

RETAIL/OFFICE LEASE

WEST LOS ANGELES/SANTA MONICA



NEWMARK

11901

SANTA MONICA BLVD

LOS ANGELES, CA 90025

VINCI PLAZA

DAVID LACHOFF

Executive Managing Director

CA RE Lic. #00322957

KEVIN LACHOFF

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2ND FLOOR:

Suite 201: ±1,844 RSF

Suite 209: ±900 RSF



PREMISES

SUITE 201: \$3.25/SF NNN

SUITE 209: ~~\$Just Leased~~

NNN EST \$1.15/SF



ASKING RENT

3-5 YEARS



TERM

IMMEDIATELY



AVAILABILITY

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Property Highlights

- Excellent Street Visibility along Santa Monica Blvd
- High profile 2nd floor end-cap and smaller 2nd floor spaces available
- Pylon and Building Signage
- Abundant on-site customer parking - 2 levels (Street Level & Lower Level)



Floor Plan

1st Floor

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Floor Plan

2nd Floor

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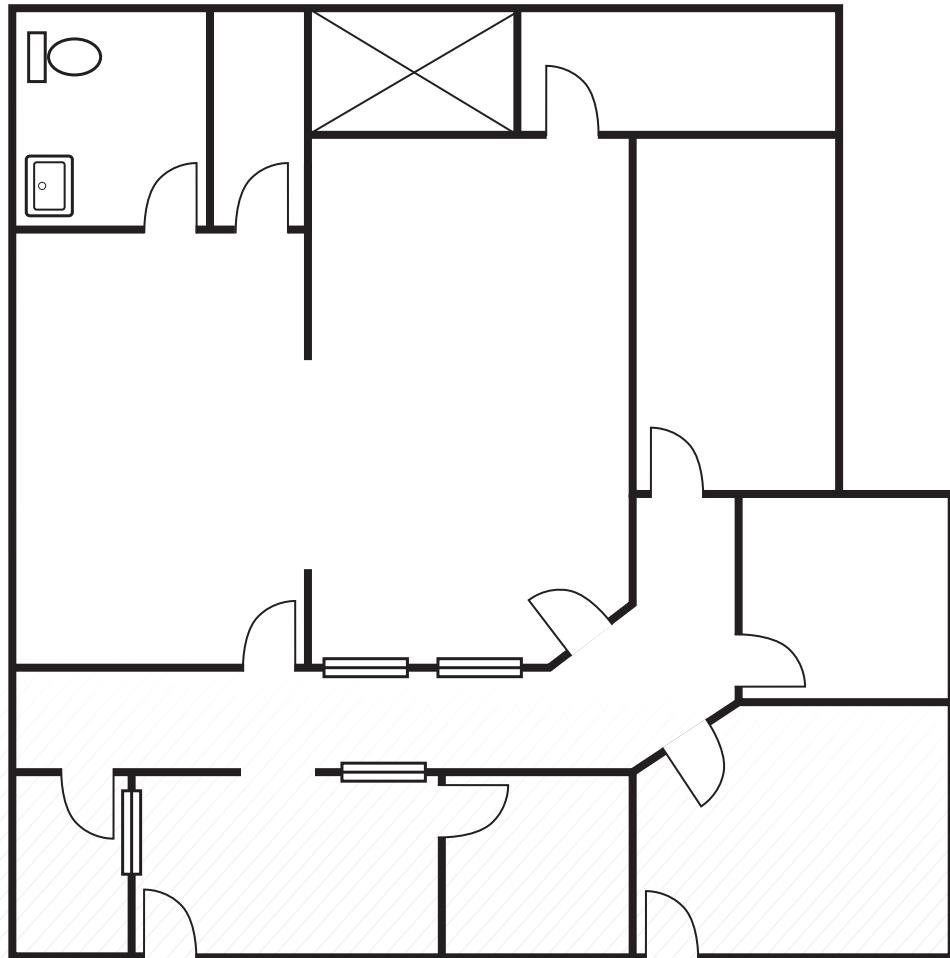


