

BUSINESS OPPORTUNITY

Ice Cream Business
11037 Santa Monica Blvd., Los Angeles, CA 90025



www.parcommercial.com

JOHN MOUDAKIS
310.395.2663 x116

JOHNM@PARCOMMERCIAL.COM

Lic# 01833441

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.

Property Characteristics

11037 Santa Monica Blvd, Los Angeles, CA 90025

SIZE: Approximately 868 square feet

RATE: \$4,900 per per month, NNN

ASSET SALE: \$99,000

AVAILABLE: Immediately

PARKING: Parking lot for customers

TERM: To be negotiated

- CAM and water included in the monthly rent
- Profitable business with valid health and operating permits
- 30' store front
- Walk-in refrigerator and freezer
- Ideal location for ice cream or sandwich/coffee concept
- Affluent Westside neighborhood



www.parcommercial.com

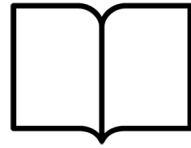
All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent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

JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441



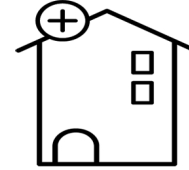


Housing Units
26,920

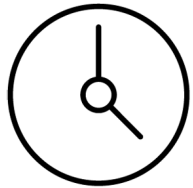


1-MILE RADIUS

Educational Attainment
67%
with college or higher degree



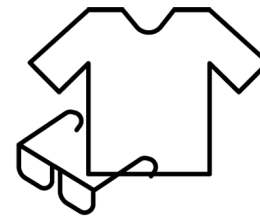
Median Home Value
\$1,037,597



Estimated Population
49,215



Average Household Income
\$126,028



Apparel, Food/Entertainment & Services
\$383,069
yearly consumer spending

POPULATION

2029 Projected Population
2024 Estimated Population
2020 Census Population
Growth 2024-2029
Growth 2020-2024

1-MILE RADIUS

48,623
49,215
46,163
-1.20%
6.61%

3-MILE RADIUS

289,521
294,182
283,249
-1.58%
3.86%

5-MILE RADIUS

617,011
628,904
613,506
-1.89%
2.51%

2024 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +

\$50,000-\$74,999
\$75,000-\$99,000
\$100,000 +

3,087
2,595
11,632
17,314
\$126,028
23,785

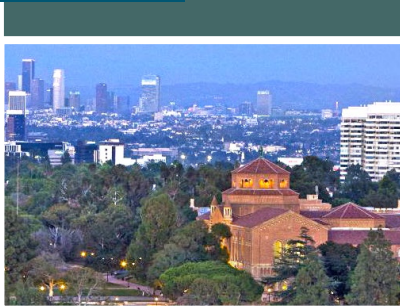
14,914
13,154
65,126
93,194
\$134,830
127,255

32,955
29,310
147,287
209,552
\$136,672
285,318

TOTAL

2024 Estimated Average HH Income
2024 Estimated Households





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 49,215. 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!**

