

FOR SALE OR LEASE
PRIME WEST LOS ANGELES

11957
SANTA MONICA BLVD
LOS ANGELES, CA 90025

Price Reduction



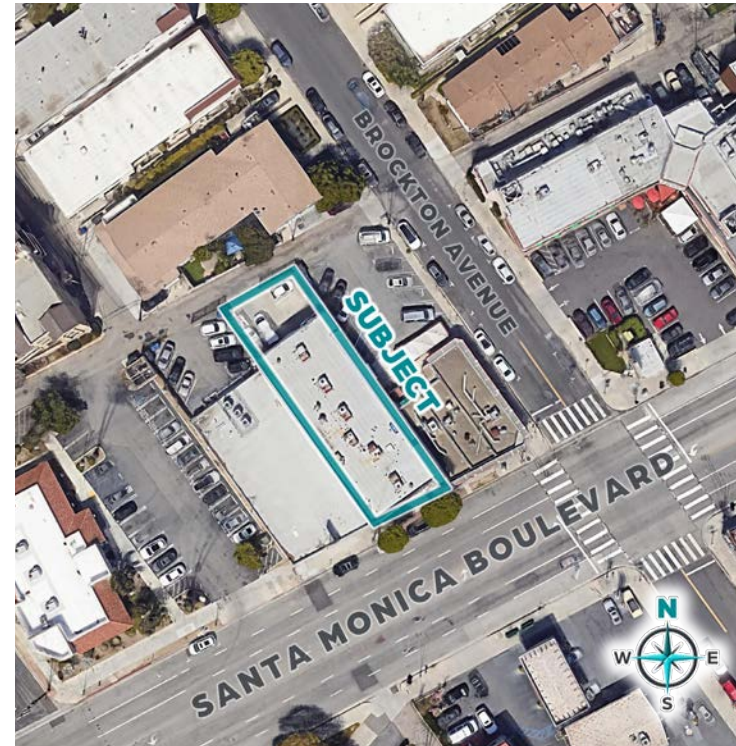
MIXED USE RETAIL & OFFICE

11957 SANTA MONICA FOR SALE



Address: 11957 Santa Monica Boulevard, Los Angeles, CA 90025
APN#: 4263-029-053
Building Size: Two [2] stories consisting of approximately 6,870 square feet.
Land Size: Approximately 7,360 square feet.
Zoning: LAC2.
Sale Price: ~~\$4,100,000~~ **\$3,750,000** (\$597 ~~\$546~~ per square foot)
Parking: Up to fourteen [14] on-site secured parking spaces (includes one [1] handicap spot)

- Features**
- » Perfect investment or partial owner-user opportunity
 - » Mixed use office and retail
 - » Potential for two [2] retail tenants and five [5] small office tenants.
 - » Walking distance to a wide variety of amenities (see aerial amenities map)
 - » Easy access to I-405 and I-10 Freeways, Santa Monica, Culver City, Venice, Marina Del Rey, & LAX.
 - » Abundant metered street parking.
 - » Secure motorized gate parking
 - » Easy vehicle access to the subject building.



The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

11957 Santa Monica Boulevard, Los Angeles, CA 90025

11957 SANTA MONICA FOR LEASE



Available Spaces

Suite	Square Feet	Use	Rate
Suite #200	±1,000 RSF	Office/Flex	\$2,000/Month/MG
Suite #201	±500 RSF	Office/Flex	\$900/Month/MG
Suite #204	±800 RSF	Office/Flex	\$1500/Month/MG

