

FOR LEASE

11632 BARRINGTON CT
LOS ANGELES, CA 90049

BRENTWOOD



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CBRE

HIGHLIGHTS



11632 BARRINGTON CT

Size: ±4,000 SF

Rate: Upon Request



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



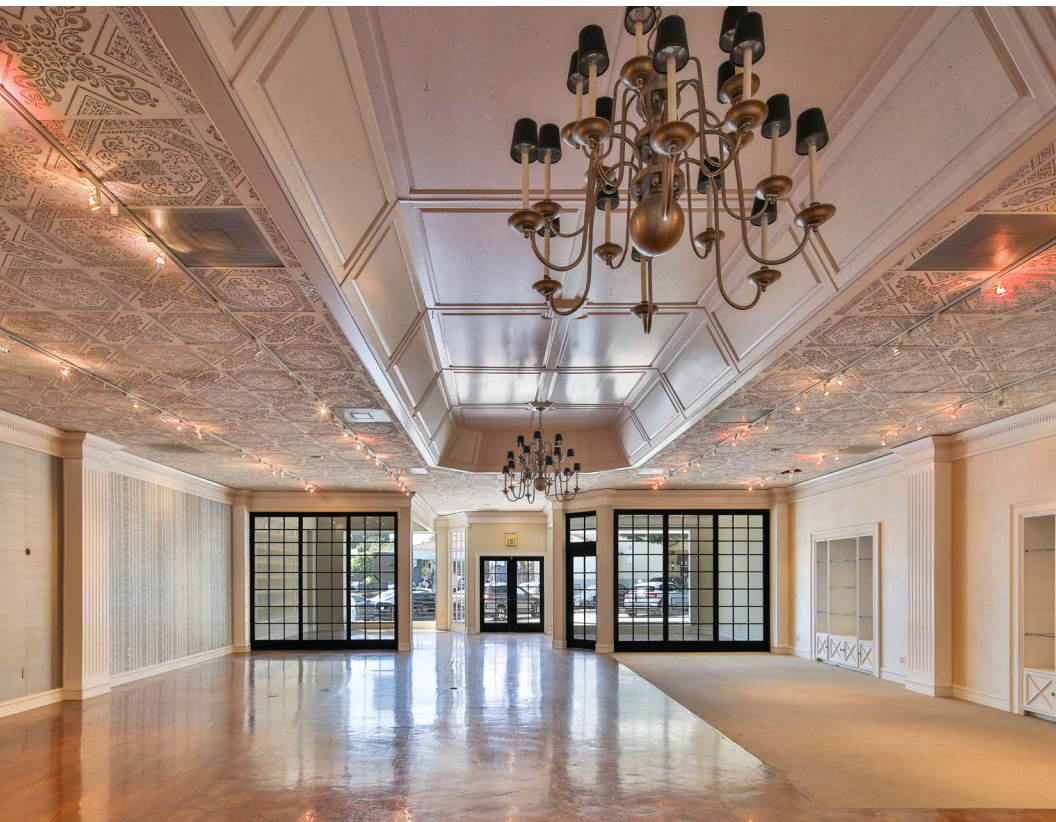


FLAGSHIP RETAIL OPPORTUNITY—FOR LEASE!

