

9864 NATIONAL BOULEVARD
Los Angeles, CA 90034

NEW TERM THROUGH 1/31/2033



Cheviot Hills Shopping Center

RETAIL SPACE

FOR LEASE

SHARED ANCHOR IDENTITY



GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

PROPERTY CHARACTERISTICS

9864 National Boulevard
Los Angeles, CA 90034

BUILDING: Approximately 7,500 square feet
(75 feet of frontage)

BASE RENT: \$1.95, Triple Net

TRIPLE NET: Approximately \$0.80 per square foot

TERM: 9 years (through 1/31/2033)

PARKING: 220 surface parking spaces

- Vons anchored shopping center
- Former Rite Aid
- Direct access to the 10 freeway
- Nearby Metro stop
- Great centralized West Los Angeles location
- Busy shopping center with tremendous visibility
- Marquis signage as well as building signage
- Located at the crossroads of Cheviot Hills, Beverlywood, Palms and Culver City



JOIN:



VONS



BANK OF AMERICA
ATM

SUBWAY

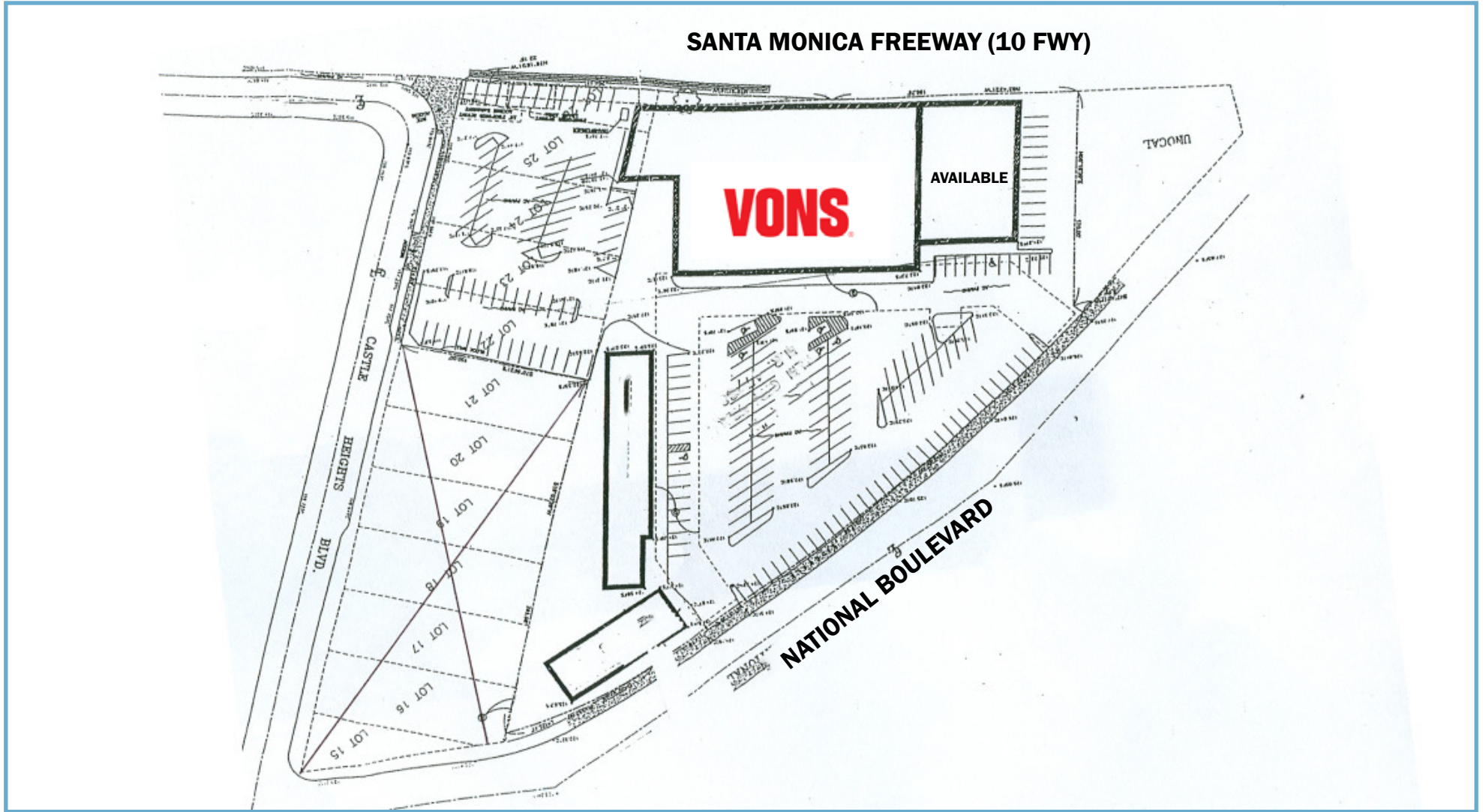


www.parcommercial.com

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

SITE PLAN

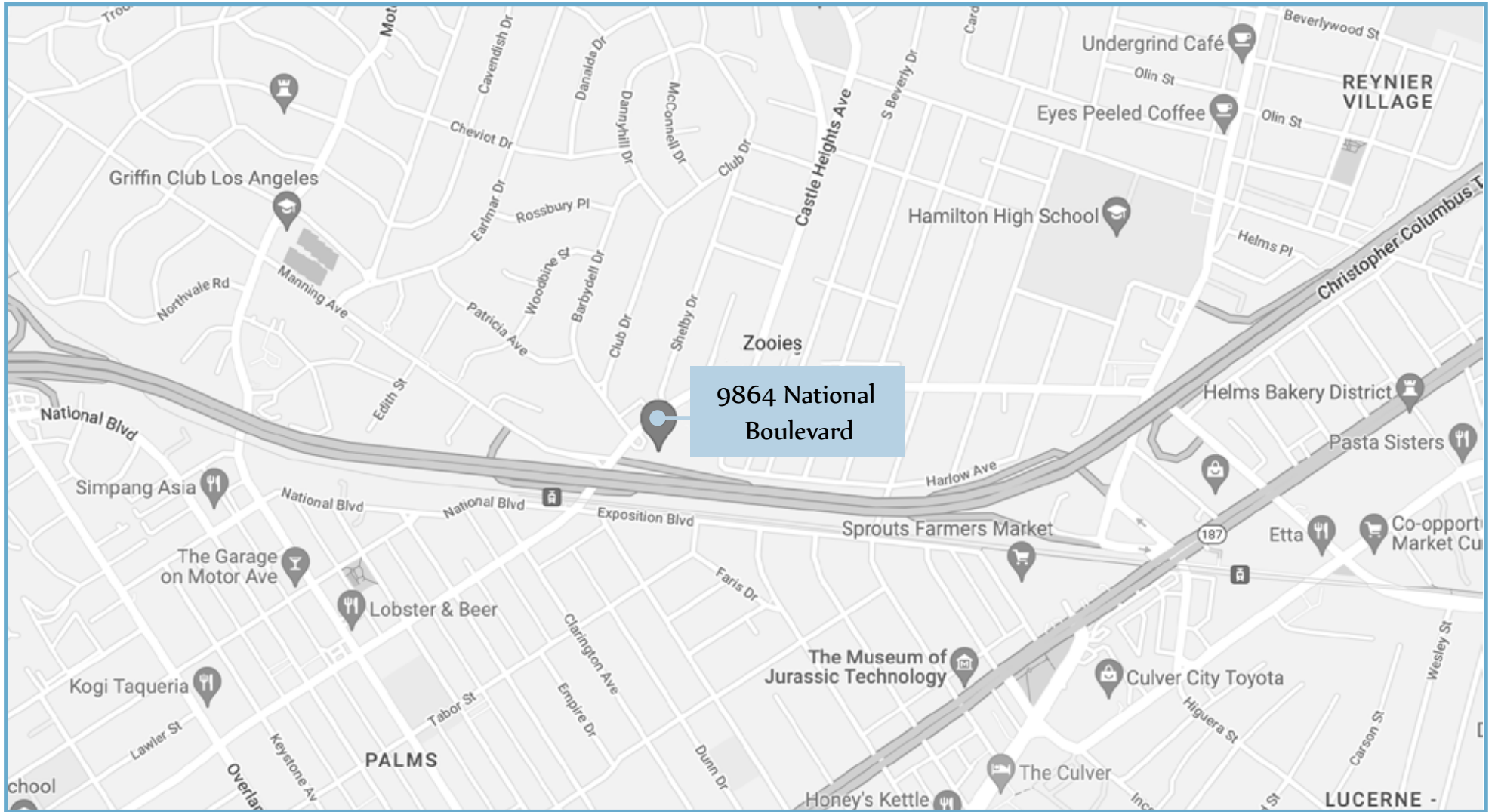


www.parcommercial.com

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

AREA MAP



www.parcommercial.com

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

DEMOGRAPHICS

WITHIN 1 MILE



Housing Units
23,455



Educational Attainment
57%
with college or higher degree



Estimated Population
