

# RETAIL/OFFICE LEASE

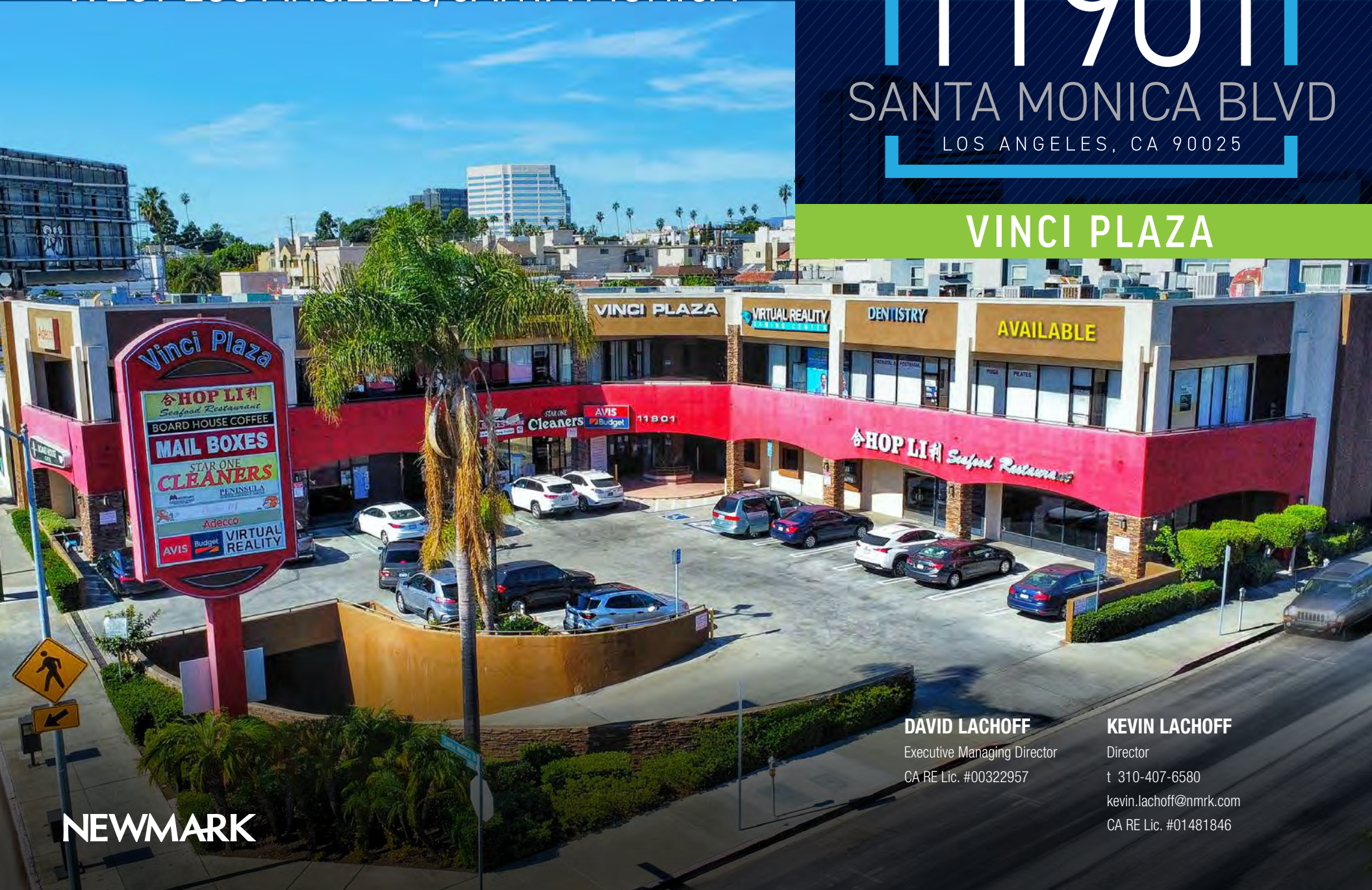
## WEST LOS ANGELES/SANTA MONICA

# 11901

## SANTA MONICA BLVD

LOS ANGELES, CA 90025

### VINCI PLAZA



**NEWMARK**

**DAVID LACHOFF**

Executive Managing Director  
CA RE Lic. #00322957

**KEVIN LACHOFF**

Director  
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**2ND FLOOR:**  
Suite 201:  $\pm 1,844$  RSF  
~~Suite 209:  $\pm 900$  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

