

FOR LEASE

11155 SANTA MONICA BLVD

LOS ANGELES, CA 90025

2ND GEN. FOOD SPACE OR
PREMIER RETAIL SPACE



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CBRE

THE AREA

WESTWOOD VILLAGE

WILSHIRE CORRIDOR
(LUXURY RESIDENCES)

WESTWOOD GATEWAY
316,633 SF

WEST HOLLYWOOD

CENTURY CITY

11155 SANTA MONICA BLVD
SIZE: ±1,557 SF
RATE: Contact Agents

WESTWOOD GATEWAY
296,496 SF

VARIETY BUILDING
75,769 SF

SANTA MONICA BLVD



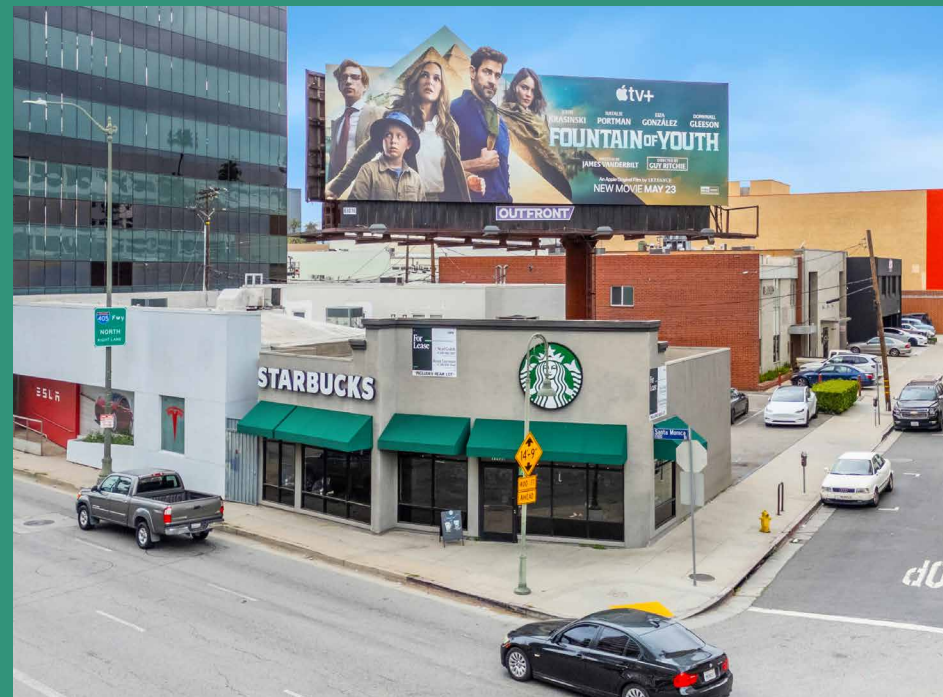


RARE FREE-STANDING BUILDING IN PRIME WEST L.A.

This highly desirable free-standing building offers exceptional visibility in the heart of West Los Angeles. Featuring direct access from both Santa Monica Boulevard and Pontius Avenue, the site includes private rear parking with approximately 13 spaces—a rare amenity in this high-density, high-traffic corridor.

Strategically positioned at the crossroads of Santa Monica, Westwood (UCLA), Century City, and Beverly Hills, the property is surrounded by a concentration of densely occupied Class A office buildings, including Westwood Gateway—a premier professional hub hosting leading financial, consulting, and legal firms, and an adjacent Tesla showroom and service center that draws a steady flow of high-income customers throughout the day. The existing tenant mix enhances daily foot traffic and complements a location already defined by a strong daytime population, exceptional regional connectivity, and close proximity to thousands of working professionals.

With outstanding street frontage, immediate access to the 405 Freeway, and a highly educated, affluent customer base, 11155 Santa Monica Blvd presents a premier opportunity for retail, café, or boutique food service operators, offering both prominence and high visibility in a core West L.A. market.



