

Retail For Sale

Retail BUILDING ALONG Santa Monica Blvd.

11517 Santa Monica BLVD., Los Angeles, CA 90025



PROPERTY HIGHLIGHTS

- APPROX. 3,297 SF RETAIL BUILDING.
- PRIME WEST LOS ANGELES LOCATION!!!
- OUTSTANDING CAR TRAFFIC COUNTS; OVER 40,000 CARS PER DAY ALONG SANTA MONICA BLVD.
- EXCELLENT FREEWAY ACCESSIBILITY; JUST WEST OF THE 405 FREEWAY.
- PERFECT FOR AN OWNER/USER OR AN INVESTOR WITH TENANT(S) IN MIND!!!
- GREAT DEMOGRAPHICS; OVER 250,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS WITH A MEDIAN HH INCOME OF OVER \$100,000.

Price: \$2,300,000

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PROPERTY DESCRIPTION

Retail on Santa Monica Blvd
11517 Santa Monica Boulevard | Los Angeles, CA 90025



Property Description

Located in the heart of West Los Angeles, 11517 Santa Monica Blvd offers a 3,297 square foot retail space with exceptional visibility and accessibility.

It sits on the Northside of Santa Monica Blvd. between Butler Ave. and Colby Ave. This prime location benefits from heavy traffic, with over 40,000 vehicles passing daily along Santa Monica Blvd. It is also just west of the 405 Freeway, which provides excellent connectivity, making it an ideal spot for businesses targeting both local and regional customers.

Surrounded by popular attractions, including the Laemmle Royal Theater and Bank of America, and with a city-provided parking lot nearby, this space is perfectly positioned to attract a steady stream of visitors.

OFFERING SUMMARY

Price:	\$2,300,000
Building SF:	3,297
Zoning:	LAC2
APN:	4261-002-022

The affluent neighborhood boasts over 250,000 residents within a 3-mile radius, with a median household income of over \$100,000. The added proximity to major employment hubs, UCLA, and upscale areas like Brentwood and Beverly Hills enhances its appeal to businesses.

Whether for an owner/user or an investor seeking a high-potential location, 11517 Santa Monica Blvd is an outstanding opportunity on a major commercial thoroughfare with excellent accessibility.

