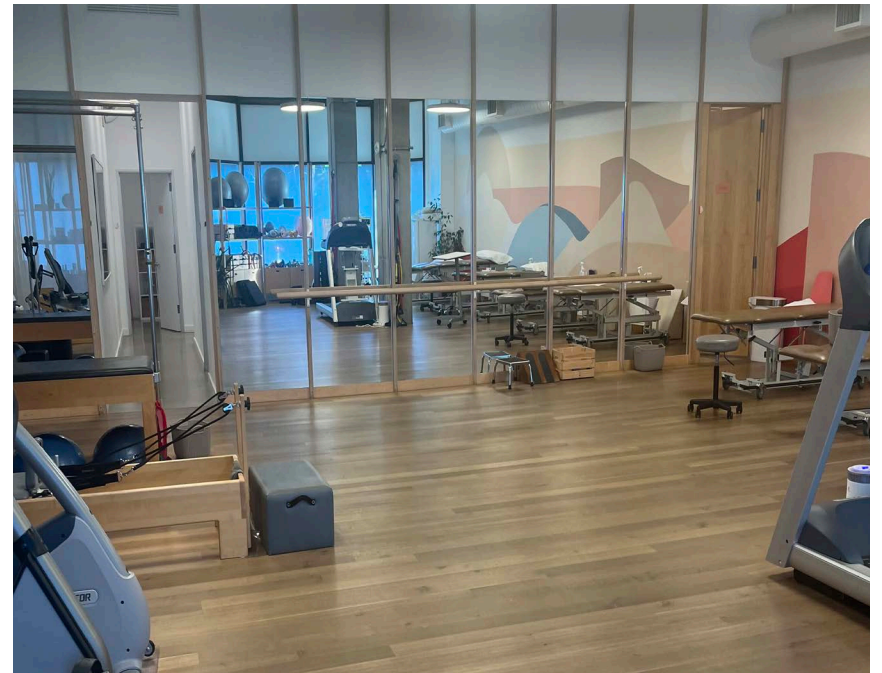
Sublease through 2028

Secure On-Site Parking and Plentiful Street Metered Parking

Tremendous Frontage and Signage Opportunity on San Vicente Blvd



INTERIOR



THE AREA

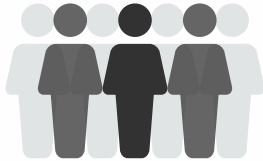


THE AREA



BRENTWOOD

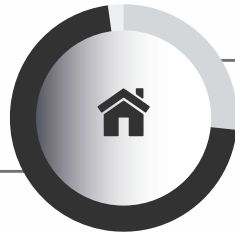
35,321
RESIDENTS



38.1
MEDIAN AGE



63.7%
RENT



27.9%
OWN



18,714
TOTAL HOUSEHOLDS

\$208K
AVERAGE HOUSEHOLD
INCOME

\$1.7M
MEDIAN VALUE OF OWNER
OCCUPIED HOUSING UNITS

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	35,321	232,639	456,964
2030 Population - Five Year Projection	35,066	232,455	455,574
2020 Population - Census	35,843	239,048	476,633
2010 Population - Census	33,008	224,896	456,204
2020-2025 Annual Population Growth Rate	-0.28%	-0.52%	-0.80%
2025-2030 Annual Population Growth Rate	-0.14%	-0.02%	-0.06%



	1 MILE	3 MILES	5 MILES
HOUSEHOLDS			
2025 Households - Current Year Estimate	18,714	107,349	214,679
2030 Households - Five Year Projection	18,983	109,669	218,706
2020 Households - Census	18,369	106,239	215,249
2010 Households - Census	17,329	104,592	211,596
2020-2025 Compound Annual Household Growth Rate	0.36%	0.20%	-0.05%
2025-2030 Annual Household Growth Rate	0.29%	0.43%	0.37%
2025 Average Household Size	1.84	1.96	2.00



	1 MILE	3 MILES	5 MILES
HOUSING INCOME			
2025 Average Household Income	\$208,214	\$200,158	\$199,975
2030 Average Household Income	\$225,558	\$218,784	\$218,889
2025 Median Household Income	\$132,546	\$123,151	\$124,537
2030 Median Household Income	\$149,351	\$142,573	\$143,862
2025 Per Capita Income	\$109,621	\$92,848	\$94,136
2030 Per Capita Income	\$121,326	\$103,707	\$105,265



	1 MILE	3 MILES	5 MILES
EDUCATION			
2025 Population 25 and Over	28,663	165,987	341,414
HS and Associates Degrees	5,549	36,296	77,116
Bachelor's Degree or Higher	22,254	123,256	250,464



	1 MILE	3 MILES	5 MILES
HOUSING UNITS			
2025 Housing Units	20,433	119,350	237,238
2025 Vacant Housing Units	1,719	12,001	22,559
2025 Occupied Housing Units	18,714	107,349	214,679
2025 Owner Occupied Housing Units	5,691	35,702	74,897
2025 Renter Occupied Housing Units	13,023	71,647	139,782



	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	3,902	21,260	43,131
2025 Employees	24,671	212,085	383,195





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