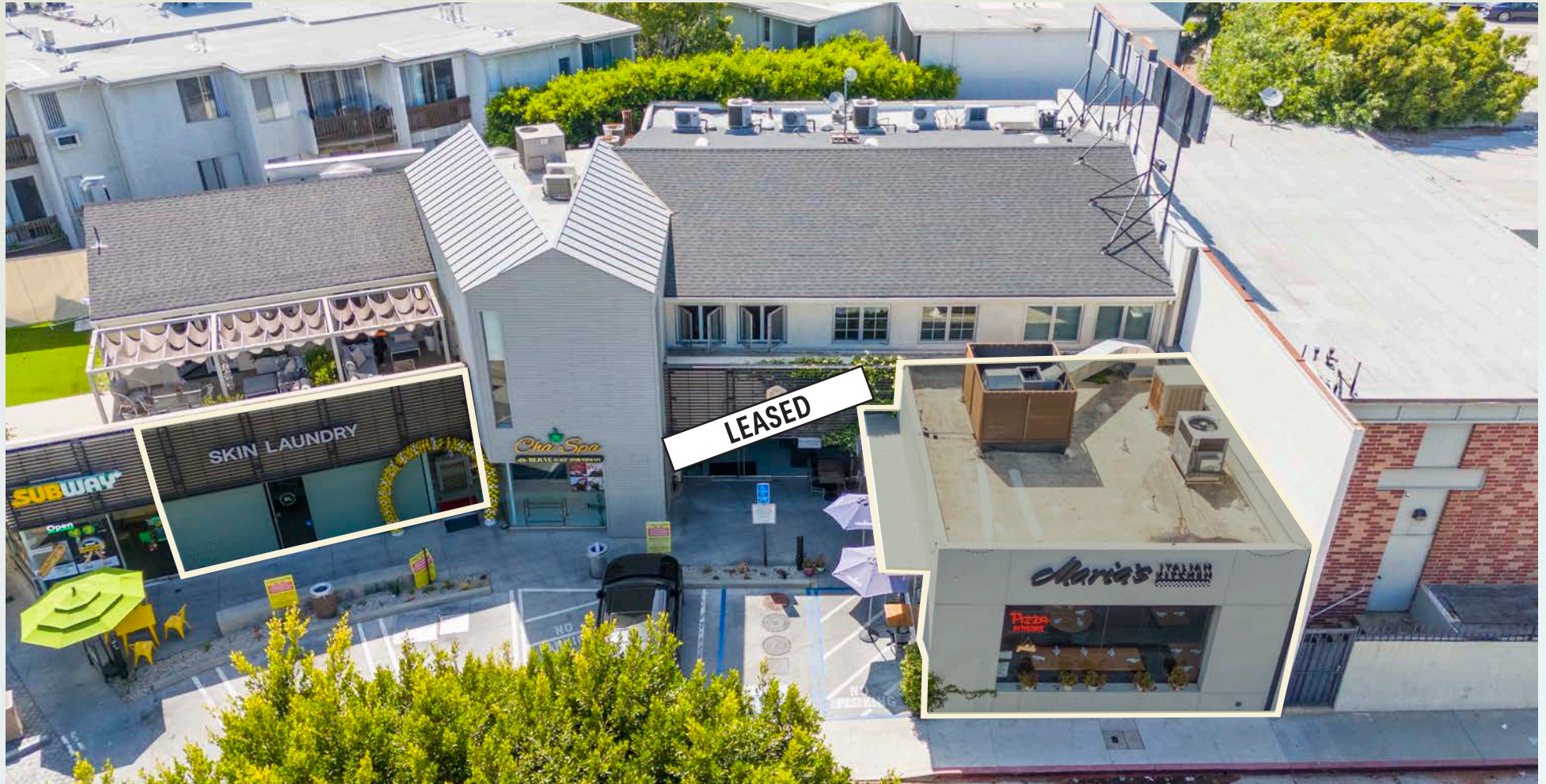


**FOR LEASE**  
**BRENTWOOD**

**11723-11731 BARRINGTON CT**  
LOS ANGELES, CA 90049



**CONTACT US :**

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**CBRE**



# HIGHLIGHTS



11725 BARRINGTON CT

Size: ±1,111 SF  
Rate: Upon Request  
NNN: Appx \$2.00 PSF

**LEASED**



11723 - 2nd Gen + Kitchen (Hood)