PROPERTY PHOTOS

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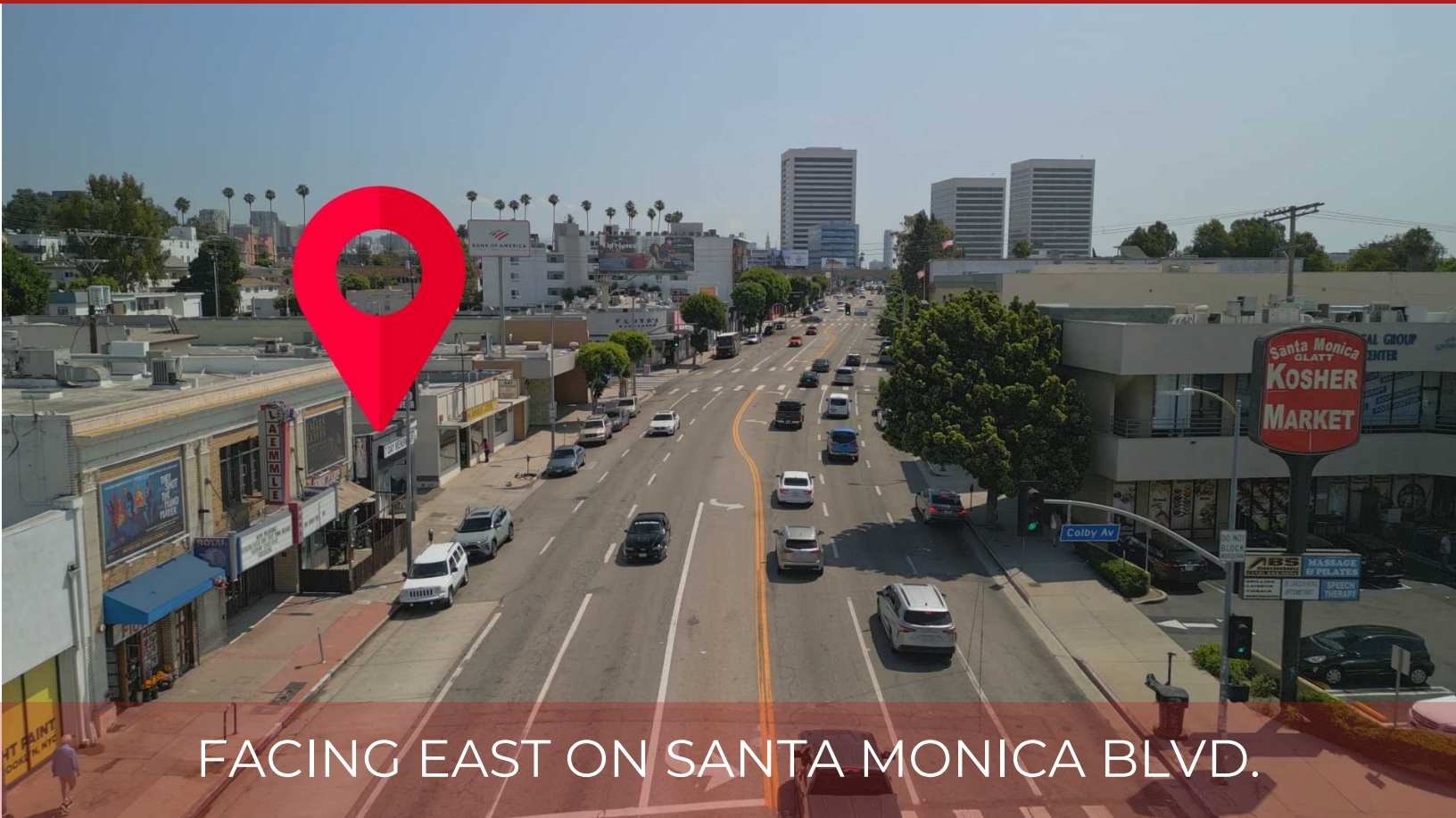
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