

Barrington Square



Retail, Restaurant & Medical Spaces

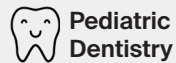
11666 W. Olympic Blvd., Los Angeles, CA 90064



Recently Signed Leases



EDDIE'S EDITION



Available

Size:	±668 SF - ±6,718 SF
Ground Floor Rent:	\$4.00-\$5.00 PSF/Mo., NNN
2nd Floor Rent:	\$3.85 -\$4.25 PSF/Mo., MG
3rd Floor Rent:	\$3.60 -\$4.50 PSF/Mo., MG
NNN:	±\$1.50 PSF/Mo.

Features

- ▶ Join Alloy Personal Training, Eddie's Edition hair salon, and an experienced pediatric dental office (all currently under construction)
- ▶ Spaces can accommodate retail, restaurant, and medical users
- ▶ Ample on site parking with ±100 parking spaces
- ▶ Newly completed retail center with elevator access to all floors, including subterranean parking
- ▶ Rooftop restaurant space available
- ▶ ±58,692 CPD at corner of Olympic Blvd. and Barrington Ave.
- ▶ Centrally located in West Los Angeles with close proximity to 10 and 405 Freeways
- ▶ Available immediately



Signalized Corner of Olympic Blvd. & Barrington Ave.

±58,692 CPD at major West LA intersection



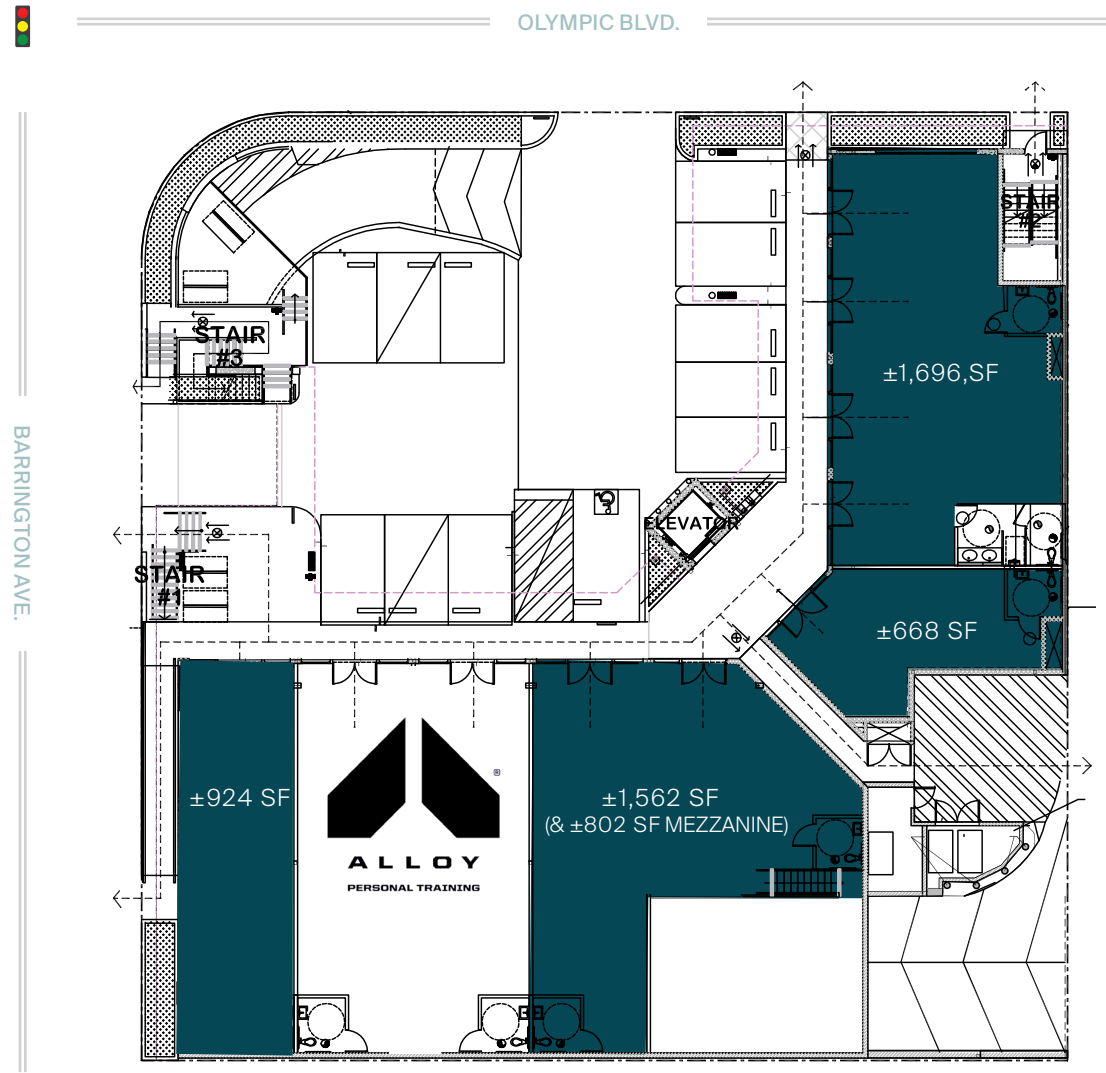
Signalized Corner of Olympic Blvd. & Barrington Ave.

