

# FOR LEASE

RETAIL & OFFICE SPACE FOR LEASE IN PRIME SANTA MONICA LOCATION

11500-11518 SANTA MONICA BLVD  
LOS ANGELES, CA 90025



**GREG ECKHARDT**

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



# AVAILABLE UNITS

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## PROPERTY HIGHLIGHTS

- » Walking distance to numerous amenities including restaurants, cafes, banks and a mix of retailers
- » Neighbors include UCLA, Cedars-Sinai, St. John's Medical Center, The Getty Center, Starbucks, Bank of America, The Landmark Theatre, and many more
- » Over 34,000 vehicles pass this site on any given day
- » Affluent neighborhood with great demographics and near the 10 and 405 freeways
- » Well maintained building
- » High visibility, signage and wrap-around frontage on a signalized corner

### 11504 SANTA MONICA BLVD

**RATE:** \$3.75 per square foot per month, NNN

**SIZE:** Approximately 1,300 rentable square feet

### 11514 SANTA MONICA BLVD

**RATE:** \$2.50 per square foot per month, NNN

**SIZE:** Approximately 4,400 rentable square feet

### 11516 SANTA MONICA BLVD

**RATE:** \$2.50 per square foot per month, NNN

**SIZE:** Approximately 1,700 rentable square feet

### 11518 SANTA MONICA BLVD

**RATE:** \$2.00 per square foot per month, NNN

**SIZE:** Approximately 3,500 rentable square feet

**NNN:** Estimated at \$0.85 per square foot per month

**PARKING:** Abundant on-site subterranean parking, plus additional street parking

**TERM:** 3 – 5 years

**AVAILABLE:** Immediately

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# AERIAL OVERVIEW

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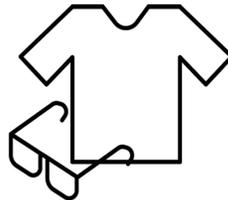
# AREA DEMOGRAPHICS

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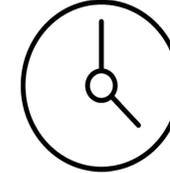
POPULATION, INCOME & CONSUMER SPENDING WITHIN A 1-MILE RADIUS



Housing Units  
**29,853**



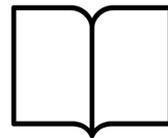
Apparel, Food/Entertainment & Services  
**\$422,505**  
2025 yearly consumer spending



Estimated Population  
**52,545**



Median Home Value  
**\$976,526**



Educational Attainment  
**67%**  
with college or higher degree



Average Household Income  
**\$127,834**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>			
2029 Proj. Popul	51,601	286,224	582,366
2024 Est. Popul	52,545	290,797	593,388
2020 Census	50,867	279,846	577,937
Growth 2024-2029	-1.80%	-1.57%	-1.86%
Growth 2020-2024	3.30%	3.91%	2.67%
<b>HOUSEHOLDS BY HH INCOME \$50,000 +</b>			
\$50,000-\$74,999	3,651	15,062	30,589
\$75,000-\$99,000	2,855	12,492	7,458
\$100,000+	13,396	65,244	139,724
TOTAL:	19,902	92,798	197,771
2024 EST AVG HH INC	\$127,834	\$135,716	\$138,062
2024 EST HOUSEHOLDS	26,461	126,953	268,208

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# COMMUNITY PROFILE

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## WEST LOS ANGELES OFFERS EXCEPTIONAL AMENITIES

Fine Restaurant, Hip Boutiques, and Quaint Old World Architecture Situated Amid the Safety and Security of the Upscale Westside

West Los Angeles is an Old-World vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 75,737, with approximately 12,061 people per square mile. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem amid the city at large.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.

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