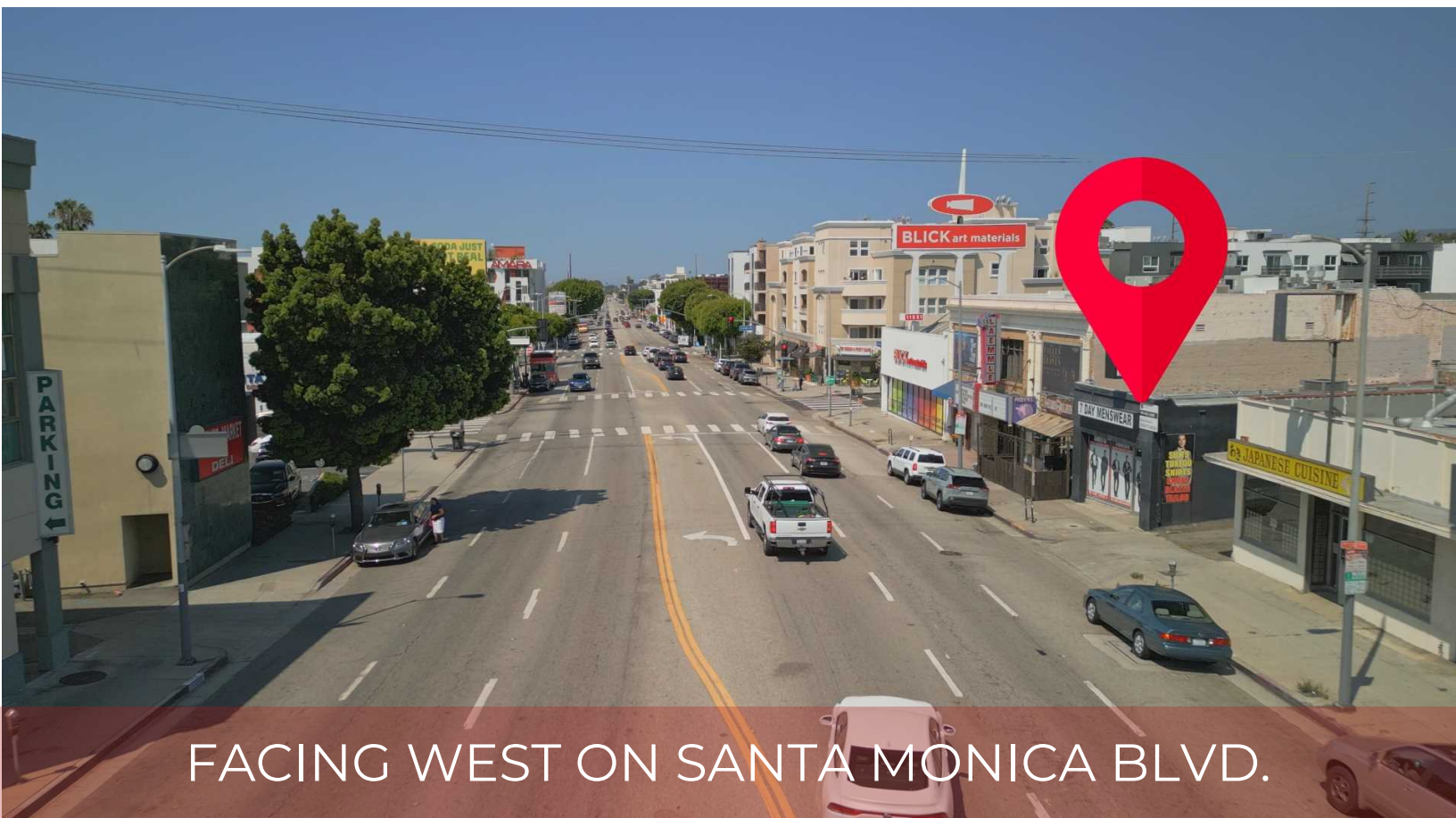
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FACING EAST ON SANTA MONICA BLVD.