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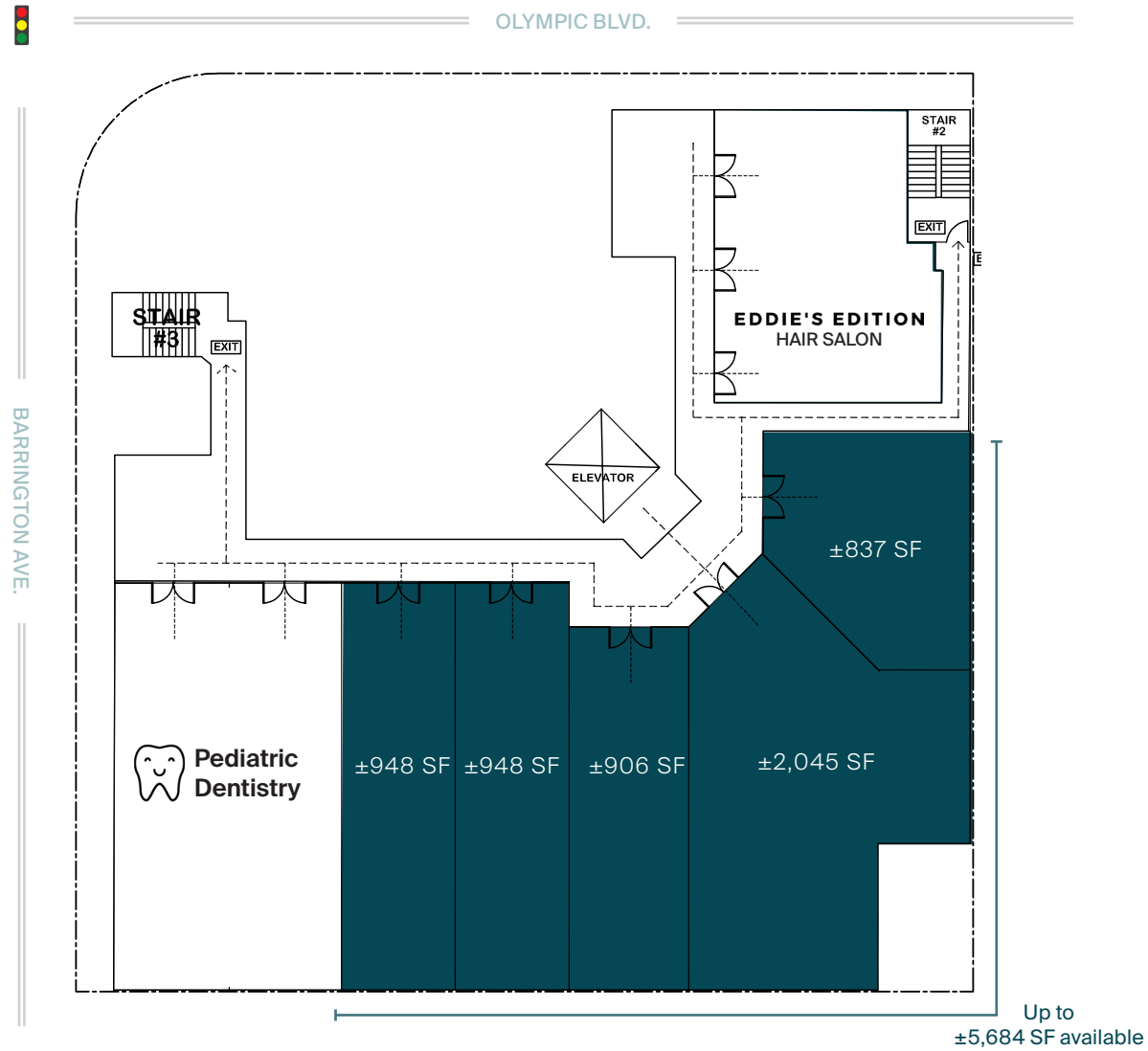
Ground Floor