45,792



Average Household Income
\$114,800



Median Home Value
\$1,067,105



Apparel, Food/Entertainment & Services
\$335,474
2022 yearly consumer spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2027 Projected Population	45,461	309,548	829,451
2022 Estimated Population	45,792	312,943	836,269
2010 Census Population	43,880	305,843	804,820
Growth 2022-2027	-0.74%	-1.08%	-0.82%
Growth 2010-2022	4.36%	2.44%	3.91%
2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$50,000-\$74,999	14.63%	14.89%	13.96%
\$75,000-\$99,000	17.19%	12.39%	11.41%
\$100,000 +	42.19%	44.65%	45.04%
TOTAL	74.01%	71.93%	70.41%
2022 Estimated Average HH Income	\$114,800	\$119,677	\$120,116
2022 Estimated Households	23,455	149,585	407,819

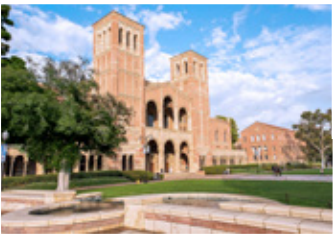
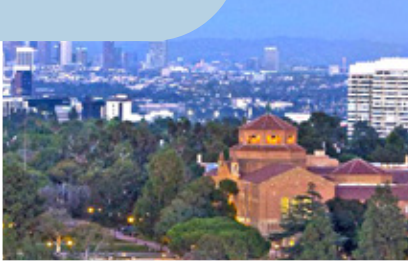


www.parcommercial.com

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

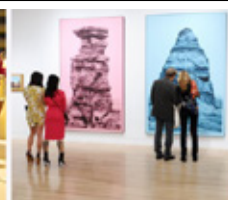
WEST LOS ANGELES



West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 13,582, with approximately 12,061 people per square mile. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.



**West Los Angeles Offers Everything:
Restaurants, boutiques & quaint Old World architecture, nestled in the safety of the posh West Side!**



www.parcommercial.com

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469