FACING WEST ON SANTA MONICA BLVD.

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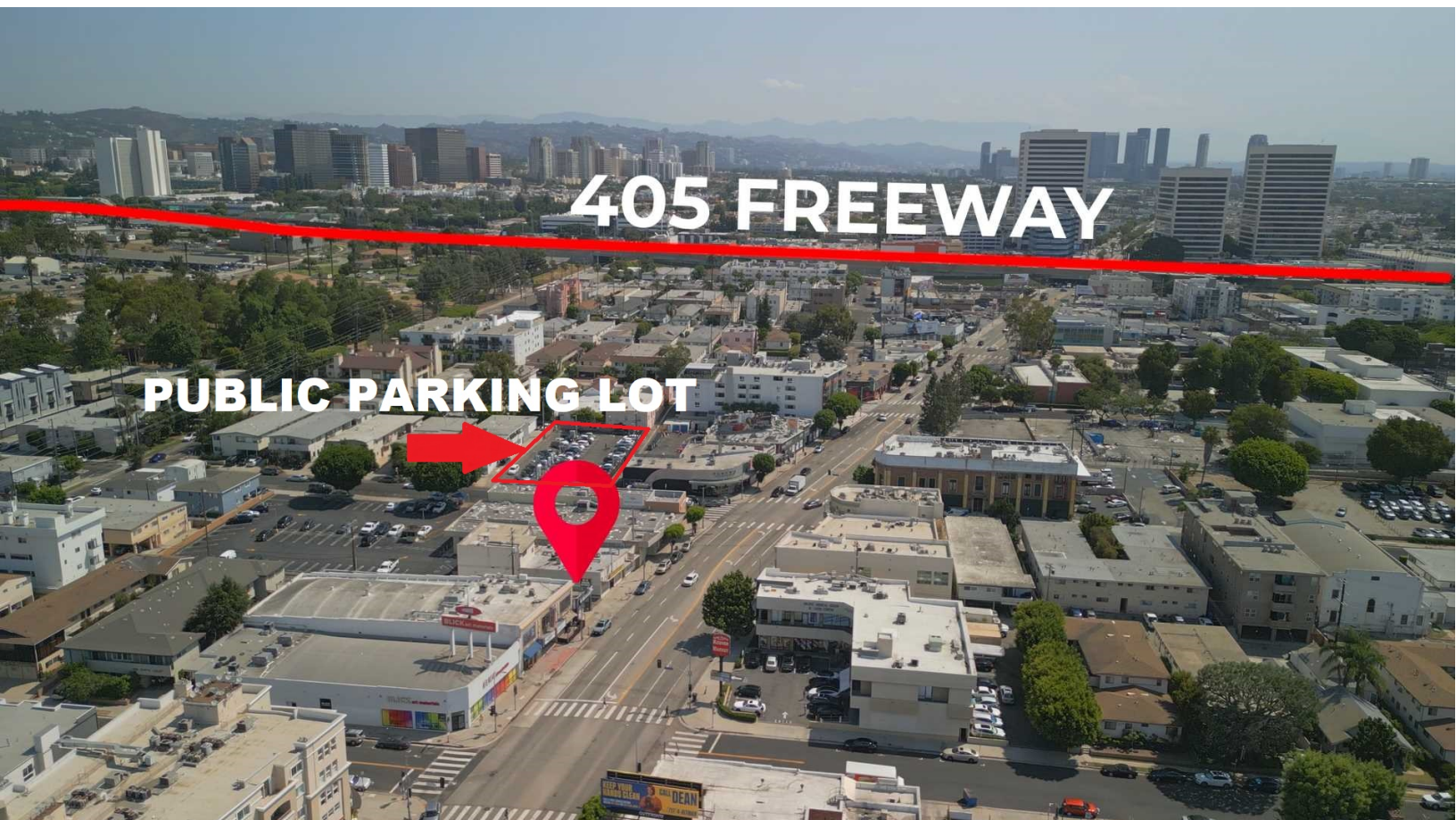
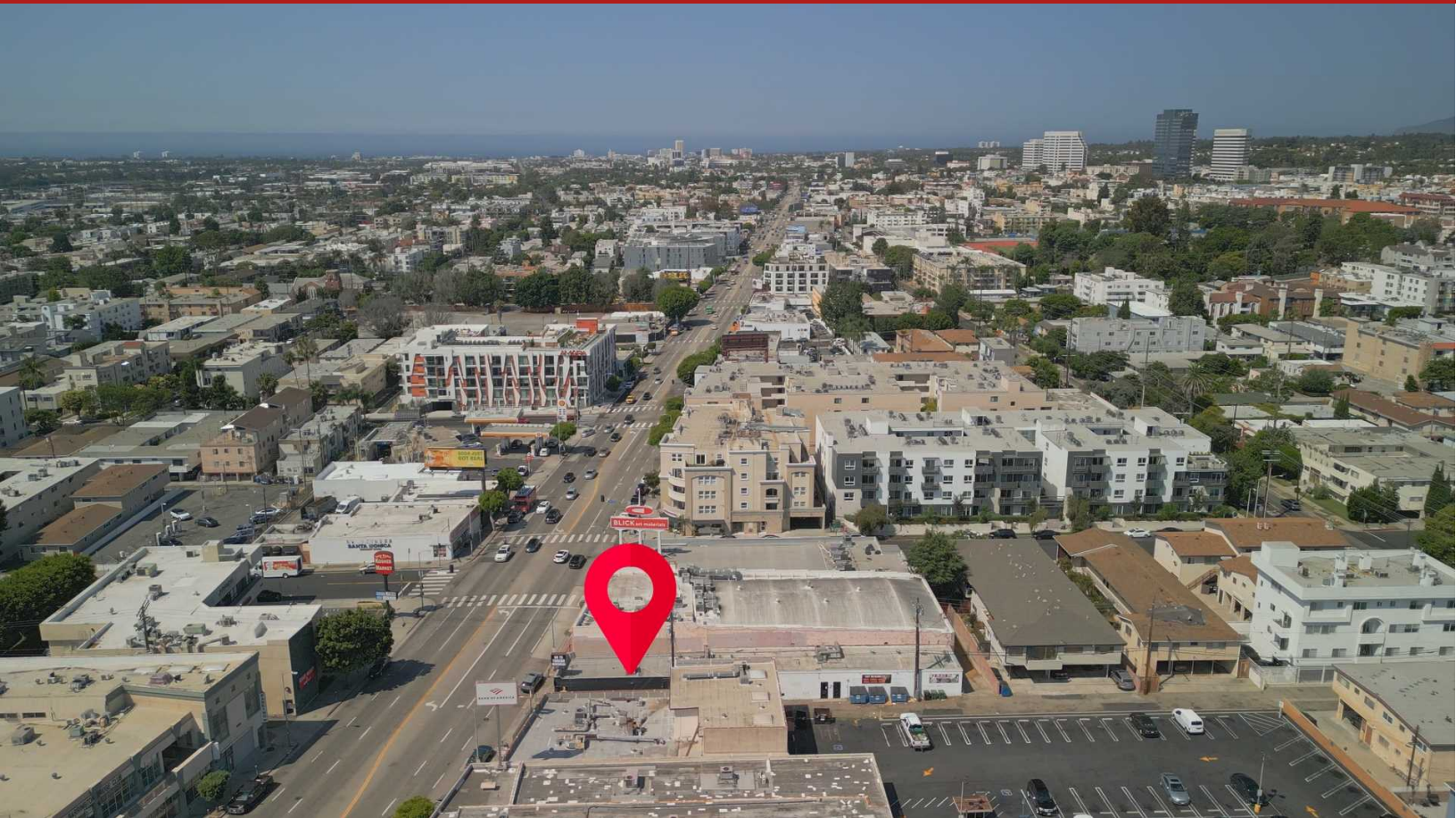
