

FOR LEASE
BRENTWOOD

11723-11725 BARRINGTON CT
LOS ANGELES, CA 90049



CONTACT US :

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CBRE

HIGHLIGHTS



11725 BARRINGTON CT

Size: ±1,112 SF

Rate: Upon Request

NNN: Appx \$2.00 PSF

11723 BARRINGTON CT

Size: ±2,139 SF

Rate: Upon Request

NNN: Appx \$2.00 PSF

Available January 1, 2025



11723 - 2nd Gen + Kitchen (Hood)
11725 - Non-Hood Food Use



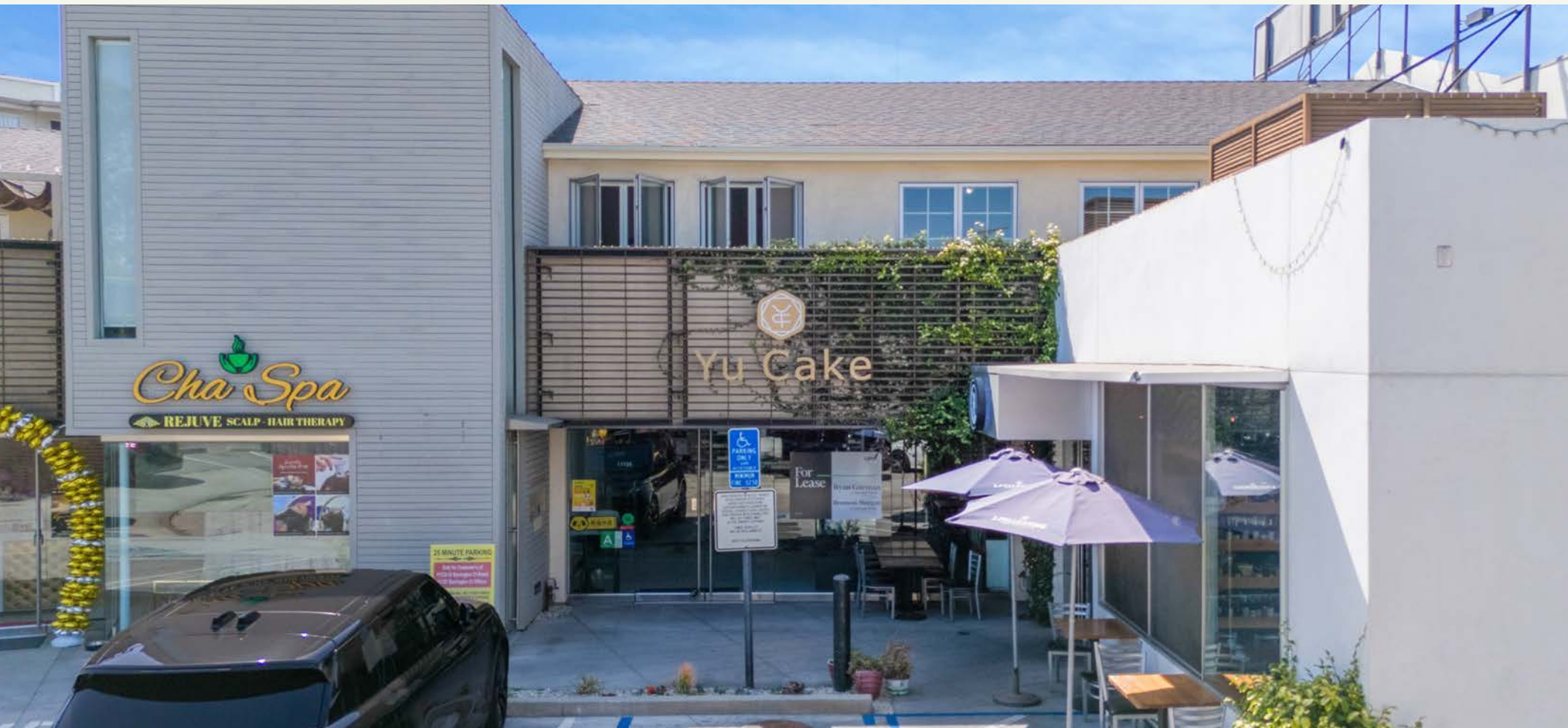
Plentiful Metered Parking on
Barrington Ct. and around
Barrington Village



