

FOR LEASE

11632 BARRINGTON CT
LOS ANGELES, CA 90049

BRENTWOOD



CONTACT US : **RYAN GURMAN**
+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

BRONSON MORGAN
+1 415 446 8796
bronson.morgan@cbre.com
Lic. 02190441

CBRE

HIGHLIGHTS



11632 BARRINGTON CT
Size: ±4,000 SF
Rate: \$4.00 PSF/Mo. NNN



Flagship Retail Space



Plentiful Metered Parking on Barrington Ct. and around Barrington Village



Equipped with 200 AMPS



High Co-Tenancy, High Foot Traffic



Back Loading Dock with Roll Up Door Access



LOCAL HAPPENINGS



ANTHONY'S FLOWERS

76 GAS STATION

BELWOOD BAKERY

PEPPONE ITALIAN RESTAURANT

NATURAL PILATES

BRENT AIR PHARMACY

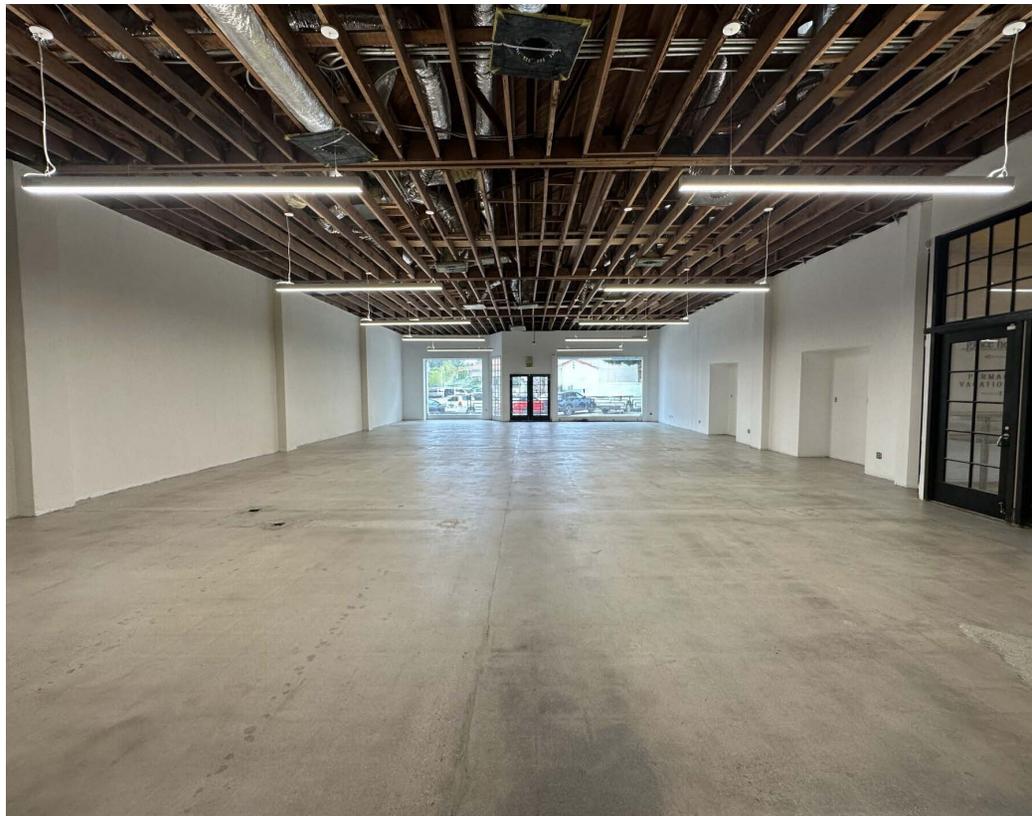


FLAGSHIP RETAIL OPPORTUNITY—FOR LEASE!

This property features prime retail location in the heart of Brentwood at Barrington Village. This flagship retail or creative space has high visibility and tremendous signage. This is the chance to be part of the mix of co-tenants such as Belwood Bakery, Natural Pilates, BrentAir Pharmacy, Starbucks and more!