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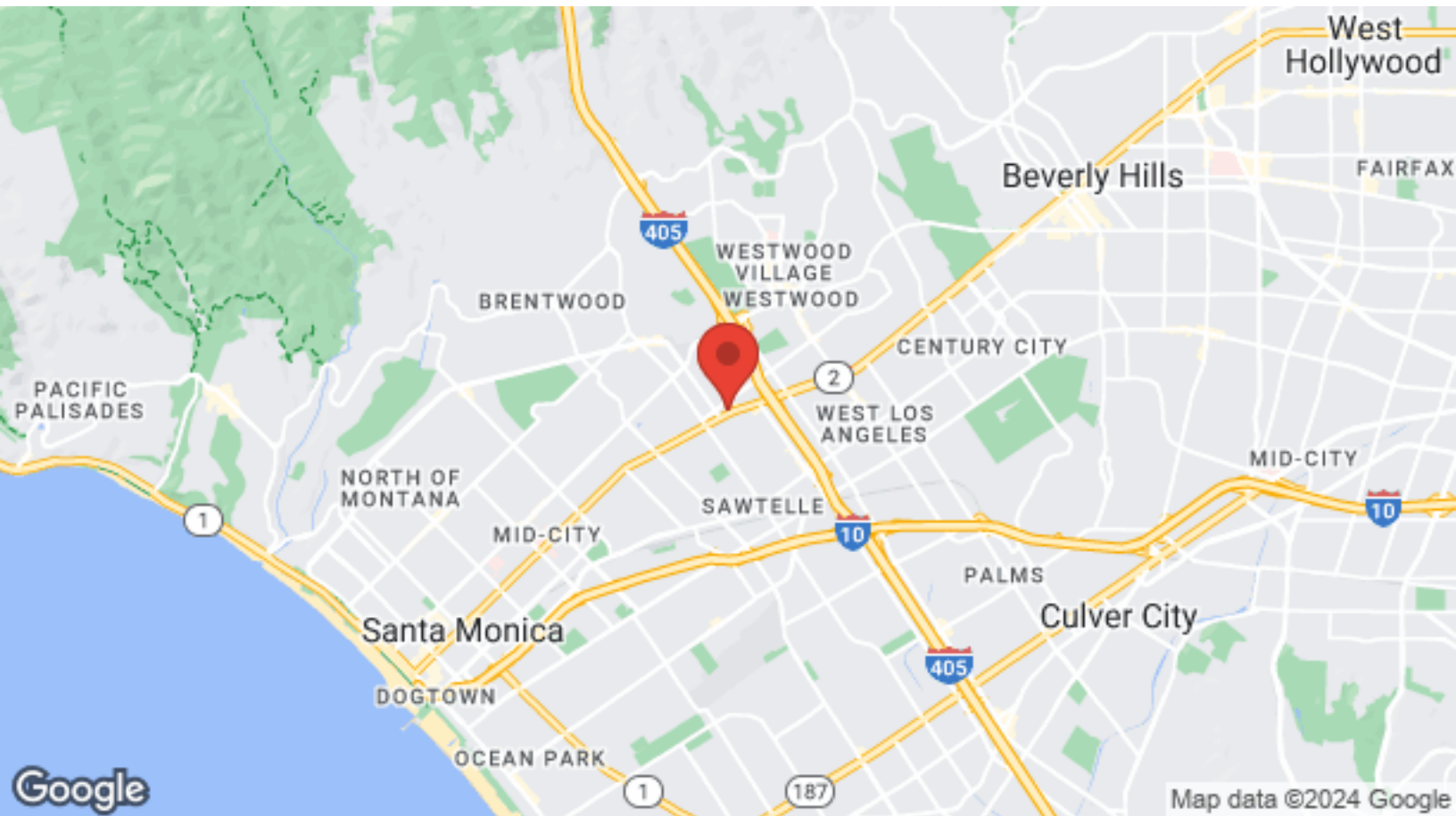