Equipped with 200 AMPS



High Co-Tenancy, High Foot Traffic



HEART OF BRENTWOOD

THE GETTY

405 FREEWAY

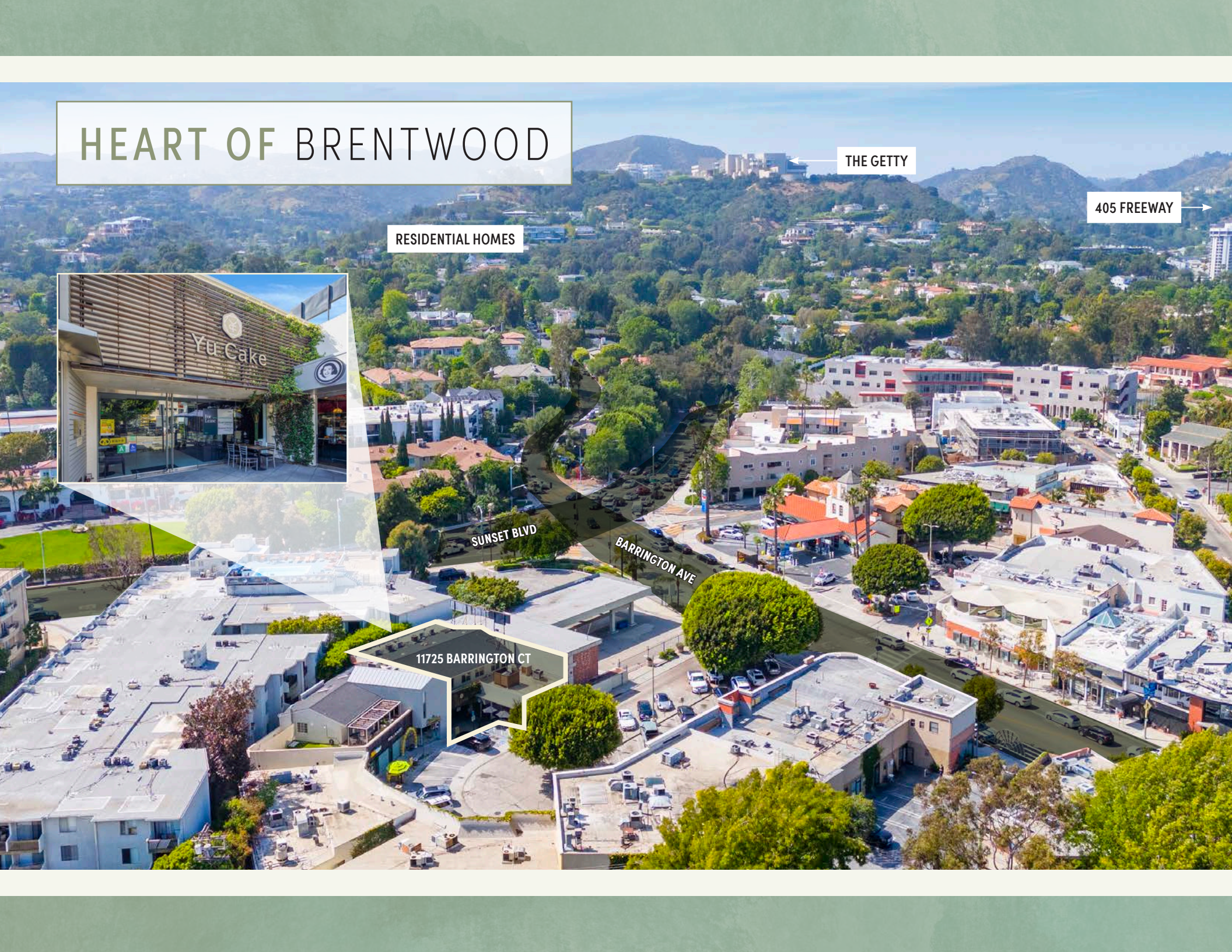
RESIDENTIAL HOMES



SUNSET BLVD

BARRINGTON AVE

11725 BARRINGTON CT





NON-HOODED FOOD USE SPACE FOR LEASE!