**11901**  
**SANTA MONICA BLVD**  
LOS ANGELES, CA 90025

## Property Highlights

- Excellent Street Visability 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

11901  
SANTA MONICA BLVD  
LOS ANGELES, CA 90025



# Floor Plan

## 2nd Floor

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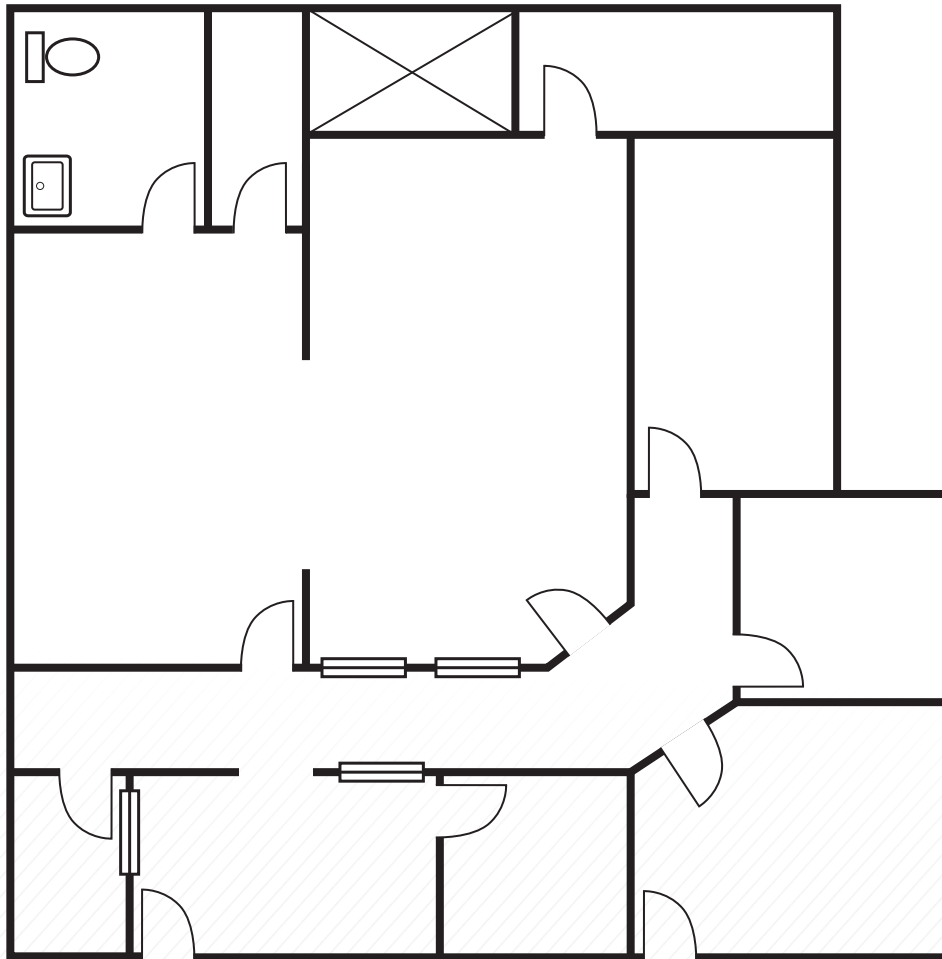


