



For Lease

RESTAURANT & RETAIL SPACES AVAILABLE





Project Highlights

The recently renovated 11755 Wilshire is a Class "A" mixed-use office/retail building in Brentwood with over 337,440 RSF of office space and over 11,000 RSF of ground-floor retail, including a proposed 2,507 RSF café with a private patio.

Recent upgrades include a new lobby, a state-of-the-art conference center, living plant walls and more. The building's exterior including store fronts have been modernized and include wood backdrops for new retail/restaurant signage.

- Prime restaurant and retail spaces with high visibility on Wilshire Boulevard
- Opportunity to establish a destination restaurant featuring ±2,507 RSF of kitchen/dining space and an exclusive ±1,100 RSF patio.
- Exceptional exposure to over 40,000 cars daily, with access to over 1 million RSF of neighboring office users and 60,000 local residents.
- Competitive tenant improvement allowance available for tenants with strong credit.
- 3/1,000 parking ratio in covered seven-level parking structure in addition to metered street parking
- 24/7 building security
- Access the 405/10 freeways with ease

11755 Wilshire Blvd. | Brentwood, CA



Available Spaces

SUITE NUMBER	SPACE TYPE	SIZE	ASKING RENT
010	CORNER RESTAURANT	2,507 RSF	NEGOTIABLE
040	RETAIL	2,912 RSF	NEGOTIABLE
050*	FOOD	1,377 RSF	NEGOTIABLE
060*	RETAIL	2,290 RSF	NEGOTIABLE
070	FOOD/RETAIL	1,259 RSF	NEGOTIABLE
080	FOOD/RETAIL	1,035 RSF	NEGOTIABLE

**Available with 60-day notice*





Prime Corner Restaurant Opportunity



Prime Corner Restaurant Opportunity





60,740
Population

Type of Workers



Professional
49.98%



Education/Info
17.01%



Retail/Sales
12.07%

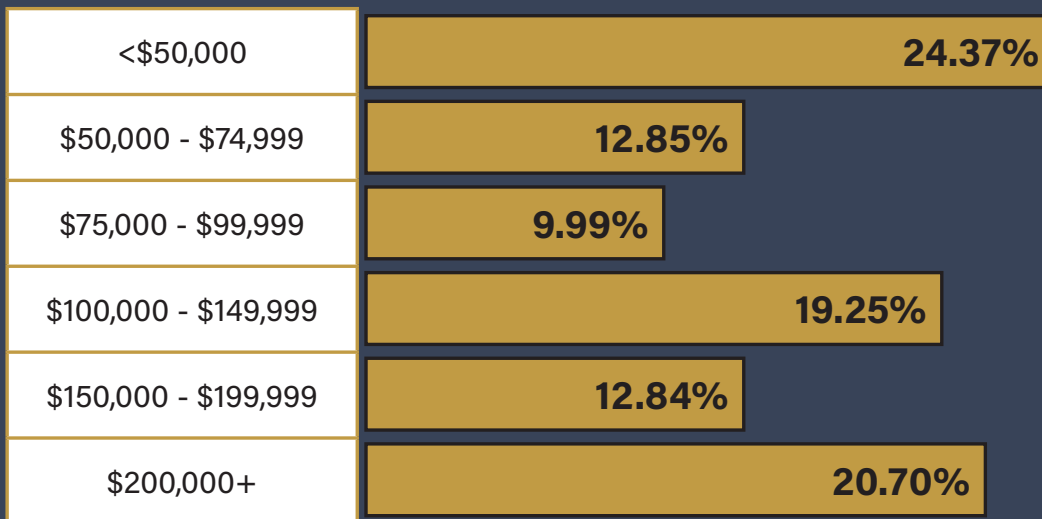


Financial/RE
9.26%



Other
11.68%

Annual Household Income



37
Median Age

\$107,304
Median HH Income

\$1,034.779
Median Home Value

Amenities



1	AMANDINE PATISSERIE CAFE	26	CAFFE LUXXE
2	LITERATI CAFE	27	SUGARFISH BY SUSHI NOZAWA
3	CALIFORNIA WOK	28	TAVERN RESTAURANT
4	COCO ICHIBANYA	29	TOSCANA
5	JERSEY MIKE'S	30	CORAL TREE CAFE
6	FATBURGER	31	BALTAIRE
7	CALIFORNIA PITA & GRILL	32	PALMERI
8	MCDONALDS	33	TAKAO
9	BELLE VIE	34	BARNEY'S GOURMET BURGERS
10	SUSHI SASABUNE	35	JUICE CRAFTERS
11	LAZY DAISY CAFE	36	SOR TINO
12	WAHOO'S FISH TACOS	37	CALIFORNIA PIZZA KITCHEN
13	Q'S BILLIARD CLUB	38	TAIKO
14	BRÜ HAUS	39	SWEETGREEN
15	CABO CANTINA	40	BOTTLEFISH
16	INDIA'S TANDOORI	41	STARBUCKS
17	JOHNNY'S PIZZA	42	PRESSED JUICERY
18	MAMA HONG'S	43	YOGURTLAND
19	THE PALACE SEAFOOD	44	PIZZANA
20	ENZO & ANGELA	45	FRESH BROTHERS
21	BANDERA	46	BURGER LOUNGE
22	MARADENTRO	47	CHIN CHIN
23	INDIA'S OVEN	48	PIZZICOTTO
24	THE COFFEE BEAN	49	KATSUYA
25	PECORINO RESTAURANT	50	ALFRED COFFEE



Wilshire Blvd Street Front Retail



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**11755
WILSHIRE**