Plentiful Metered Parking on  
Barrington Ct. and around  
Barrington Village

11723 BARRINGTON CT

Size: ±2,139 SF  
Rate: Upon Request  
NNN: Appx \$2.00 PSF  
Available January 1, 2025

11731 BARRINGTON CT

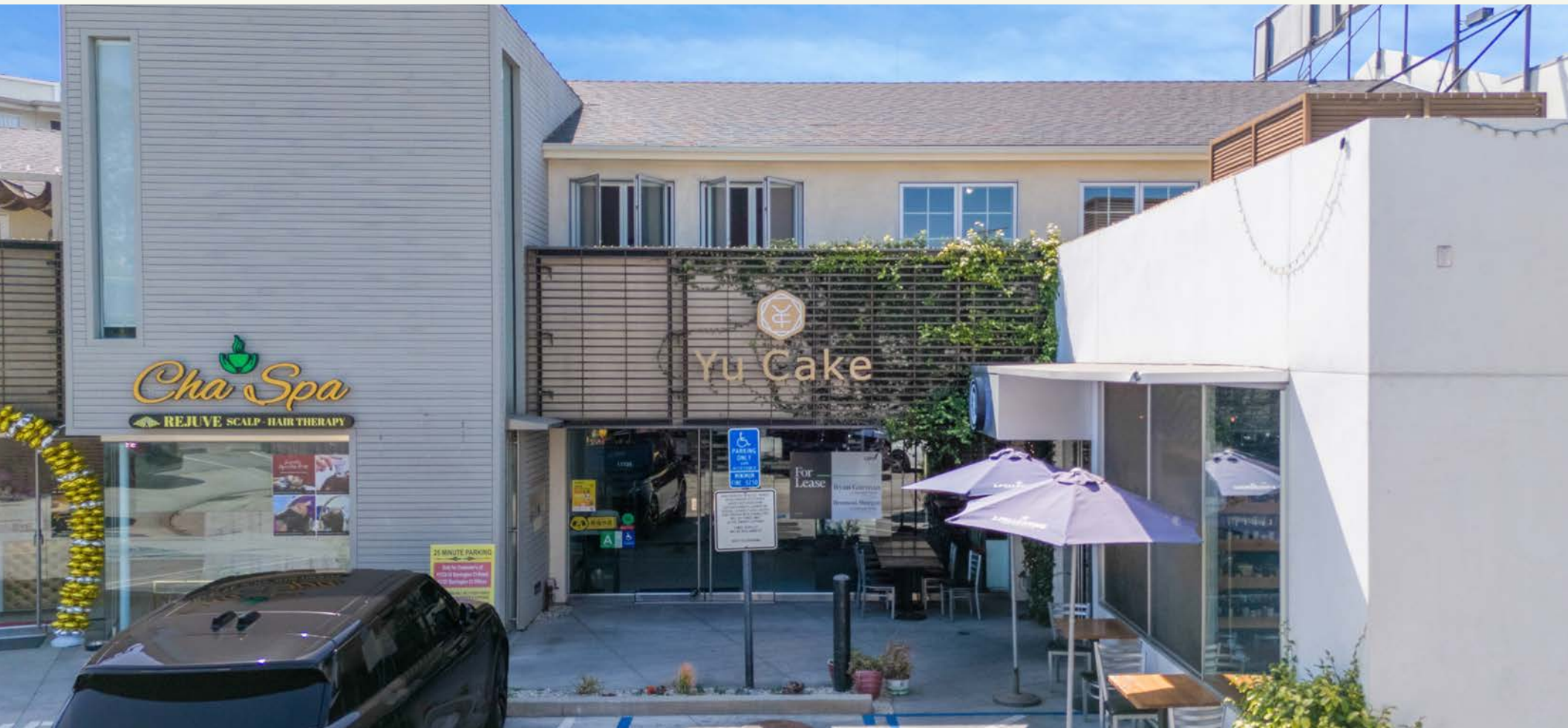
Size: ±763 SF  
Rate: Upon Request  
NNN: Appx \$2.00 PSF



