

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



Equipped with 200 AMPS



Plentiful Metered Parking on Barrington Ct. and around Barrington Village



Back Loading Dock with Roll Up Door Access



LOCAL HAPPENINGS



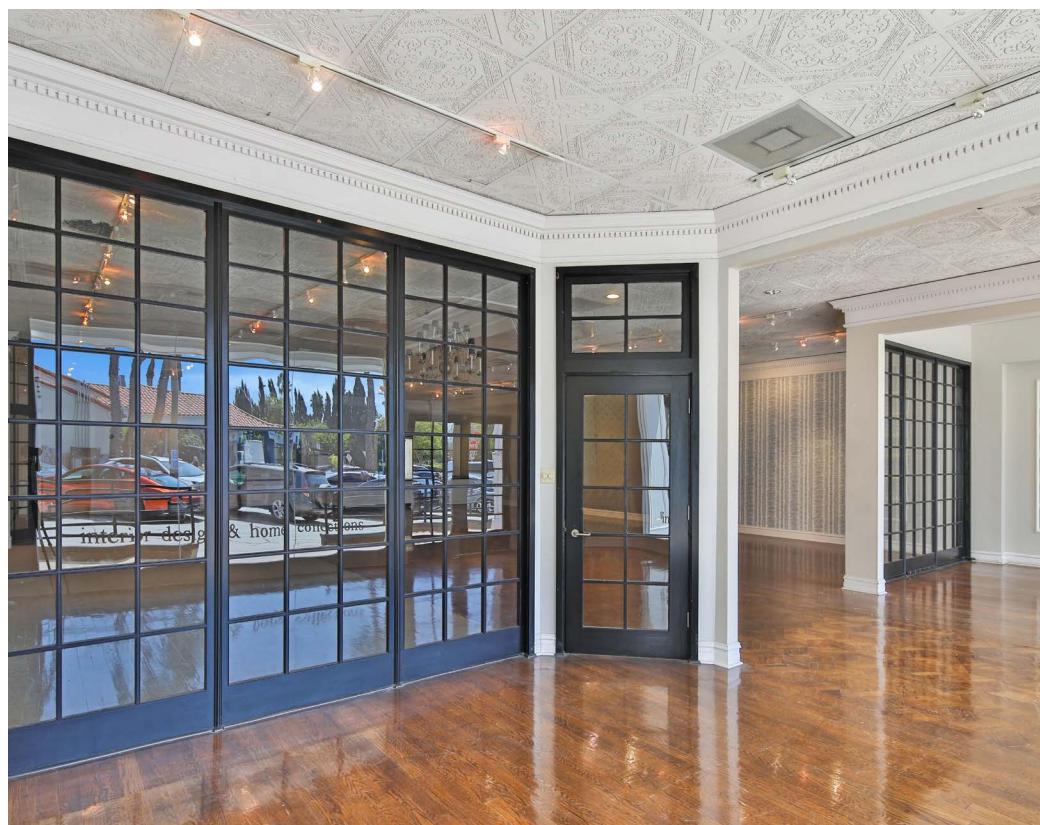


FLAGSHIP RETAIL OPPORTUNITY—FOR LEASE!