562 to 1,562 square feet available



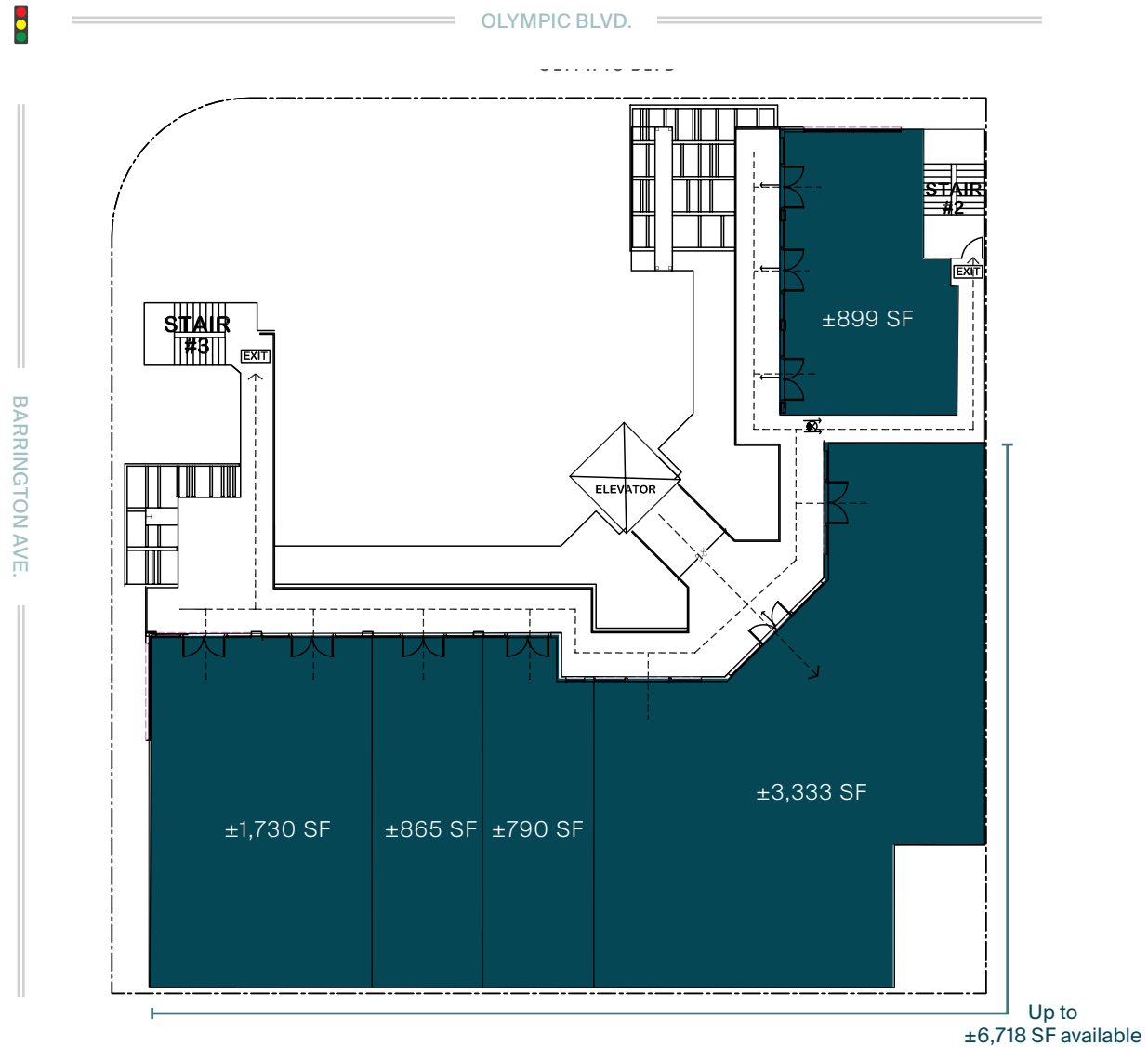
Second Floor

Common restrooms on second floor



Third Floor

Common restrooms on third floor



Exteriors



Highly visible corner in West L.A.



