

RETAIL AVAILABLE (UNDER MAJOR RENOVATION)

PRIME WEST LOS ANGELES, CA



*Materials shown in rendering may differ from final buildout

1521 S. BUNDY DRIVE, LOS ANGELES, CA 90025

Alex Shabani

Senior Managing Director

D 310.272.7397

alex@cagre.com

Lic. 01352902



**COMMERCIAL
ASSET GROUP**

SPACE SIZE
1521: ±1,240 SF

CARS PER DAY
72,000

WALK SCORE
91/100

TRANSIT SCORE
64/100

BIKE SCORE
81/100



- Prime West Los Angeles location just off Santa Monica & Bundy
- High visibility with strong vehicular and pedestrian traffic
- Ample natural light, private restrooms, and flexible layout
- Convenient access to the 10 & 405 Freeways
- Minutes from Brentwood, Santa Monica, Sawtelle Japantown
- Seeking light food use, retail, service
- Walkable neighborhood with nearby dining, fitness, and shopping
- Adjacent to tech/media corridor and affluent residential density
- Public transit accessible (Metro E Line + Big Blue Bus)
- Average household income (1-mile radius): \$102,000
- Population (1-mile radius): 51,000
- Population (2-mile radius): 150,000

AERIAL



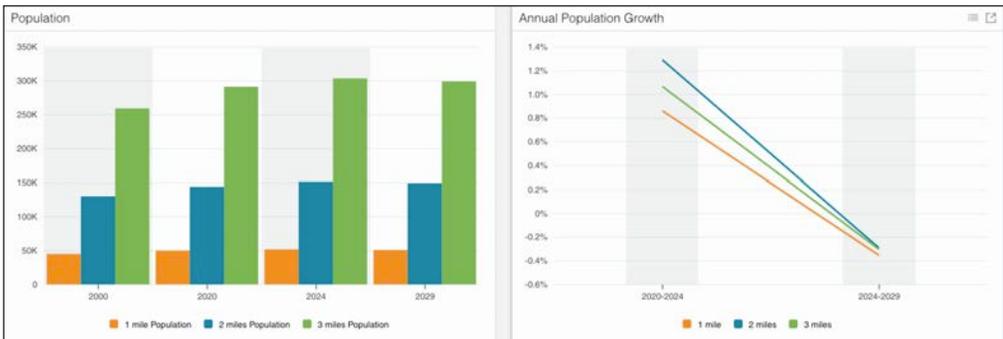
DEMOGRAPHICS

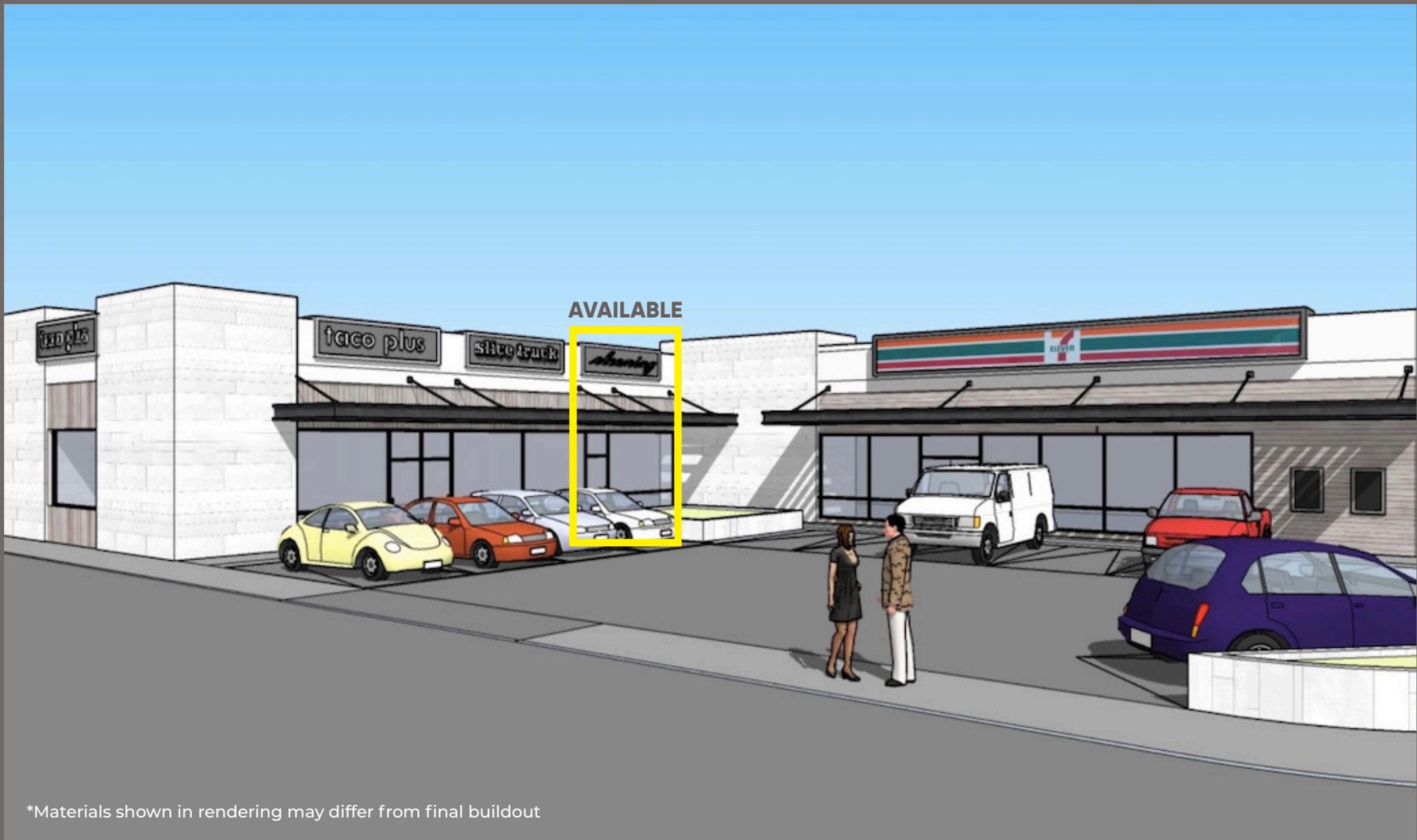
	1 mile	2 miles	3 miles
2020 Population	49,993	143,860	290,982
2024 Population	51,713	151,290	303,366
2029 Population Projection	50,797	149,085	298,768
Annual Growth 2020-2024	0.9%	1.3%	1.1%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.3%
Median Age	37	37.3	37.6
Bachelor's Degree or Higher	66%	65%	66%