This space is situated in the heart of Barrington Village in Brentwood. The space is equipped and ready as a non-hooded food use perfect for boba, ice cream or a cafe! Be a part of the mix and join co-tenants like Maria's, Soom Soom, Clark Street, milk, Divino, bellacures and more!



INTERIOR



FLOOR PLAN



PARKING

11725 BARRINGTON CT

SKIN LAUNDRY

SUBWAY

THE YOGURT SHOPPE

KNOCKOUT BEAUTY

MARIA'S ITALIAN KITCHEN

BRENTWOOD VILLAGE CLEANERS

SHARED PARKING

PET JOY
GOOD EYE OPTOMETRY
COBBLER'S BENCH SHOE REPAIR

DIVINO RESTAURANT
BELLACURES

ORANGE TWIST
SOOM SOOM
CLARK STREET
MILK
STARBUCKS

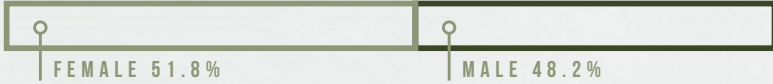


BRENTWOOD

92,429
RESIDENTS



35.8
MEDIAN AGE



89.6%
OWN



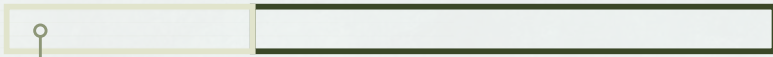
56%
RENT



41%
COMPLETED 4 YEARS OF COLLEGE OR HIGHER



87.3% EMPLOYED
86.6% WHITE COLLAR WORKERS



33.1%
GRADUATE OR PROFESSIONAL DEGREE

81,863

TOTAL
HOUSEHOLDS

\$178k

AVERAGE HOUSEHOLD
INCOME

\$1.7M

MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS

DEMOGRAPHICS



	.5 MILES	1 MILE	3 MILES
POPULATION			
2023 Population - Current Year Estimate	5,399	23,916	190,107
2028 Population - Five Year Projection	5,298	23,594	191,565
2023-2028 Annual Population Growth Rate	-0.38%	-0.27%	0.15%



	.5 MILES	1 MILE	3 MILES
HOUSEHOLDS			
2023 Households - Current Year Estimate	2,466	11,079	81,863
2028 Households - Five Year Projection	2,425	10,987	83,215
2023-2028 Annual Household Growth Rate	-0.33%	-0.17%	0.33%
2023 Average Household Size	1.99	2.09	2.07



	.5 MILES	1 MILE	3 MILES
HOUSING INCOME			
2023 Average Household Income	\$213,844	\$212,171	\$178,437
2028 Average Household Income	\$243,356	\$238,017	\$204,069
2023 Median Household Income	\$134,230	\$134,283	\$111,964
2028 Median Household Income	\$156,757	\$153,913	\$131,014
2023 Per Capita Income	\$95,313	\$98,009	\$77,828
2028 Per Capita Income	\$108,537	\$110,481	\$89,602



	.5 MILES	1 MILE	3 MILES
EDUCATION			
2023 Population 25 and Over	4,162	17,060	129,353
HS and Associates Degrees	1,026	2,952	28,485
Bachelor's Degree or Higher	3,042	13,786	95,922



	.5 MILES	1 MILE	3 MILES
HOUSING UNITS			
2023 Housing Units	2,634	12,165	91,394
2023 Vacant Housing Units	168	1,086	9,531
2023 Occupied Housing Units	2,466	11,079	81,863
2023 Owner Occupied Housing Units	1,187	4,776	30,658
2023 Renter Occupied Housing Units	1,279	6,303	51,205