HIGHLIGHTS



11155 SANTA MONICA BLVD

Size: ±1,557 SF

Rate: Contact Agents



Former Starbucks location



Available July 1, 2025



Great Rear Parking with ±13 spaces



Tremendous Visibility
along Santa Monica Blvd



Heavy daytime
population



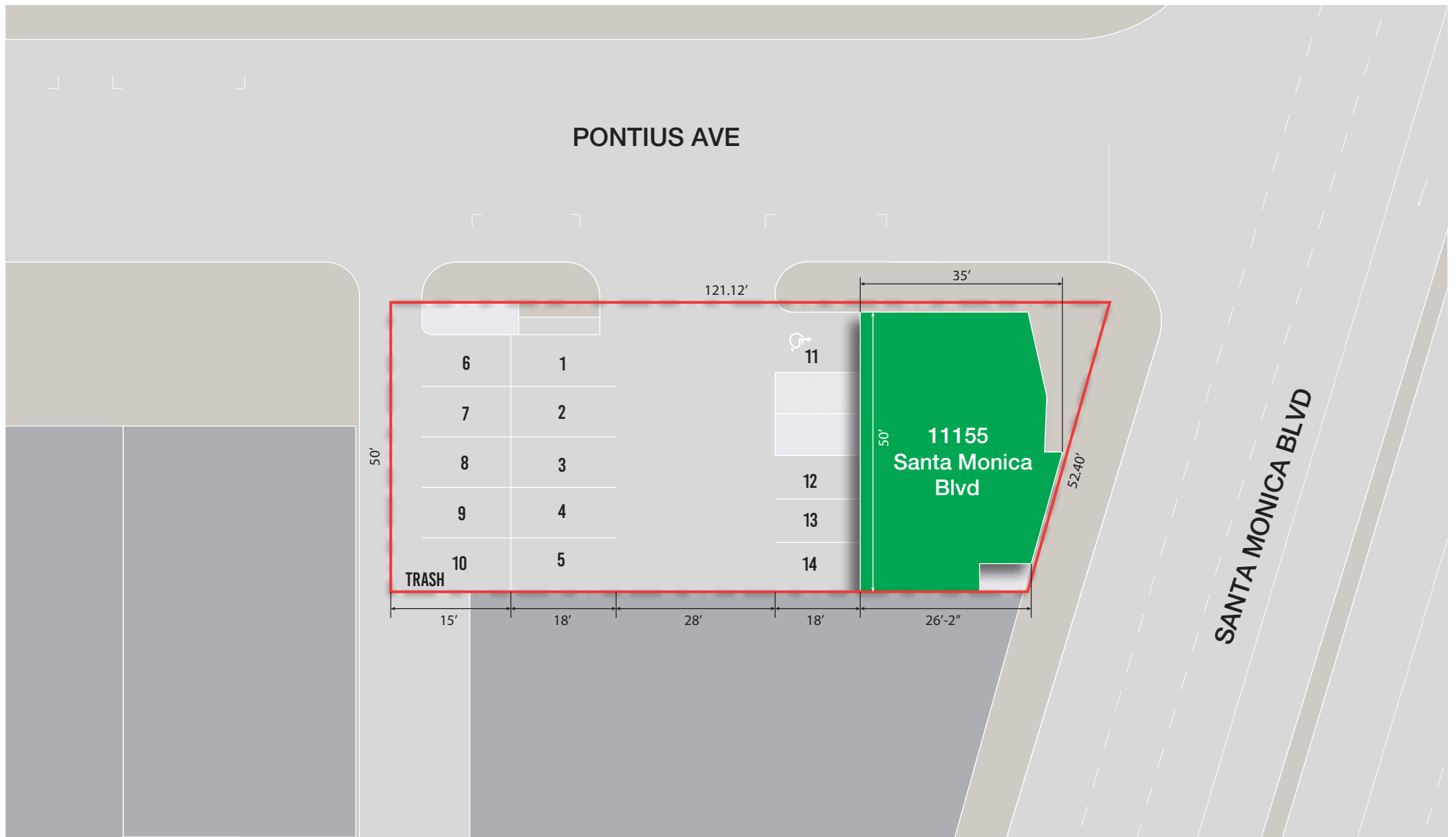
Directly adjacent to 405 freeway



Excellent Frontage on
Santa Monica Blvd

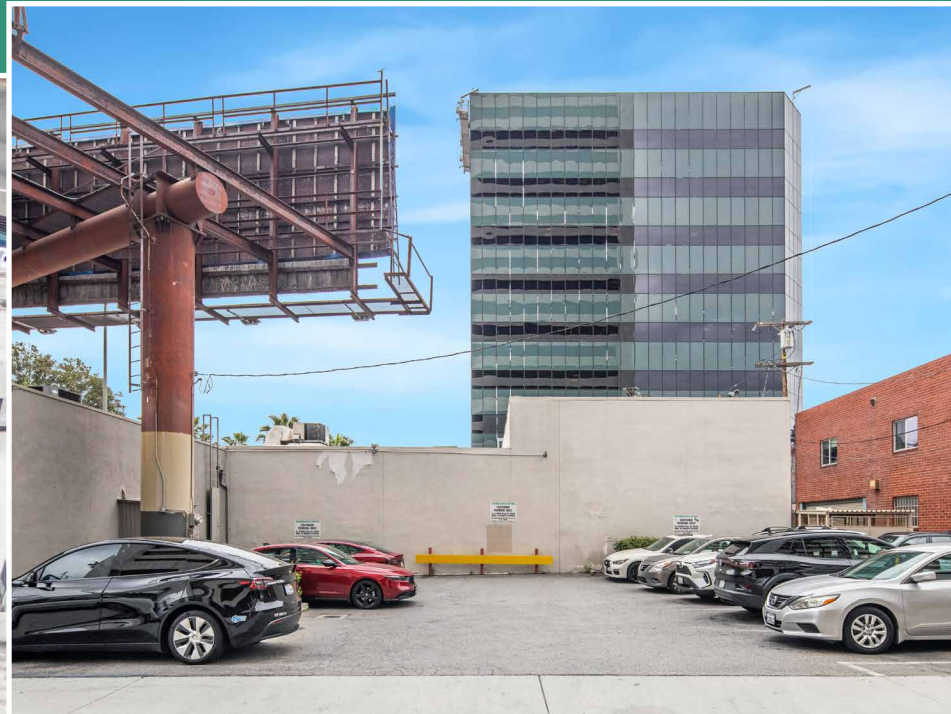


SITE PLAN



DISCLAIMER: THE SITE PLAN MAY BE ROUGH MEASUREMENTS AND DIMENSIONS, NOT DRAWN TO SCALE
NOR MAY BE A COMPLETELY ACCURATE LAYOUT OF THE EXISTING PROPERTY. LESSEE TO CONFIRM.
LESSOR/BROKER MAKE NO REPRESENTATION AS TO ITS ACCURACY.

PARKING

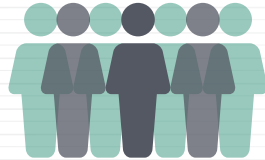


THE AREA



WEST LA

48,010
RESIDENTS



34.4
MEDIAN AGE



66.5%
RENT



21.2%
OWN



\$12BN

YEARLY TOTAL
SPENDING IN CITY
OF WEST LA

\$175k

AVERAGE HOUSEHOLD
INCOME

899k

DAYTIME POPULATION

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2024 Population - Current Year Estimate	48,010	276,007	597,415
2029 Population - Five Year Projection	35,482	117,812	293,380
2020 Population - Census	47,560	281,570	604,349
2010 Population - Census	43,599	265,713	581,164
2020-2024 Annual Population Growth Rate	0.22%	-0.47%	-0.27%
2024-2029 Annual Population Growth Rate	0.18%	0.00%	-0.09%



HOUSEHOLDS

2024 Households - Current Year Estimate	24,413	122,952	278,231
2029 Households - Five Year Projection	25,251	126,353	284,574