Brand new construction



Elevator access to all floors

Ground Floor



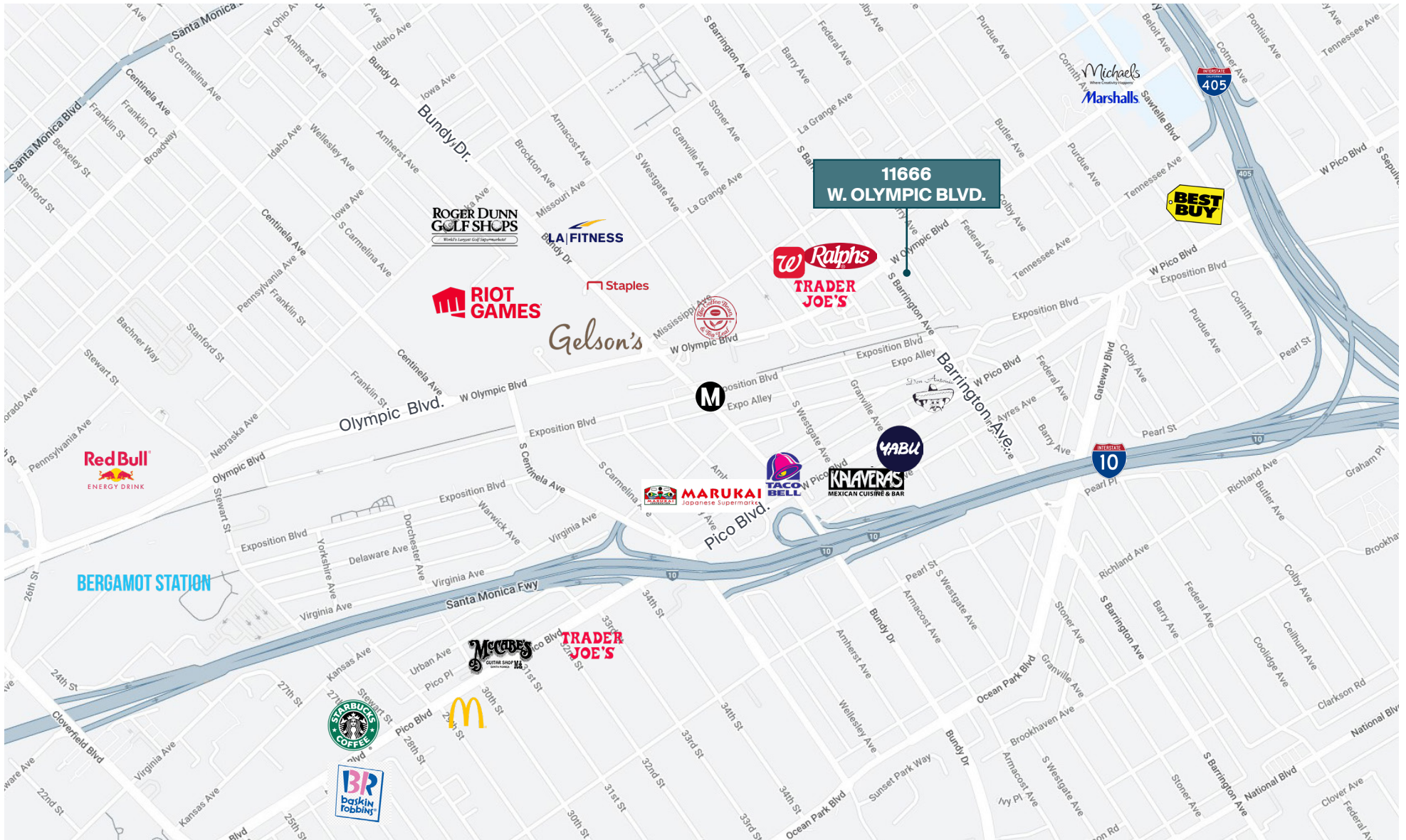
Subterranean Parking

Direct elevator access to parking and all commercial levels



Premier West LA Location

Close proximity to major credit tenants and local favorites



West Los Angeles Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	7,175	41,280	156,310
2030 Projected Population	7,696	41,406	150,550
2020 Census Population	6,410	37,548	146,832
2010 Census Population	5,736	34,871	140,969
Projected Annual Growth 2025 to 2030	1.5%	-	-0.7%
Historical Annual Growth 2010 to 2025	1.7%	1.2%	0.7%
2025 Median Age	35.3	36.3	38.4
HOUSEHOLDS			
2025 Estimated Households	3,371	19,601	72,163
2030 Projected Households	3,728	20,343	71,803
2020 Census Households	3,087	18,516	71,045
2010 Census Households	2,659	16,723	68,189
Projected Annual Growth 2025 to 2030	2.1%	0.8%	-
Historical Annual Growth 2010 to 2025	1.8%	1.1%	0.4%
RACE & ETHNICITY			
2025 Estimated White	45.1%	48.8%	56.0%
2025 Estimated Black or African American	3.8%	4.3%	4.6%