# Floor Plan

Suite 201 | 1,844 SF

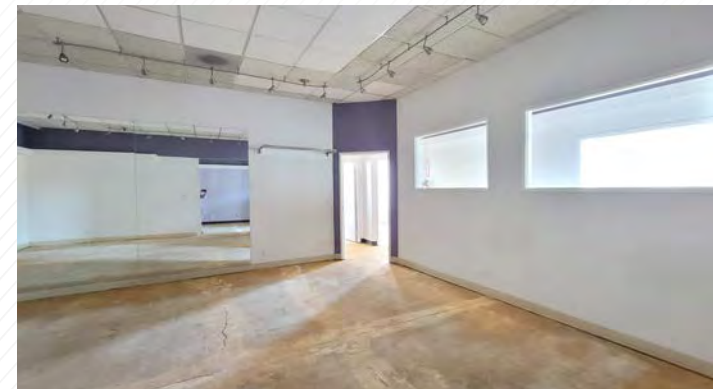
**MATTERPORT VR Tour:**

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



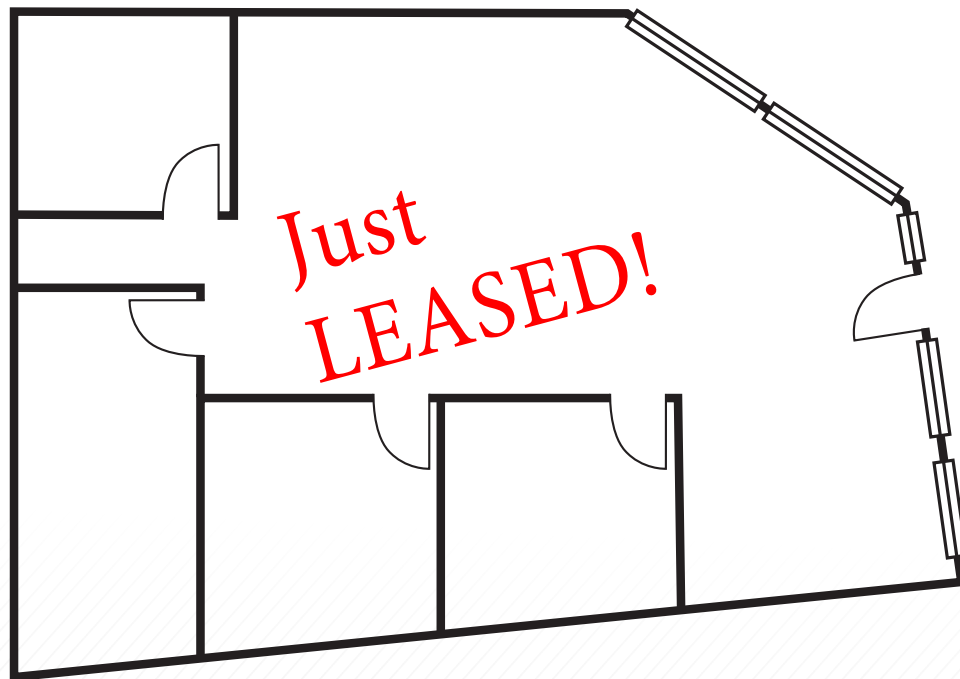
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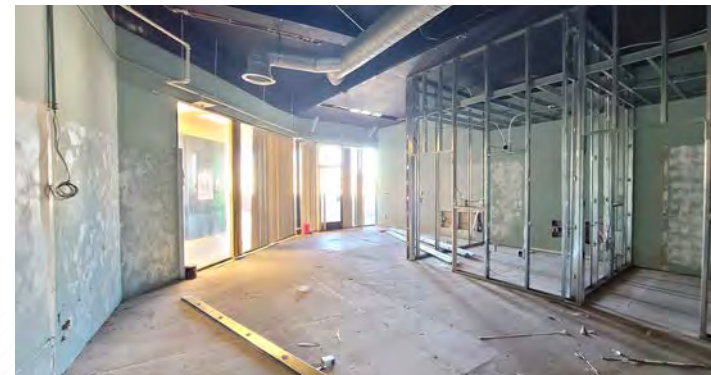
# Floor Plan

Suite 209 | 900 SF



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11901  
SANTA MONICA BLVD  
LOS ANGELES, CA 90025





# 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

11901  
SANTA MONICA BLVD  
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## Area Amenities





Selected Amenities

11901

SANTA MONICA BLVD

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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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