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



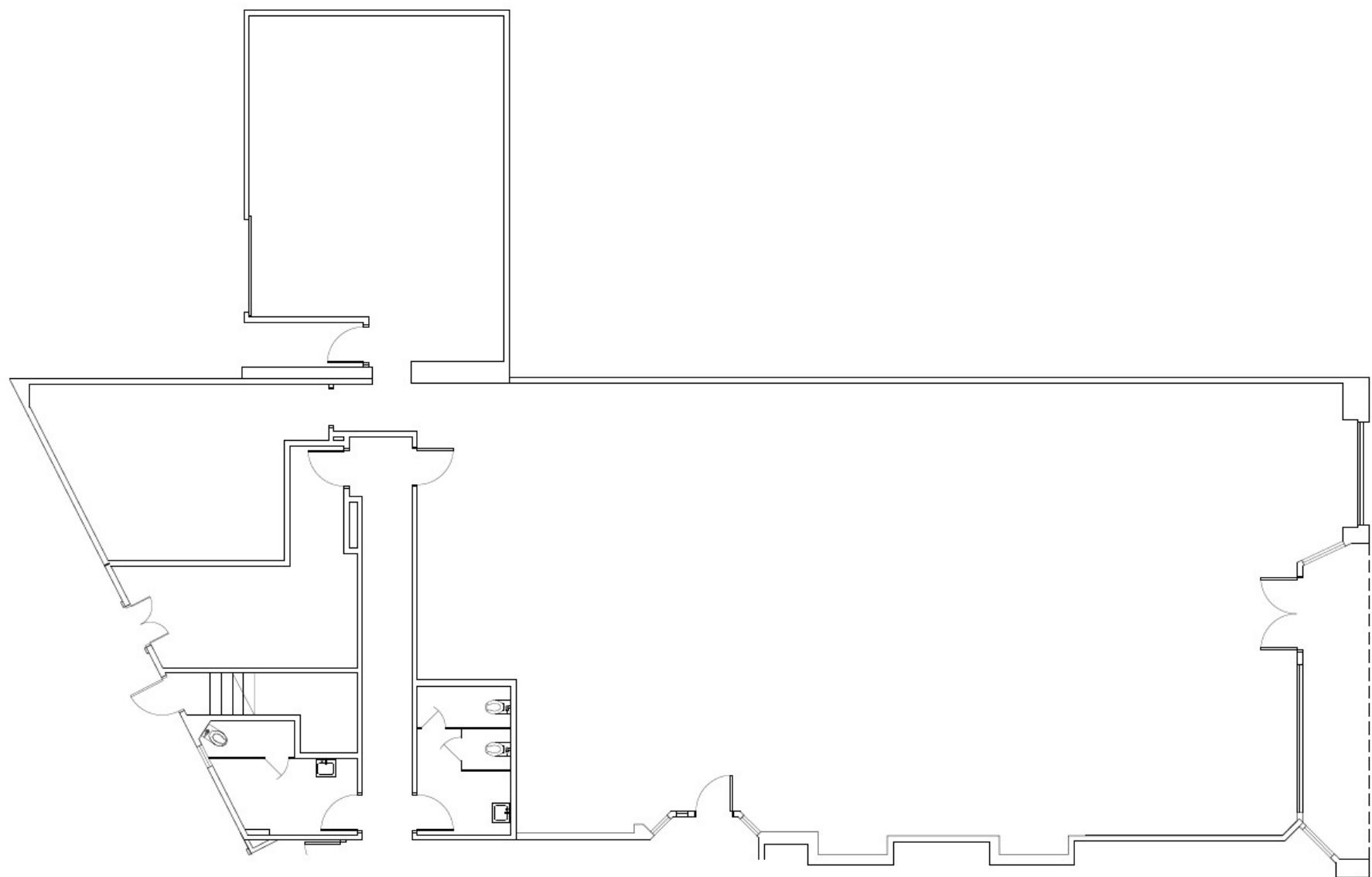
BACK OFFICE/STORAGE AREA



LOADING AREA



FLOOR PLAN

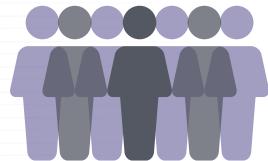


HEART OF BRENTWOOD

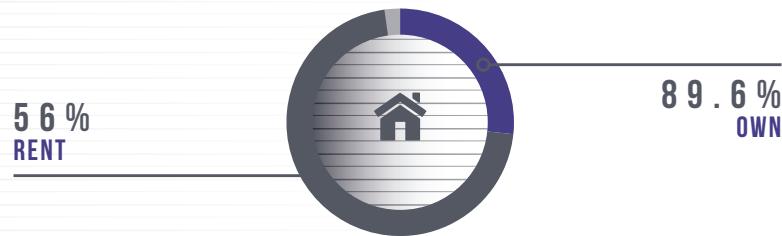


BRENTWOOD

92,429
RESIDENTS



35.8
MEDIAN AGE



81,863
TOTAL
HOUSEHOLDS

\$178K
AVERAGE HOUSEHOLD
INCOME

\$1.7M
MEDIAN VALUE OF
OWNER OCCUPIED
HOUSING UNITS

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES		1 MILE	2 MILES	3 MILES
 POPULATION					HOUSING INCOME		
2023 Population - Current Year Estimate	5,399	23,916	190,107		2023 Average Household Income	\$213,844	\$212,171
2028 Population - Five Year Projection	5,298	23,594	191,565		2028 Average Household Income	\$243,356	\$238,017
2020 Population - Census	5,492	24,367	190,243		2023 Median Household Income	\$134,230	\$134,283
2010 Population - Census	5,108	23,580	178,226		2028 Median Household Income	\$156,757	\$153,913
2020-2023 Annual Population Growth Rate	-0.52%	-0.57%	-0.02%		2023 Per Capita Income	\$95,313	\$98,009
2023-2028 Annual Population Growth Rate	-0.38%	-0.27%	0.15%		2028 Per Capita Income	\$108,537	\$110,481
 HOUSEHOLDS					HOUSING UNITS		
2023 Households - Current Year Estimate	2,466	11,079	81,863		2023 Housing Units	2,634	12,165
2028 Households - Five Year Projection	2,425	10,987	83,215		2023 Vacant Housing Units	168	6.4%
2010 Households - Census	2,461	11,102	80,162		2023 Occupied Housing Units	2,466	93.6%
2020 Households - Census	2,505	94.0%	11,181	91.4%	2023 Owner Occupied Housing Units	1,187	45.1%
2020-2023 Compound Household Growth Rate	-0.48%	-0.28%	0.27%		2023 Renter Occupied Housing Units	1,279	48.6%
2023-2028 Annual Household Growth Rate	-0.33%	-0.17%	0.33%				
2023 Average Household Size	1.99	2.09	2.07		PLACE OF WORK		
 EDUCATION					2023 Businesses	380	1,762
2023 Population 25 and Over	4,162	17,060	129,353		2023 Employees	3,030	12,048
HS and Associates Degrees	1,026	24.7%	2,952	17.3%			
Bachelor's Degree or Higher	3,042	73.1%	13,786	80.8%	95,922	74.2%	257,495

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