

### PROPERTY DESCRIPTION

Unleash the full potential of your retail business at 11870 Santa Monica Blvd. This exceptional property offers high foot traffic and outstanding visibility, making it a strategic location to attract customers from nearby neighborhoods and beyond. With convenient access via public transportation, this is an unbeatable opportunity to establish and elevate your brand in a flourishing commercial district. Discover the ideal setting to captivate shoppers and drive business growth in the heart of Los Angeles. Don't miss out on securing your place in this prime retail space that promises success and prosperity for your business.

### PROPERTY HIGHLIGHTS

- High-potential retail space with heavy foot traffic and excellent visibility
- Strategic location drawing customers from surrounding neighborhoods and beyond
- Convenient access via public transportation
- Unmatched opportunity to establish your brand in a thriving commercial district

### OFFERING SUMMARY

Lease Rate:	<b>\$1.75 - 3.25 SF/month (NNN) nets are approx.\$1.10 psf</b>
Number of Units:	2
Available SF:	1,405 - 1,923 SF
Lot Size:	44,295 SF
Building Size:	31,301 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,704	10,600	25,887
Total Population	7,457	20,240	50,201
Average HH Income	\$151,905	\$145,244	\$148,932

**Dave Maldonado**  
(310) 442-1624  
CalDRE #01949738



**COLDWELL BANKER  
COMMERCIAL**  
REALTY

# RETAIL

11870 SANTA MONICA BLVD

11870 Santa Monica Blvd Los Angeles, CA 90025



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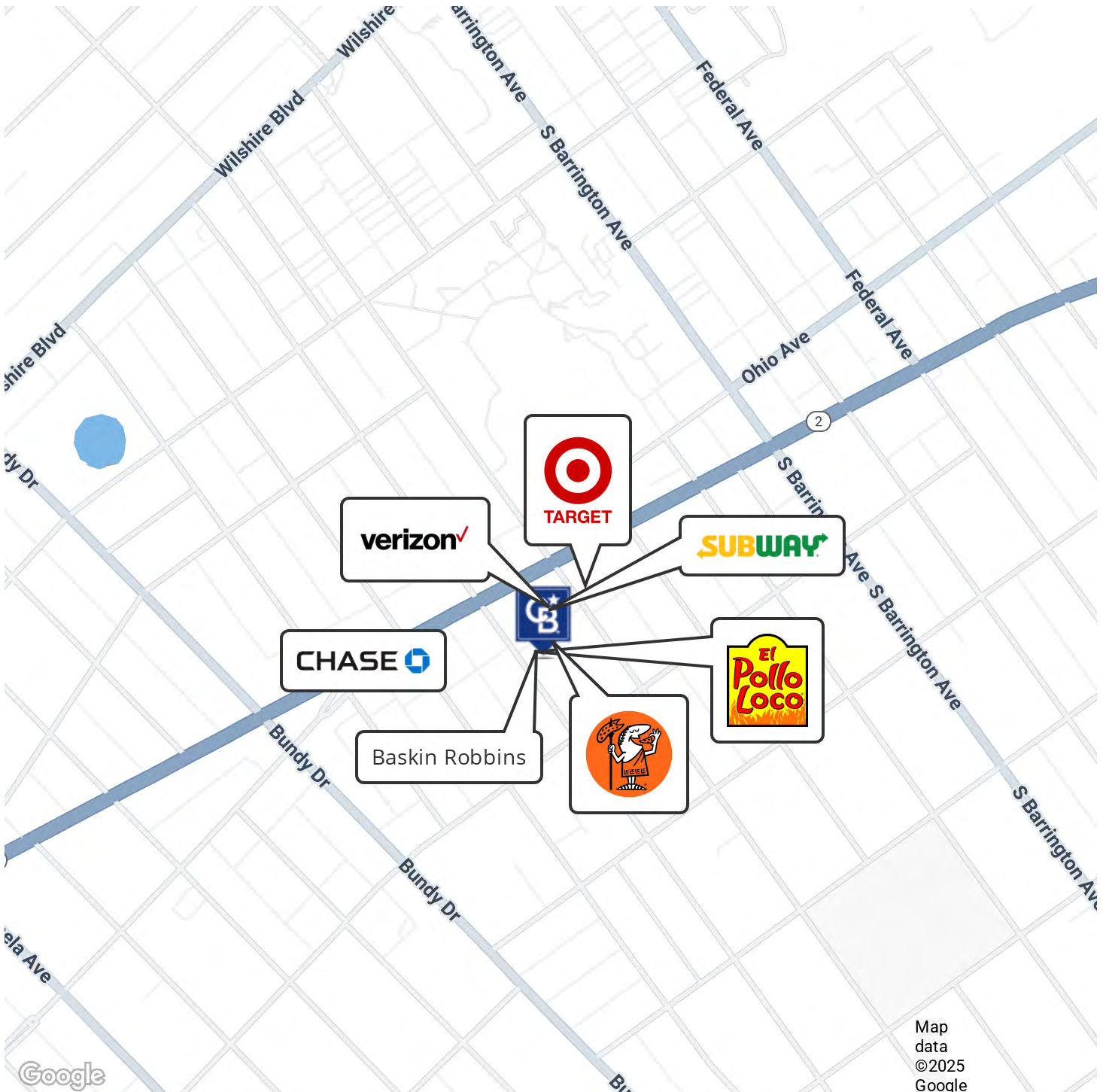
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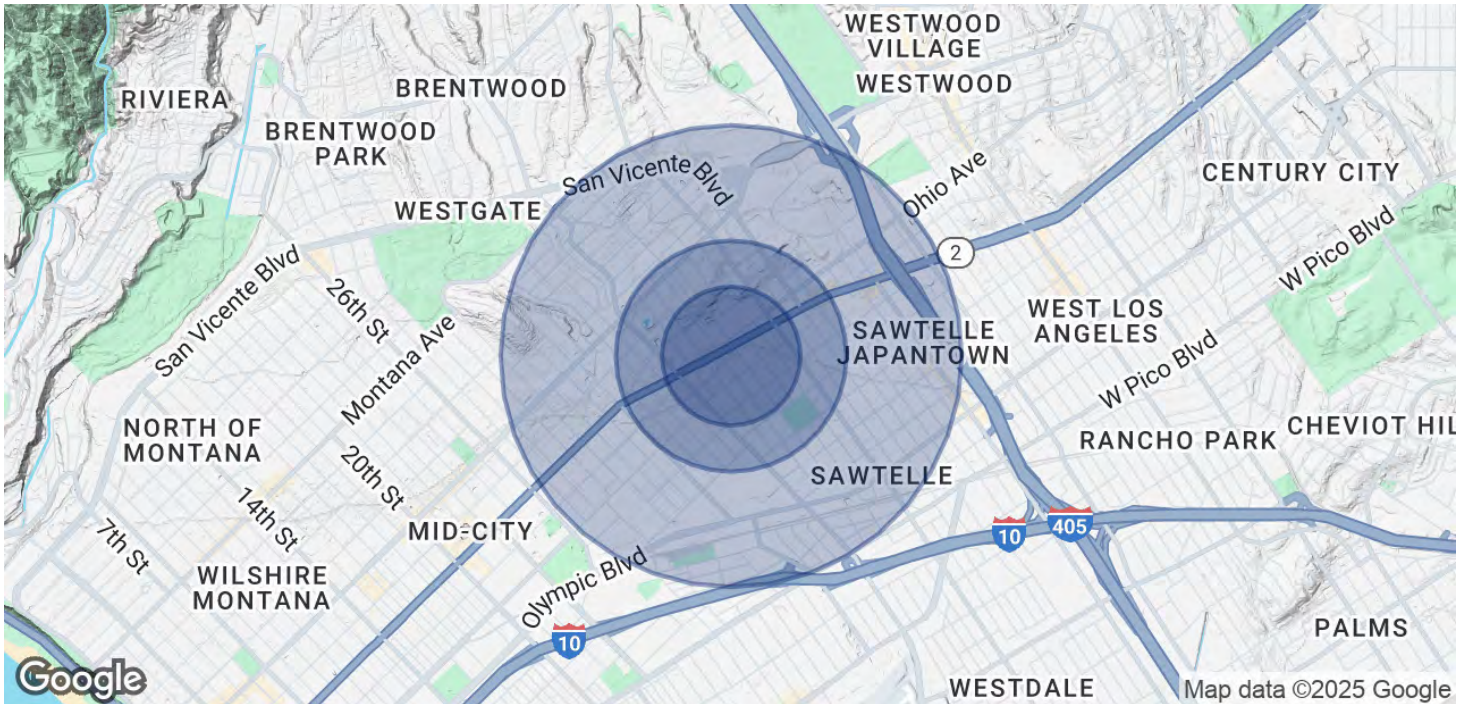


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### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population

7,457

20,240

50,201

Average Age

38

38

40

Average Age (Male)

37

38

39

Average Age (Female)

38

39

40

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households

3,704

10,600

25,887

# of Persons per HH

2

1.9

1.9

Average HH Income

\$151,905

\$145,244

\$148,932

Average House Value

\$1,208,338

\$1,202,550

\$1,282,952

Demographics data derived from AlphaMap

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