

FOR LEASE RETAIL SPACE
SIGNALIZED CORNER OF PICO & SAWTELLE

2403 SAWTELLE BLVD
WEST LOS ANGELES, 90064



PLEASE DO NOT DISTURB TENANT / APPOINTMENT ONLY

JOHN MOUDAKIS

310.395.2663 X116

JOHNM@PARCOMMERCIAL.COM

LIC# 01833441

JANET MURADIAN

310.855.2049

JANET.MURADIAN@COMPASS.COM

LIC# 01981791



PROPERTY OVERVIEW

2403 SAWTELLE BLVD
WEST LOS ANGELES, CA 90064

SIZE: Approximately 1,400 square feet (1,000 ground floor and 400 square feet mezzanine)

RATE: \$8,000 per month, NNN
(NNN estimated to be \$900 per month)

TERM: 5 years with 5 year option available

PARKING: Large parking lot in rear of property

PROPERTY FEATURES

- » Space can be combined with 11300 Pico Blvd. and/or 11304 ½ Pico Blvd. for a total of 2,000 sf to 5,700 sf
- » Currently operates as Margarita's Hair Salon
- » Excellent visibility on prominent signalized corner
- » Bring us your concept!
- » *Please Do Not Disturb Tenant*



JOHN MOUDAKIS

310.395.2663 X116

JOHNM@PARCOMMERCIAL.COM

LIC# 01833441

JANET MURADIAN

310.855.2049

JANET.MURADIAN@COMPASS.COM

LIC# 01981791



All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

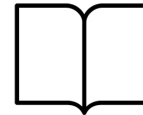
www.parcommercial.com

AREA DEMOGRAPHICS

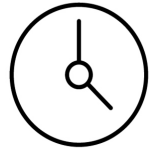
2403 SAWTELLE BLVD
WEST LOS ANGELES, CA 90064



Housing Units
18,894



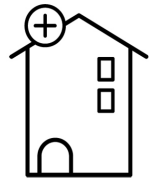
Educational Attainment
65%
with college or higher degree



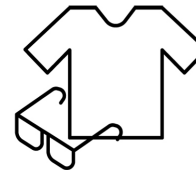
Estimated Population
36,861



Average Household Income
\$151,965



Median Home Price
\$1,096,950



Apparel, Food/Entertainment & Services
\$279,929

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

POPULATION

2030 Proj. Population	37,381	346,425	662,375
2025 Est. Population	36,861	344,331	659,070
2020 Census	34,465	333,931	642,221
Growth 2025-2030	1.41%	0.61%	0.50%
Growth 2020-2025	6.95%	3.11%	2.62%

ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+

\$50,000-\$74,999	2,117	16,858	30,816
\$75,000-\$99,000	1,686	15,457	29,472
\$100,000+	9,284	83,404	167,927
TOTAL:	13,087	115,719	228,215
2025 EST AVERAGE HOUSEHOLD INCOME	\$151,965	\$148,267	\$150,570
2025 EST HOUSEHOLDS	15,606	146,208	290,432

JOHN MOUDAKIS

310.395.2663 X116

JOHNM@PARCOMMERCIAL.COM

LIC# 01833441

JANET MURADIAN

310.855.2049

JANET.MURADIAN@COMPASS.COM

LIC# 01981791



AREA OVERVIEW

2403 SAWTELLE BLVD
WEST LOS ANGELES, CA 90064



JOHN MOUDAKIS

310.395.2663 X116

JOHNM@PARCOMMERCIAL.COM

LIC# 01833441

JANET MURADIAN

310.855.2049

JANET.MURADIAN@COMPASS.COM

LIC# 01981791



All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

www.parcommercial.com

COMMUNITY PROFILE

2403 SAWTELLE BLVD
WEST LOS ANGELES, CA 90064



WEST LOS ANGELES OFFERS EXCEPTIONAL AMENITIES

Fine Restaurant, Hip Boutiques, and Quaint Old World Architecture Situated Amid the Safety and Security of the Upscale Westside

West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 36,861. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.

JOHN MOUDAKIS

310.395.2663 X116

JOHNM@PARCOMMERCIAL.COM

LIC# 01833441

JANET MURADIAN

310.855.2049

JANET.MURADIAN@COMPASS.COM

LIC# 01981791



All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

www.parcommercial.com