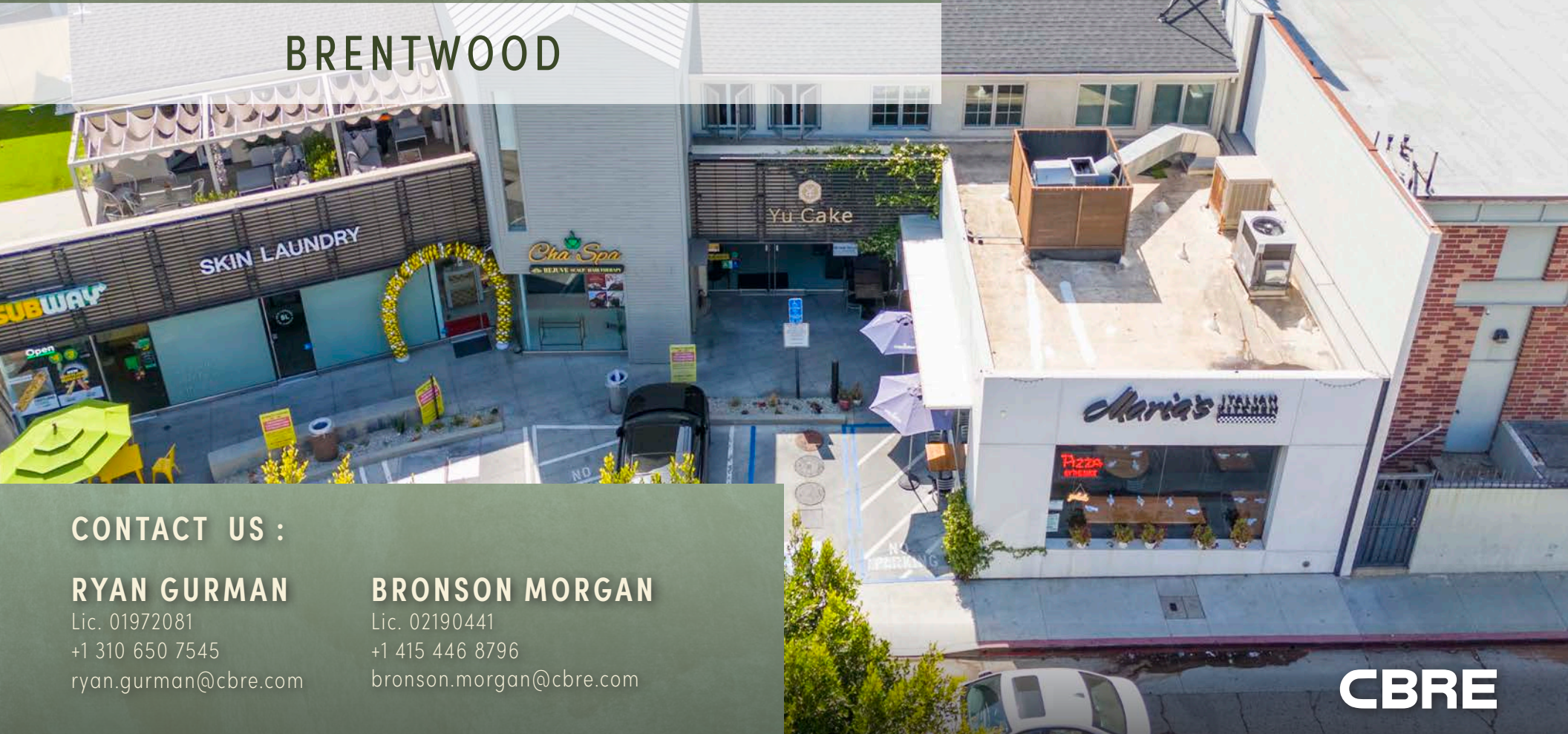
	.5 MILES	1 MILE	3 MILES
PLACE OF WORK			
2023 Businesses	380	1,762	18,612
2023 Employees	3,030	12,048	257,495

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