

FOR LEASE

11031-11061

SANTA MONICA BOULEVARD



11031-61
SANTA MONICA BLVD
LOS ANGELES, CA 90025

CONTACT:



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DRE#: 01948923



PROPERTY DESCRIPTION

- Highly trafficked retail center
- Great tenant mix
- Onsite parking with valet service
- High ceilings in each suite
- Restaurant spaces available
- Pylon signage opportunity

LOCATION DESCRIPTION

- Great West Los Angeles location
- Minutes from Century City, UCLA, Beverly Hills
- Signage along Santa Monica Blvd, "Gateway to Century City"

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Size:

±1,200 – ±2,206 square feet

Rent:

\$2.95 – \$3.95 / sq. ft. / mo., NNN
(Triple net charges ±\$1.30*/SF/Mo.)

Term:

Negotiable

Tls:

Negotiable

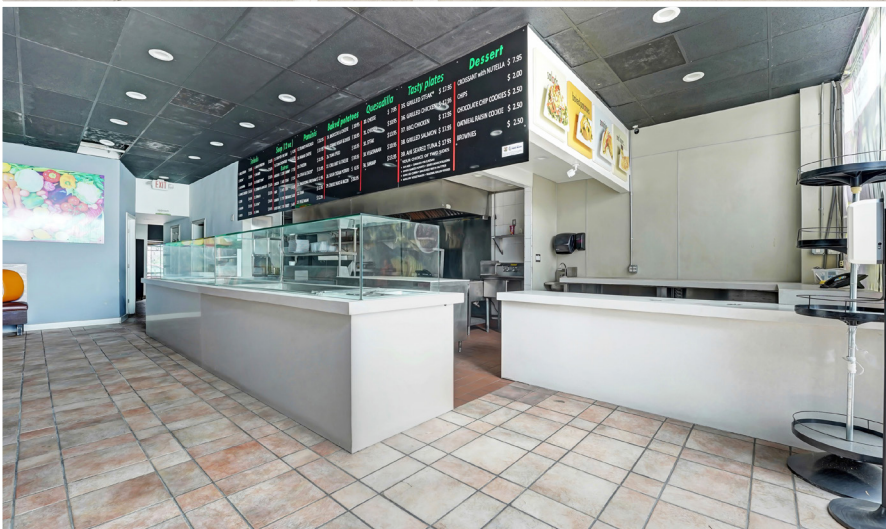
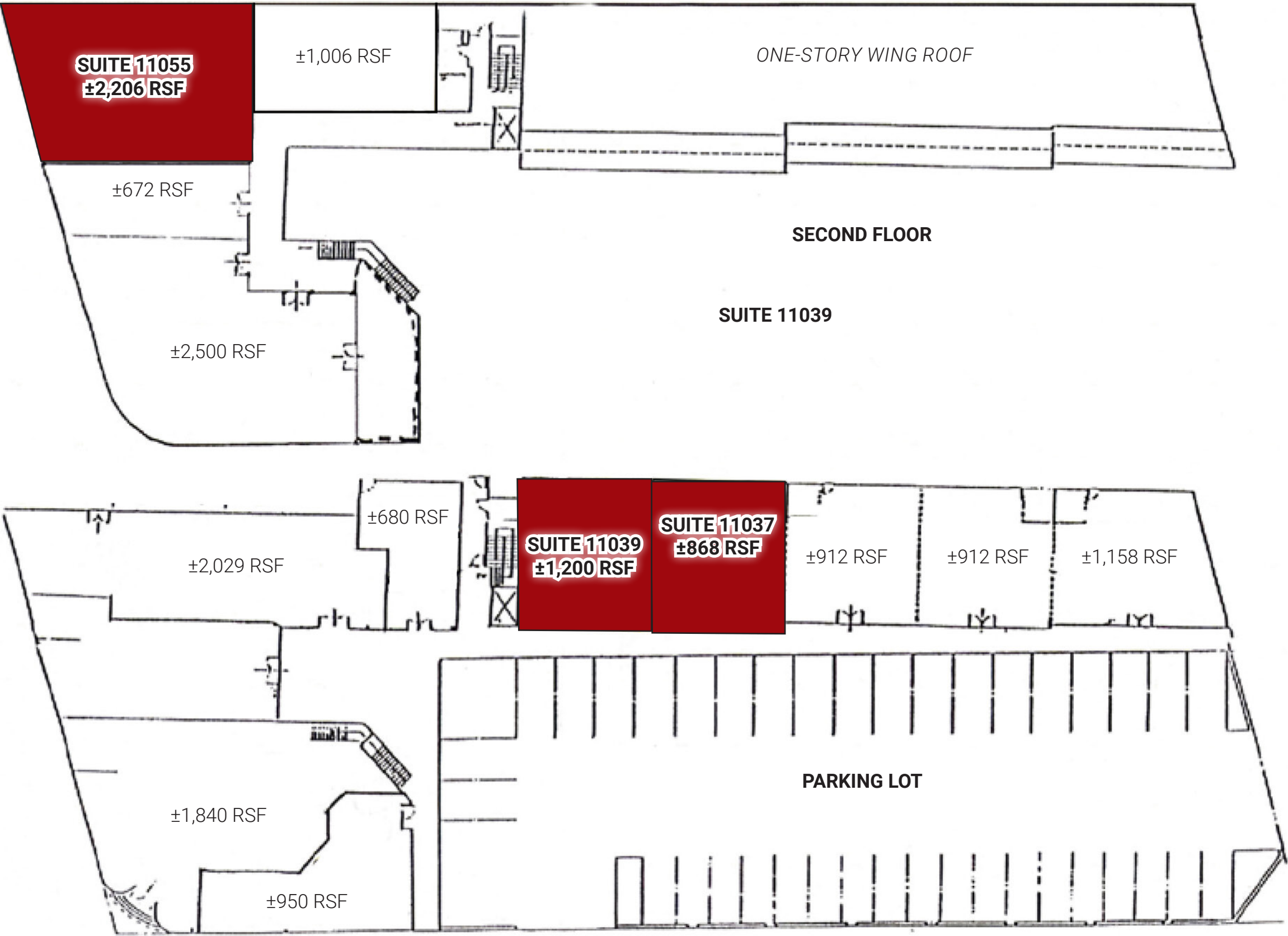
**1st year NNN cap for new qualifying tenants*