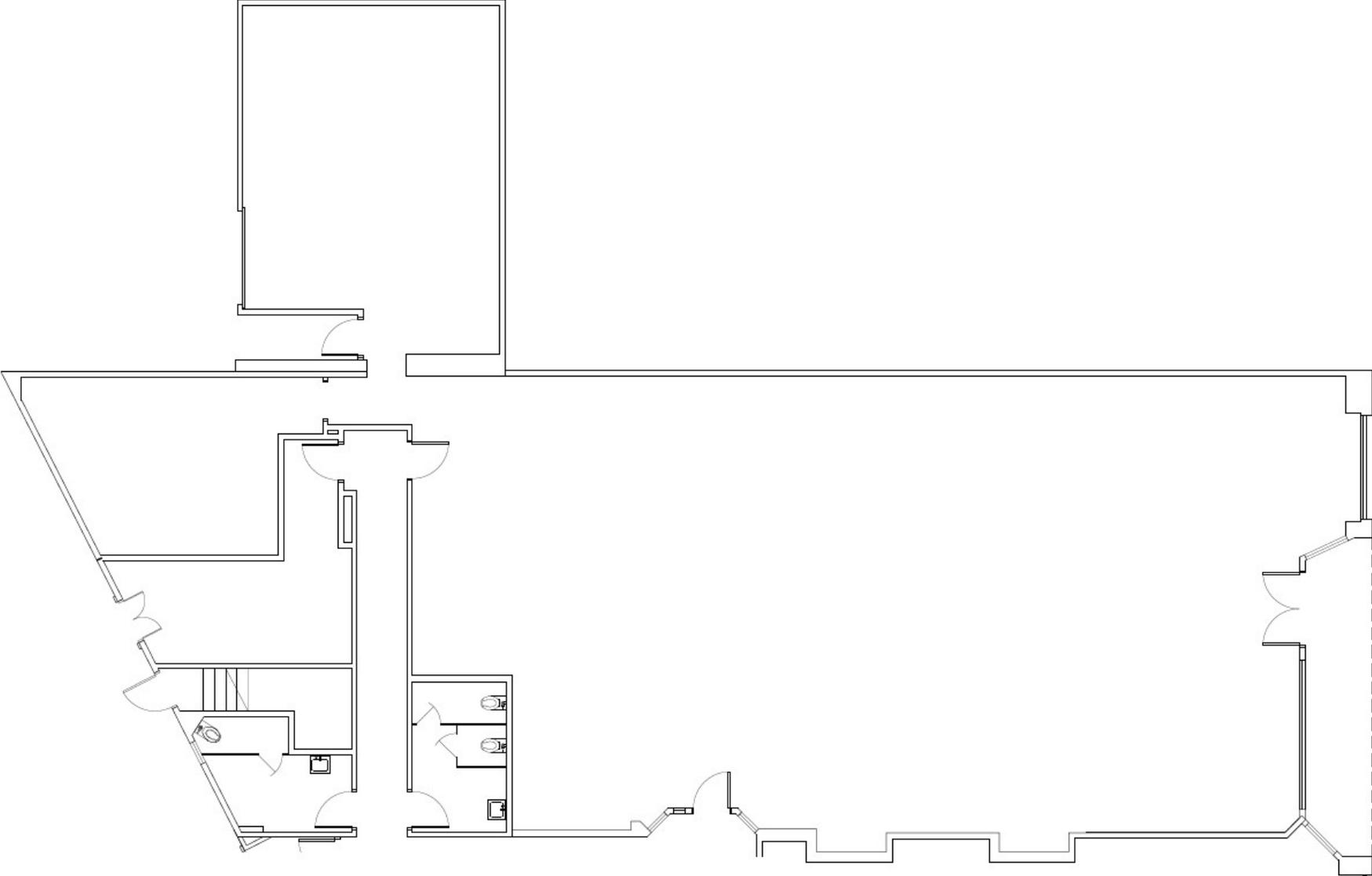
INTERIOR



LOADING AREA



FLOOR PLAN



HEART OF BRENTWOOD



CENTURY CITY

UCLA

405 FREEWAY

HEROES GOLF COURSE

BRENTWOOD SCHOOL

VETERANS BARRINGTON PARK

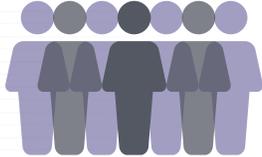
SUBJECT PROPERTY

CHEVRON GAS STATION

BARRINGTON AVE

BRENTWOOD

87,960
RESIDENTS



35.4
MEDIAN AGE



53.0%
RENT



37.8%
OWN



81,709

TOTAL
HOUSEHOLDS

\$209k

AVERAGE HOUSEHOLD
INCOME

\$1.9M

MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2025 Population - Current Year Estimate	22,903	104,769	185,530
2030 Population - Five Year Projection	22,486	103,987	184,732
2020 Population - Census	23,700	107,080	188,258
2010 Population - Census	23,019	98,842	176,399
2020-2025 Annual Population Growth Rate	-0.65%	-0.41%	-0.28%
2025-2030 Annual Population Growth Rate	-0.37%	-0.15%	-0.09%



HOUSEHOLDS

2025 Households - Current Year Estimate	10,780	42,515	81,709
2030 Households - Five Year Projection	10,780	43,065	83,068
2020 Households - Census	10,740	42,077	79,877
2010 Households - Census	10,675	42,281	78,949
2020-2025 Compound Annual Household Growth Rate	0.07%	0.20%	0.43%
2025-2030 Annual Household Growth Rate	0.00%	0.26%	0.33%
2025 Average Household Size	2.06	2.00	2.02



EDUCATION

2025 Population 25 and Over	15,723	65,524	128,135
HS and Associates Degrees	2,735	13,261	26,809
Bachelor's Degree or Higher	12,726	49,934	96,607



HOUSING INCOME

	1 MILE	2 MILES	3 MILES
2025 Average Household Income	\$241,835	\$205,731	\$208,673
2030 Average Household Income	\$261,440	\$222,824	\$228,007
2025 Median Household Income	\$153,690	\$121,002	\$125,541
2030 Median Household Income	\$171,524	\$138,085	\$146,458
2025 Per Capita Income	\$113,454	\$85,183	\$92,716
2030 Per Capita Income	\$124,880	\$94,106	\$103,367



HOUSING UNITS

2025 Housing Units	11,877	47,637	91,060
2025 Vacant Housing Units	1,097	5,122	9,351
2025 Occupied Housing Units	10,780	42,515	81,709
2025 Owner Occupied Housing Units	4,487	13,494	29,389
2025 Renter Occupied Housing Units	6,293	29,021	52,320



PLACE OF WORK

2025 Businesses	1,567	8,652	16,985
2025 Employees	10,732	107,595	186,194

FOR LEASE

BRENTWOOD

11632 BARRINGTON CT
LOS ANGELES, CA 90049



CONTACT US : **RYAN GURMAN**
+1 310 650 7545
ryan.gurman@cbre.com
Lic. 01972081

BRONSON MORGAN
+1 415 446 8796
bronson.morgan@cbre.com
Lic. 02190441

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.