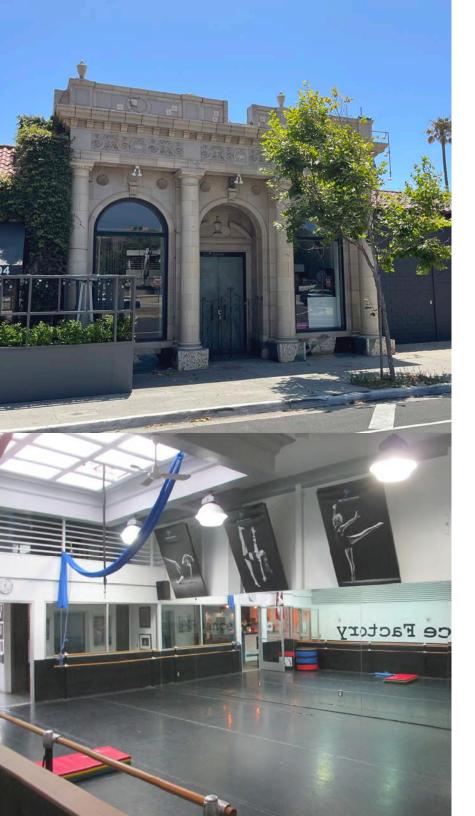


# **FOR LEASE** 2,790 SF FREESTANDING FITNESS / RETAIL / OFFICE BUILDING



CONTACT: MITCH STOKES | Principal | M 310.780.6909 | O 424.257.6472 | mitch.stokes@avisonyoung.com | License No. 01037526



## **11606 SAN VICENTE**

Brentwood, Los Angeles CA

## Freestanding Fitness / Retail / Office Building In The Heart of Brentwood

Avaliability	2,790 SF
	Space also includes a mezzanine of approximately 575 SF
	+ Basement storage
	*Mezzanine & Basement are not included in the total SF
Property Type	Fitness / Retail / Office
Lease Rate	\$4.95 / Per RSF,
	Per Month, NNN
Year Built	1930
Ceiling Height	17 ft Ceiling Height
Parking	8 Parking Spaces,
	On-site In Rear Lot

LOCATION [5 mile radius]

66 509K



TOTAL POPULATION







### **HIGHLIGHTS**

- Prominent Freestanding building in the heart of Brentwood with 17 ft high ceilings
- Excellent exposure featuring high pedestrian and vehicle traffic
- Affluent and dense daytime and residential population





#### CONTACT:

#### **MITCH STOKES**

Principal M 310.780.6909 O 424.257.6472 mitch.stokes@avisonyoung.com License No. 01037526

© 2023 Avison Young – Southern California, Ltd. © 2021. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