Equipped with 200 AMPS



High Co-Tenancy, High Foot Traffic





# HEART OF BRENTWOOD

RESIDENTIAL HOMES

THE GETTY

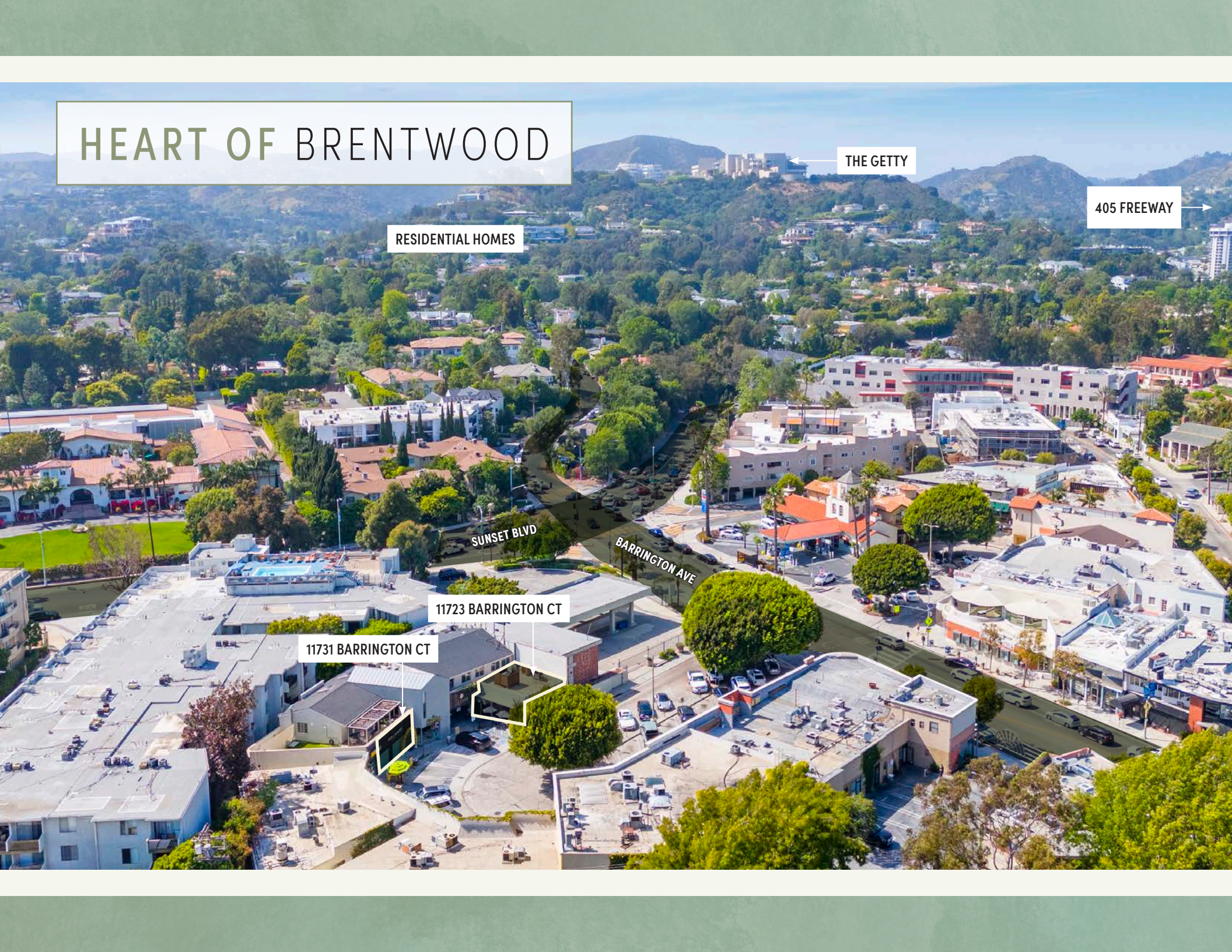
405 FREEWAY

SUNSET BLVD

BARRINGTON AVE

11723 BARRINGTON CT

11731 BARRINGTON CT





# FLOOR PLAN





# PARKING

11725 BARRINGTON CT

LEASED

AVAILABLE

SUBWAY

THE YOGURT SHOPPE

KNOCKOUT BEAUTY

AVAILABLE

BRENTWOOD VILLAGE CLEANERS

SHARED PARKING

PET JOY  
GOOD EYE OPTOMETRY  
COBBLER'S BENCH SHOE REPAIR

DIVINO RESTAURANT  
BELLACURES

ORANGE TWIST  
SOOM SOOM  
CLARK STREET  
MILK  
STARBUCKS

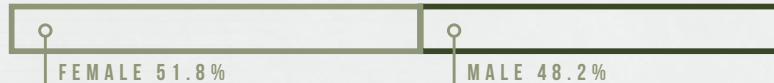


# BRENTWOOD

**92,429**  
RESIDENTS



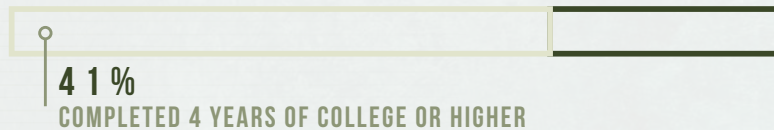
**35.8**  
MEDIAN AGE



**89.6 %**  
OWN



**56 %**  
RENT



**81,863**  
TOTAL  
HOUSEHOLDS

**\$178k**  
AVERAGE HOUSEHOLD  
INCOME

**\$1.7M**  
MEDIAN VALUE OF  
OWNER OCCUPIED  
HOUSING UNITS

# DEMOGRAPHICS



	.5 MILES	1 MILE	3 MILES
<b>POPULATION</b>			
2023 Population - Current Year Estimate	5,399	23,916	190,107
2028 Population - Five Year Projection	5,298	23,594	191,565
2023-2028 Annual Population Growth Rate	-0.38%	-0.27%	0.15%



<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	2,466	11,079	81,863
2028 Households - Five Year Projection	2,425	10,987	83,215