2020 Households - Census	23,602	121,629	274,511
2010 Households - Census	22,214	120,177	269,013
2020-2024 Compound Annual Household Growth Rate	0.80%	0.25%	0.32%
2024-2029 Annual Household Growth Rate	0.68%	0.55%	0.45%
2024 Average Household Size	1.91	2.05	2.04



HOUSING INCOME

2024 Average Household Income	\$160,736	\$174,935	\$175,290
2029 Average Household Income	\$187,187	\$200,023	\$200,591
2024 Median Household Income	\$108,444	\$116,746	\$117,229
2029 Median Household Income	\$125,652	\$136,307	\$137,451
2024 Per Capita Income	\$81,701	\$79,019	\$82,068
2029 Per Capita Income	\$97,680	\$92,665	\$96,385



EDUCATION

2024 Population 25 and Over	38,216	200,582	455,066
HS and Associates Degrees	8,340	46,034	115,656
Bachelor's Degree or Higher	28,679	146,898	316,218



HOUSING UNITS

2024 Housing Units	27,832	136,808	308,103
2024 Vacant Housing Units	3,419	13,856	29,872
2024 Occupied Housing Units	24,413	122,952	278,231
2024 Owner Occupied Housing Units	5,912	42,732	96,740
2024 Renter Occupied Housing Units	18,501	80,220	181,491



PLACE OF WORK

2024 Businesses	6,812	28,980	57,911
2024 Employees	50,316	286,138	527,681



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STARBUCKS

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INCLUDES REAR LOT

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CBRE

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