U.S. Armed Forces	71	97	147

	1 mile	2 miles	3 miles
White	29,317	86,750	179,463
Black	1,565	5,264	10,621
American Indian/Alaskan Native	367	815	1,539
Asian	8,830	26,997	51,775
Hawaiian & Pacific Islander	75	218	457
Two or More Races	11,560	31,246	59,511
Hispanic Origin	9,549	24,638	47,461

	1 mile	2 miles	3 miles
2020 Households	25,484	67,945	129,850
2024 Households	26,052	71,009	135,527
2029 Household Projection	25,519	69,853	133,285
Annual Growth 2020-2024	1.5%	1.7%	1.7%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.3%
Owner Occupied Households	5,578	20,191	43,739
Renter Occupied Households	19,941	49,661	89,547
Avg Household Size	1.9	2	2
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending (\$)	\$888.6M	\$2.5B	\$4.9B

	1 mile	2 miles	3 miles
Avg Household Income	\$130,028	\$132,012	\$136,331
Median Household Income	\$102,783	\$100,595	\$104,810
< \$25,000	4,031	11,990	23,038
\$25,000 - 50,000	2,775	7,764	14,963
\$50,000 - 75,000	3,451	8,724	15,286
\$75,000 - 100,000	2,487	6,876	12,210
\$100,000 - 125,000	2,529	6,346	11,784
\$125,000 - 150,000	2,338	5,202	10,035
\$150,000 - 200,000	3,169	8,313	15,116
\$200,000+	5,271	15,795	33,097





*Materials shown in rendering may differ from final buildout

Alex Shabani
Senior Managing Director
D 310.272.7397
alex@cagre.com
Lic. 01352902

Commercial Asset Group
1801 Century Park East, Ste 1550
Los Angeles, CA 90067
P 310.275.8222 F 310.275.8223
www.cagre.com Lic. 01876070



**COMMERCIAL
ASSET GROUP**