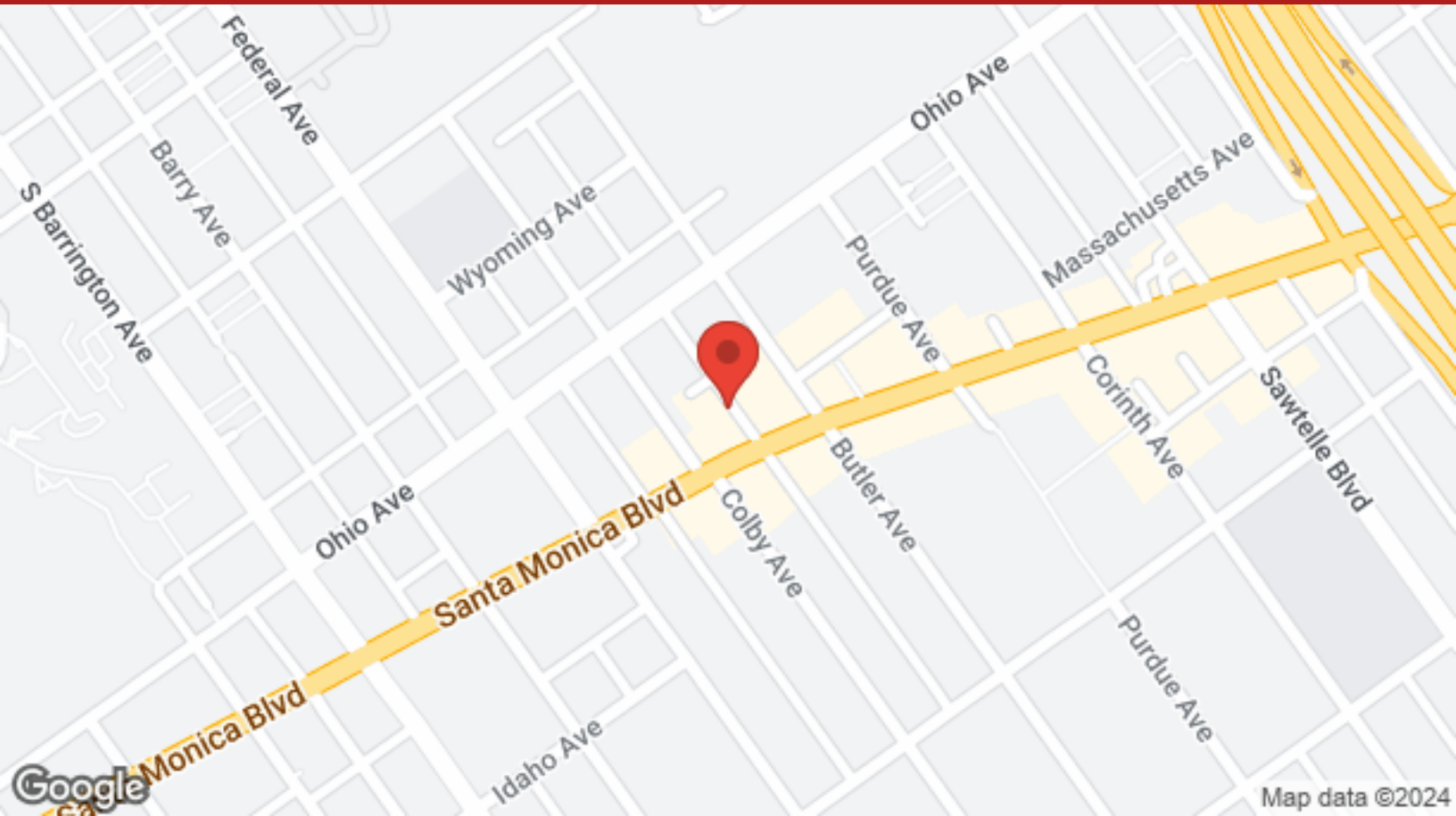
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LOCATION MAPS