2023-2028 Annual Household Growth Rate	-0.33%	-0.17%	0.33%
2023 Average Household Size	1.99	2.09	2.07



<b>HOUSING INCOME</b>			
2023 Average Household Income	\$213,844	\$212,171	\$178,437
2028 Average Household Income	\$243,356	\$238,017	\$204,069
2023 Median Household Income	\$134,230	\$134,283	\$111,964
2028 Median Household Income	\$156,757	\$153,913	\$131,014
2023 Per Capita Income	\$95,313	\$98,009	\$77,828
2028 Per Capita Income	\$108,537	\$110,481	\$89,602



	.5 MILES	1 MILE	3 MILES
<b>EDUCATION</b>			
2023 Population 25 and Over	4,162	17,060	129,353
HS and Associates Degrees	1,026	2,952	28,485
Bachelor's Degree or Higher	3,042	13,786	95,922



<b>HOUSING UNITS</b>			
2023 Housing Units	2,634	12,165	91,394
2023 Vacant Housing Units	168	1,086	9,531
2023 Occupied Housing Units	2,466	11,079	81,863
2023 Owner Occupied Housing Units	1,187	4,776	30,658
2023 Renter Occupied Housing Units	1,279	6,303	51,205



<b>PLACE OF WORK</b>			
2023 Businesses	380	1,762	18,612
2023 Employees	3,030	12,048	257,495



# FOR LEASE

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LOS ANGELES, CA 90049

### BRENTWOOD



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**CBRE**

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