2025 Estimated Asian or Pacific Islander	28.5%	24.0%	20.0%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.6%
2025 Estimated Other Races	21.7%	22.2%	18.7%
2025 Estimated Hispanic	25.5%	25.8%	22.2%
INCOME			
2025 Estimated Average Household Income	\$165,006	\$172,898	\$179,094
2025 Estimated Median Household Income	\$116,360	\$116,470	\$119,070
2025 Estimated Per Capita Income	\$77,625	\$82,223	\$83,048
EDUCATION			
2025 Estimated High School Graduate	12.8%	10.4%	8.9%
2025 Estimated Some College	13.2%	12.2%	11.3%
2025 Estimated Associates Degree Only	5.5%	4.2%	4.8%
2025 Estimated Bachelors Degree Only	36.8%	38.5%	38.6%
2025 Estimated Graduate Degree	26.3%	27.4%	30.7%
BUSINESS			
2025 Estimated Total Businesses	2,188	5,329	19,521
2025 Estimated Total Employees	16,616	42,765	155,741
2025 Estimated Employee Population per Business	76	8.0	8.0
2025 Estimated Residential Population per Business	3.3	7.7	8.0

Your trusted *partners*

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

Jaysen Chiamonte

Jaysen.Chiamonte@kwprealestate.com
310-887-3492
DRE #02145586

Monica Su

Monica.Su@kwprealestate.com
310-887-3570
DRE #02238341

KWPREALESTATE.COM