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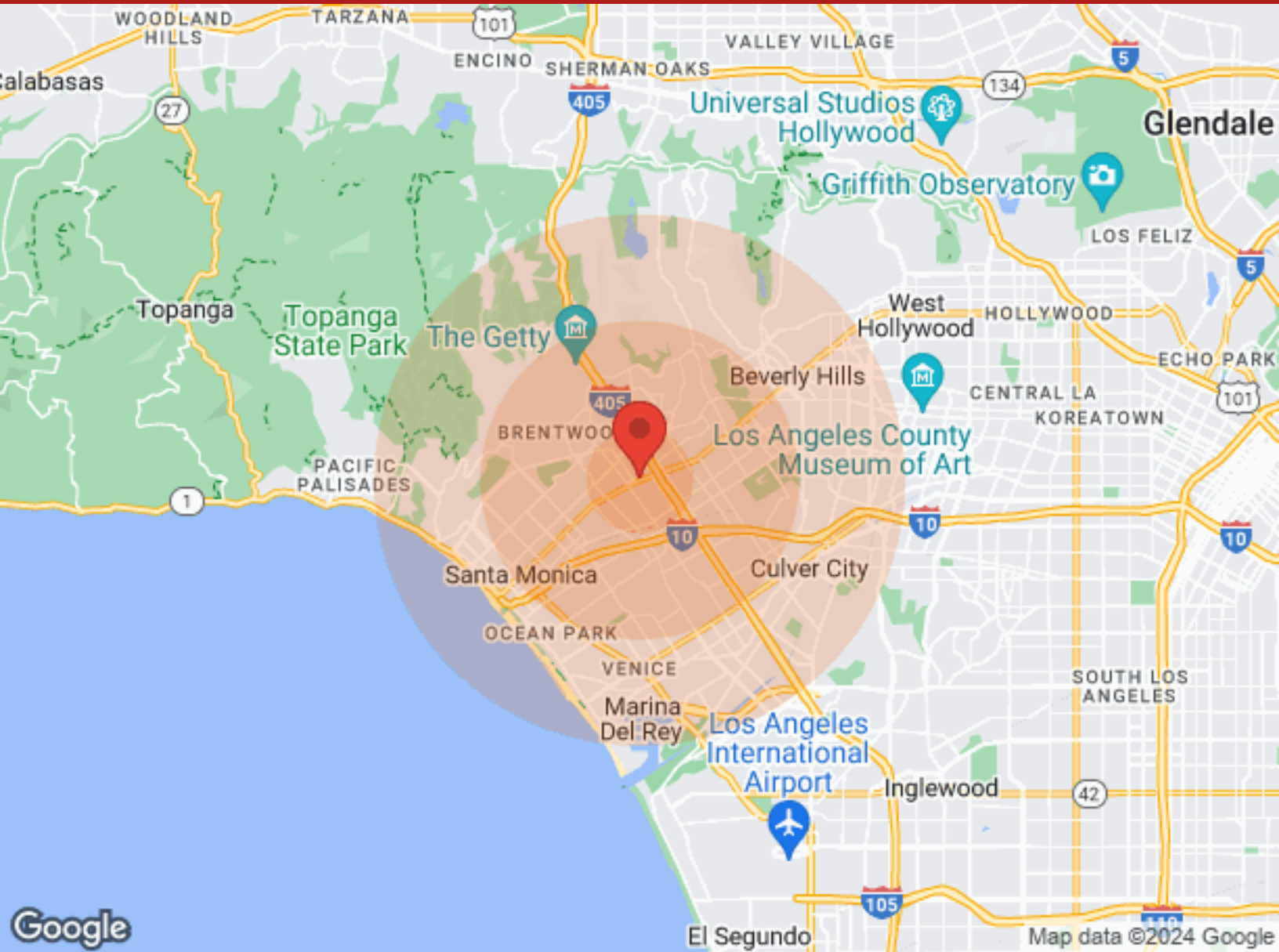
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	24,524	123,740	268,126
Female	25,319	131,872	282,300
Total Population	49,843	255,612	550,426
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,473	32,649	73,167
Ages 15-24	2,524	21,029	47,289
Ages 25-54	29,185	125,703	256,002
Ages 55-64	6,144	33,501	77,001
Ages 65+	6,517	42,730	96,967
Race	1 Mile	3 Miles	5 Miles
White	32,291	183,797	399,875
Black	997	5,588	19,879
Am In/AK Nat	61	185	544
Hawaiian	4	36	99
Hispanic	7,559	32,899	93,395
Multi-Racial	11,446	47,376	125,446

Income	1 Mile	3 Miles	5 Miles
Median	\$69,977	\$80,499	\$76,266
< \$15,000	2,767	13,876	28,430
\$15,000-\$24,999	1,997	8,429	19,286
\$25,000-\$34,999	1,826	7,727	18,133
\$35,000-\$49,999	2,857	11,824	26,440
\$50,000-\$74,999	4,529	17,727	39,912
\$75,000-\$99,999	3,691	13,255	28,817
\$100,000-\$149,999	4,187	17,546	38,761
\$150,000-\$199,999	1,942	9,220	19,496
> \$200,000	2,019	16,684	35,367
Housing	1 Mile	3 Miles	5 Miles
Total Units	28,681	131,466	290,413
Occupied	26,226	121,638	267,471
Owner Occupied	6,057	45,499	99,639
Renter Occupied	20,169	76,139	167,832
Vacant	2,455	9,828	22,942

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