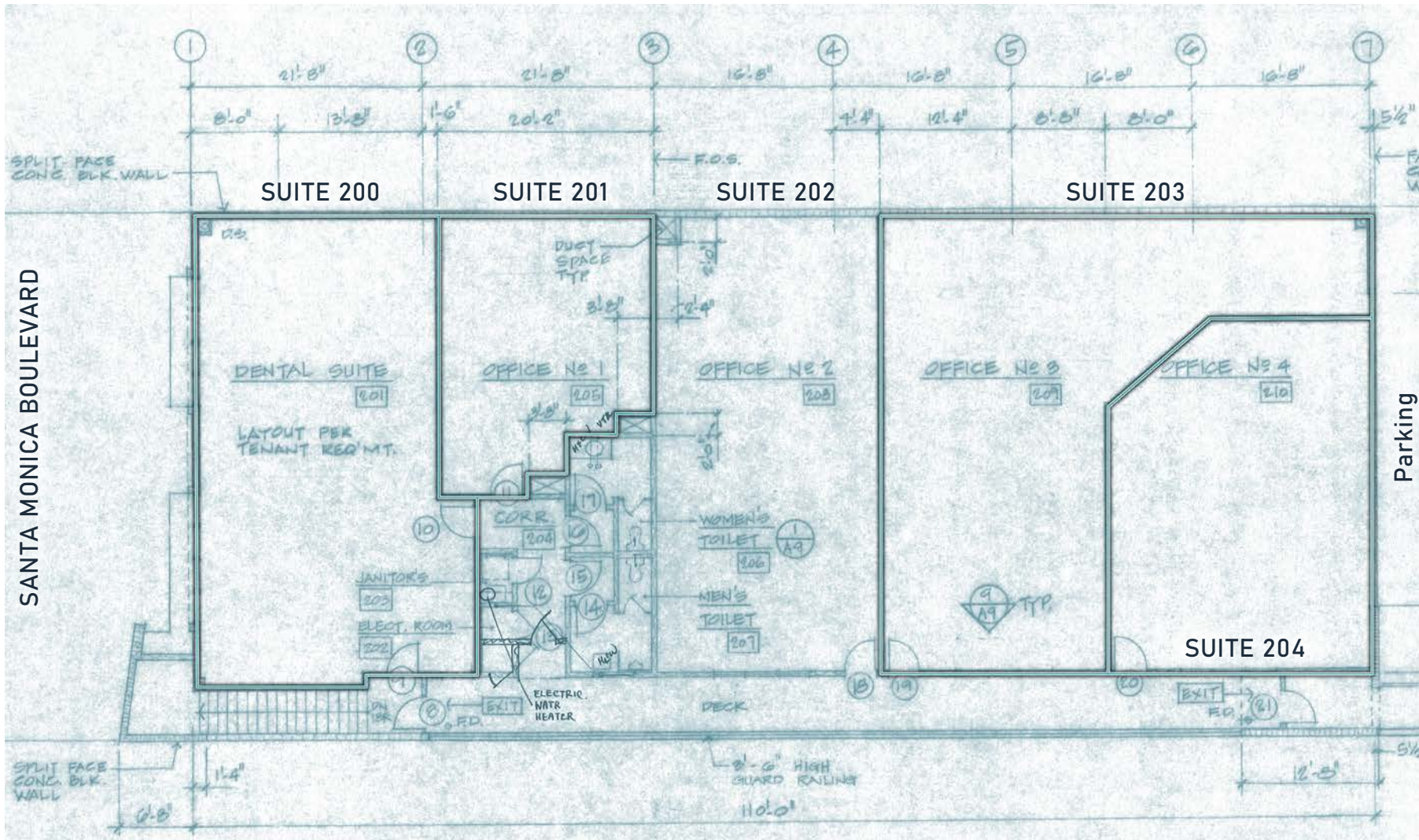
Parking: 2/1000 ratio, free of charge

Features

- » Hard to find small offices
- » Walking distance to a wide variety of amenities (see aerial amenities map)
- » Easy access to I-405 and I-10 Freeways, Santa Monica, Culver City, Venice, Marina Del Rey, & LAX.
- » Abundant metered street parking.
- » Secure motorized gate parking
- » Easy vehicle access to the subject building.