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SUITE	AVAILABLE SPACE	DESCRIPTION
11037	±868 RSF	No hood food use ideal for ice cream. Full refrigeration and upgraded 400 AMP power. Operator might require key money.
11039	±1,200 RSF	Raw retail space
11047	±1,703 RSF	Interior corner restaurant space with equipment LEASED
11049-A	±950 RSF	Corner café space ideal for coffee / beverage user with great frontage on Santa Monica Blvd LEASED
11049-B	±1,840 RSF	Retail or office use with Santa Monica Blvd signage available LEASED
11055	±2,206 RSF	\$2.95 psf for second floor retail or office space ready for tenant improvements

SITE MAP



AREA MAP





SANTA MONICA FREEWAY

santa monica plaza



WESTWOOD BOULEVARD

SANTA MONICA BOULEVARD

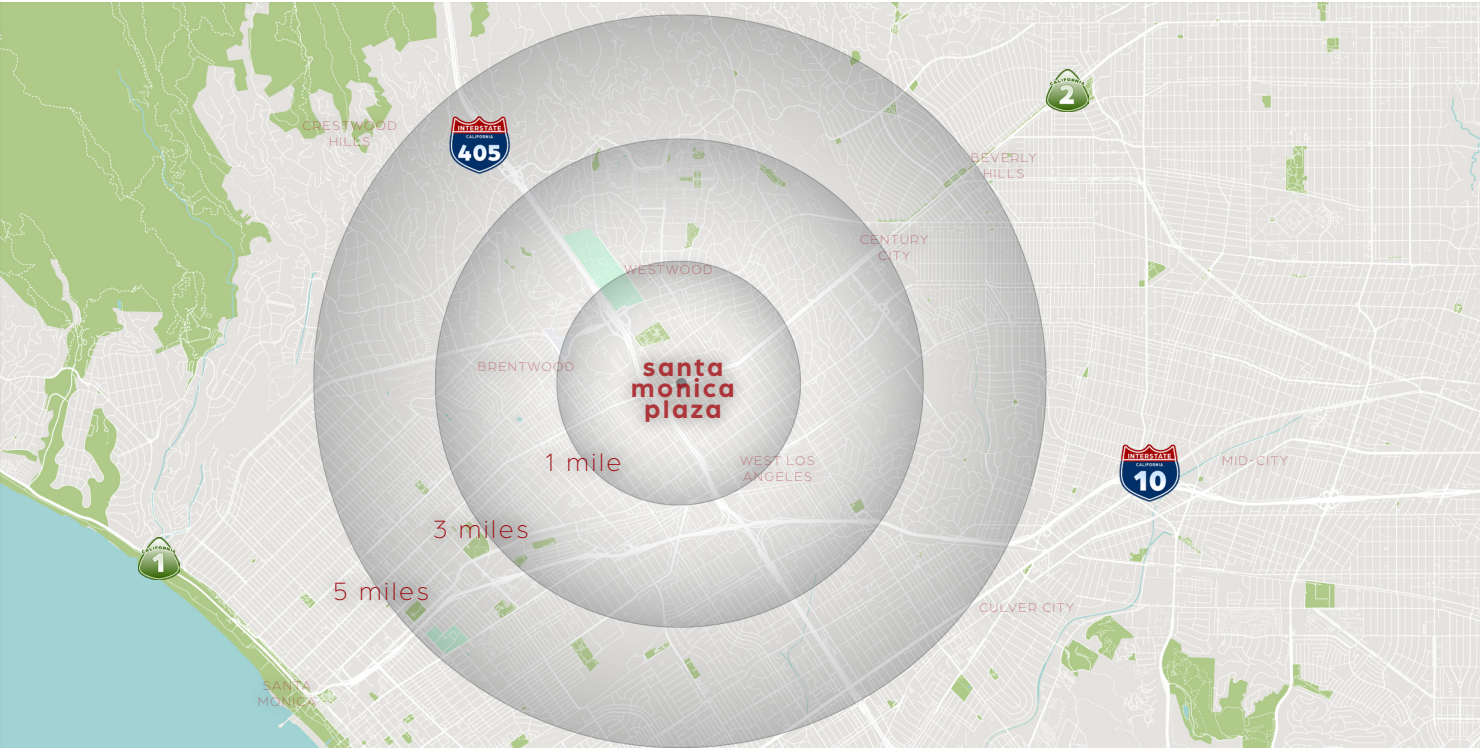
S. SEPULVEDA BOULEVARD

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	49,215	294,182	628,904
2029 Projection	48,623	289,521	617,011

HOUSEHOLD	1 Mile	3 Miles	5 Miles
2024 Households	23,785	127,255	285,318
2029 Projection	23,464	125,007	279,468
Median Home Value	\$ 1,037,597	\$ 1,104,695	\$ 1,103,955
Average Household Income	\$ 126,028	\$ 134,830	\$ 136,672
Median Household Income	\$ 97,475	\$ 103,156	\$ 104,413

BUSINESS	1 Mile	3 Miles	5 Miles
Total Businesses	7,515	39,476	76,595
Total Employees	49,662	308,645	580,240
Total Consumer Spending	\$ 813.1 M	\$ 4.6 B	\$10.3 B



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WESTMAC
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