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



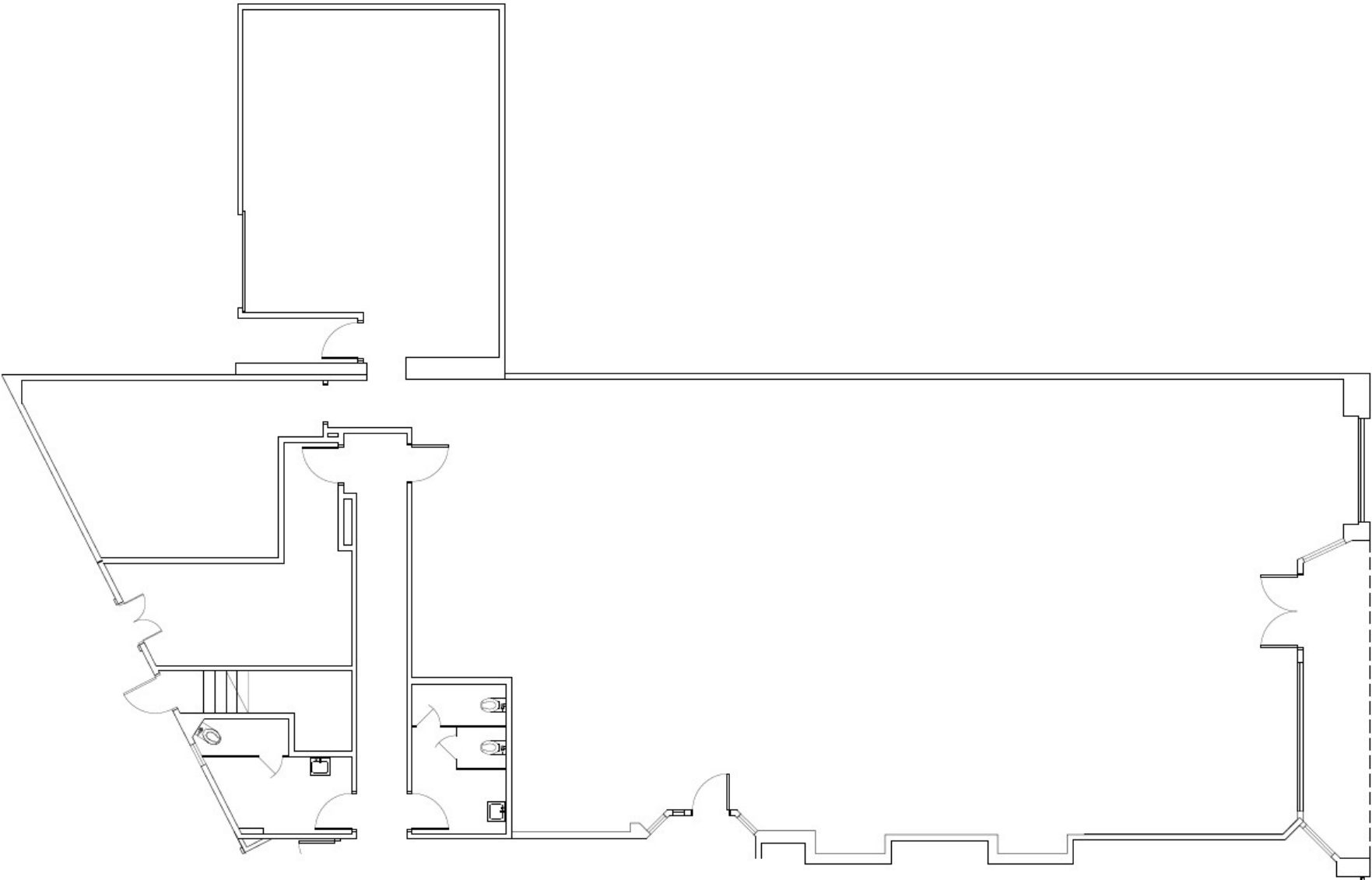
BACK OFFICE/STORAGE AREA



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

92,429
RESIDENTS



35.8
MEDIAN AGE



56 %
RENT



89.6 %
OWN



81,863
TOTAL
HOUSEHOLDS

\$178k
AVERAGE HOUSEHOLD
INCOME

\$1.7M
MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2023 Population - Current Year Estimate	5,399	23,916	190,107
2028 Population - Five Year Projection	5,298	23,594	191,565
2020 Population - Census	5,492	24,367	190,243
2010 Population - Census	5,108	23,580	178,226
2020-2023 Annual Population Growth Rate	-0.52%	-0.57%	-0.02%
2023-2028 Annual Population Growth Rate	-0.38%	-0.27%	0.15%



HOUSEHOLDS

2023 Households - Current Year Estimate	2,466	11,079	81,863			
2028 Households - Five Year Projection	2,425	10,987	83,215			
2010 Households - Census	2,461	11,102	80,162			
2020 Households - Census	2,505	94.0%	11,181	91.4%	81,252	90.3%
2020-2023 Compound Household Growth Rate	-0.48%	-0.28%	0.27%			
2023-2028 Annual Household Growth Rate	-0.33%	-0.17%	0.33%			
2023 Average Household Size	1.99	2.09	2.07			



EDUCATION

2023 Population 25 and Over	4,162	17,060	129,353			
HS and Associates Degrees	1,026	24.7%	2,952	17.3%	28,485	22.0%
Bachelor's Degree or Higher	3,042	73.1%	13,786	80.8%	95,922	74.2%



HOUSING INCOME

	1 MILE	2 MILES	3 MILES
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



HOUSING UNITS

2023 Housing Units	2,634		12,165		91,394	
2023 Vacant Housing Units	168	6.4%	1,098	8.9%	9,531	10.4%
2023 Occupied Housing Units	2,466	93.6%	11,079	91.1%	81,863	89.6%
2023 Owner Occupied Housing Units	1,187	45.1%	4,776	39.3%	30,658	33.5%
2023 Renter Occupied Housing Units	1,279	48.6%	6,303	51.8%	51,205	56.0%



PLACE OF WORK

2023 Businesses	380	1,762	18,612
2023 Employees	3,030	12,048	257,495

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