FLOOR PLAN



PROPERTY PHOTOS



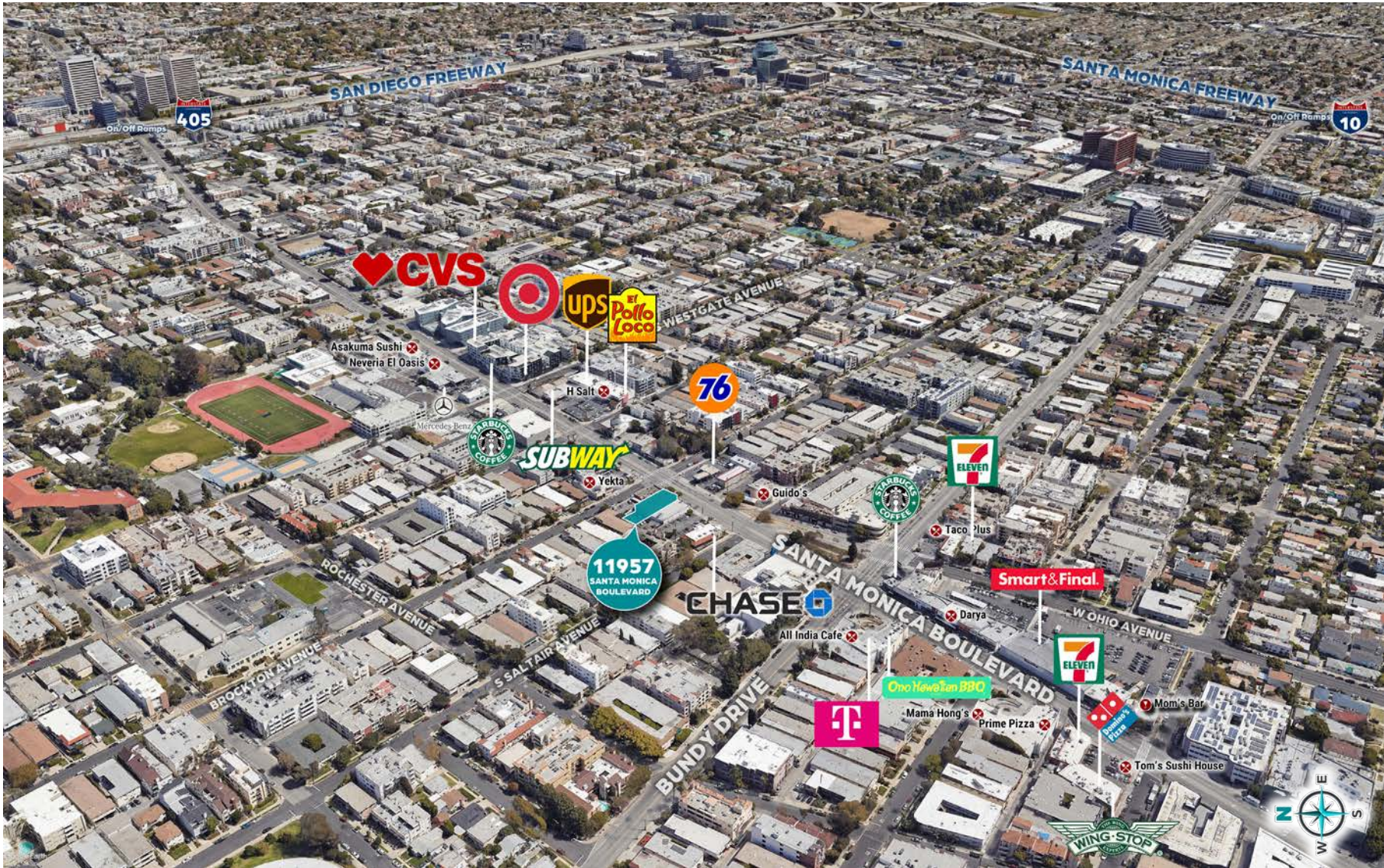
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PROPERTY PHOTOS

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AERIAL AMENITIES MAP



For more information contact:



JEFFREY M. PICKETT
Executive Vice President
T: 424.832.5306
DRE #01828924
pickett@westmac.com

WESTMAC

WESTMAC COMMERCIAL BROKERAGE COMPANY
1515 S. Sepulveda Blvd.
Los Angeles, CA 90025-3311
Company DRE #01096973
www.westmac.com