Floor Plan

Suite 201 | 1,844 SF

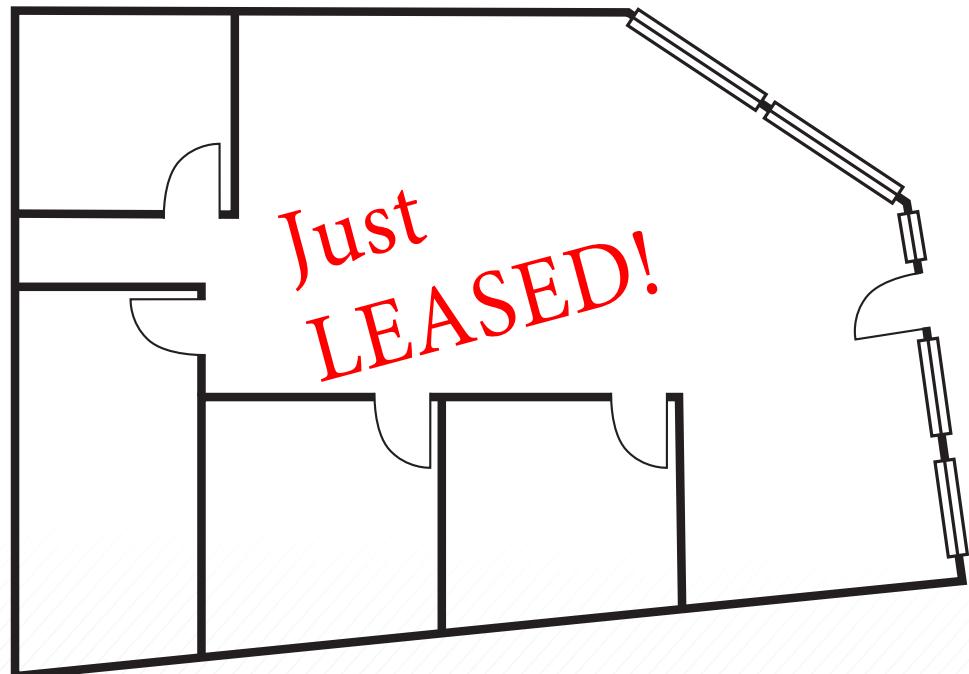
MATTERPORT VR Tour:

<https://my.matterport.com/show/?m=EbXmKHypgnU>

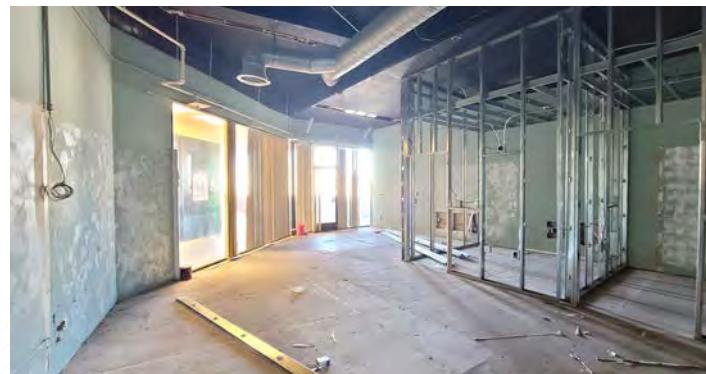


Floor Plan

Suite 209 | 900 SF



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Demographics & Aerial View

Employee Population

1 Mile	51,034
2 Miles	202,470
3 Miles	331,072

Population Demographics

1 Mile	49,082
2 Miles	145,957
3 Miles	276,602

Average Household Income

1 Mile	\$128,369
2 Miles	\$137,831
3 Miles	\$150,602

Per Capita Income

1 Mile	\$66,360
2 Miles	\$65,675
3 Miles	\$70,018

Median Age

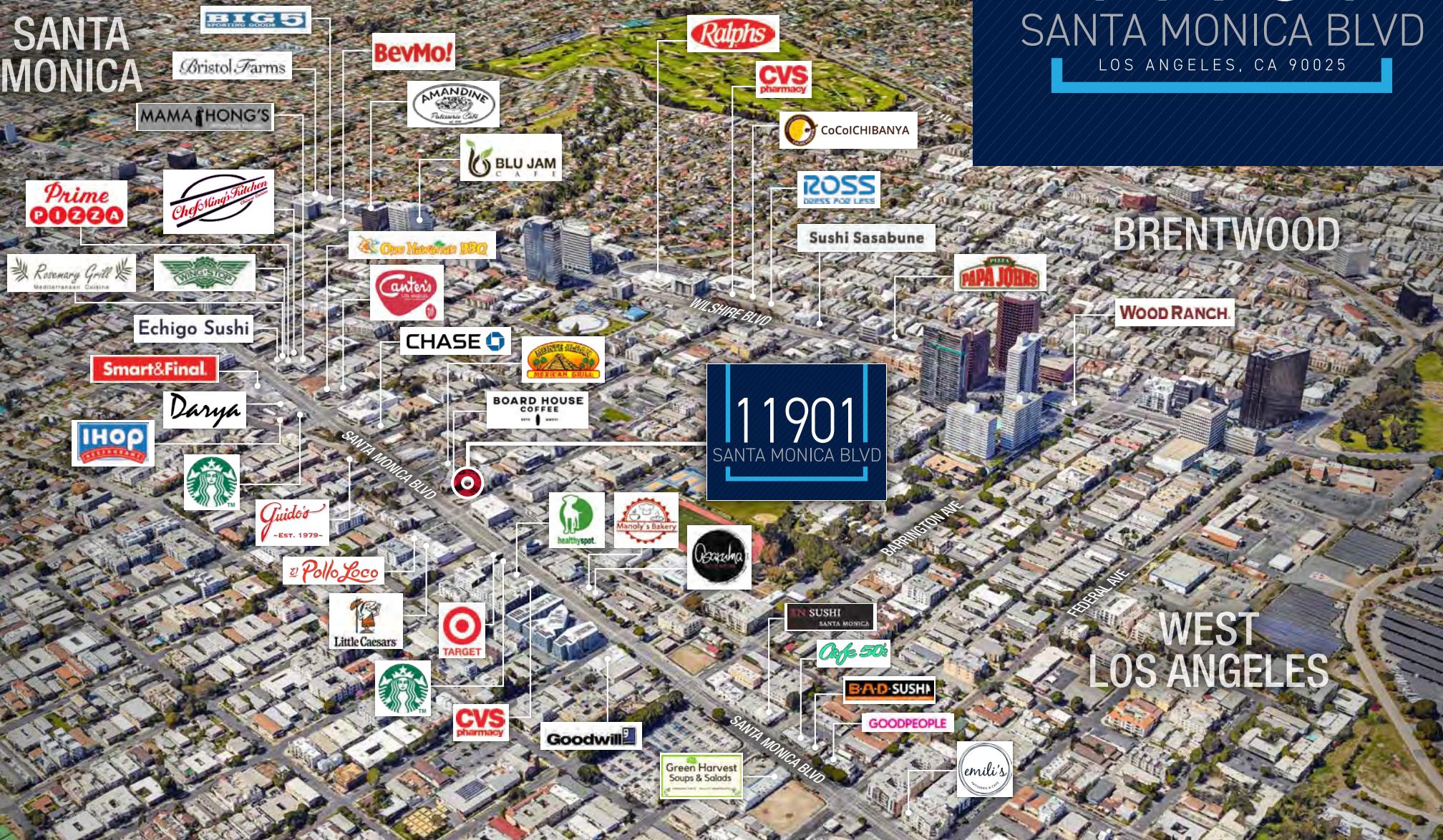
1 Mile	36.7
2 Miles	36.4
3 Miles	37.9



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Area Amenities



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Selected Amenities

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CANTER'S DELI



MAMA HONG'S VIETNAMESE KITCHEN



WOOD RANCH



EN SUSHI



CHEF MING'S KITCHEN



AMANDINE PATISSERIE CAFÉ



GUIDO'S



DARYA RESTAURANT SANTA MONICA



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