

11304 1/2 W. PICO BOULEVARD

West Los Angeles, CA 90064

IDEAL FOR GYM OR RETAIL



FOR LEASE



JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441

RAFAEL PADILLA
310.395.2663 x102
RAFAEL@PARCOMMERCIAL.COM
Lic# 00960188

11304 1/2 W. PICO BOULEVARD West Los Angeles, CA 90064

SIZE: Approximately 3,500 square feet on the ground floor and 1,700 square foot mezzanine

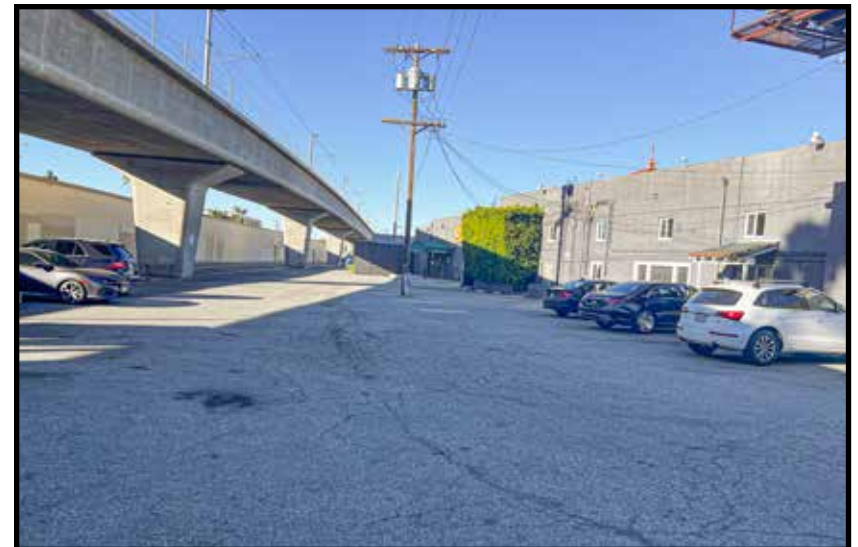
RATE: \$19,000 per month, NNN
(NNN estimated to be \$1,300 per month)

LEASE: 5 years

PARKING: Large surface parking lot as well as metered street parking



- **Previously occupied by world-renowned martial arts studio "World Hwa Rang Do"**
- **Built out with showers**
- **Approximately 16' ceilings**
- **Ideal for martial arts, gym, retail, school or film studio**
- **Signalized corner**
- **Across from Best Buy**



11304 1/2 W. PICO BOULEVARD West Los Angeles, CA 90064

DEMOGRAPHICS



Median Home Value
\$1,055,434



Apparel, Food/Entertainment & Services
\$263,566
2023 yearly consumer spending



Estimated Population
34,099



Housing Units
17,264



Educational Attainment
62%
with college or higher degree



Average Household Income
\$128,266

POPULATION

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

2028 Projected Population	33,801	315,062	616,082
2023 Estimated Population	34,099	320,480	625,618
2010 Census Population	32,070	315,724	610,259
Growth 2023-2028	-0.87%	-1.69%	-1.52%
Growth 2010-2023	6.33%	1.51%	2.52%
2023 HOUSEHOLDS BY HH INCOME \$50,000 +			
\$50,000-\$74,999	2,149	17,991	33,779
\$75,000-\$99,000	1,463	16,377	29,531
\$100,000 +	8,001	71,188	149,006
TOTAL	11,613	105,556	212,316
2023 Estimated Average HH Income	\$128,266	\$128,945	\$135,238
2023 Estimated Households	15,617	143,474	285,424



www.parcommercial.com

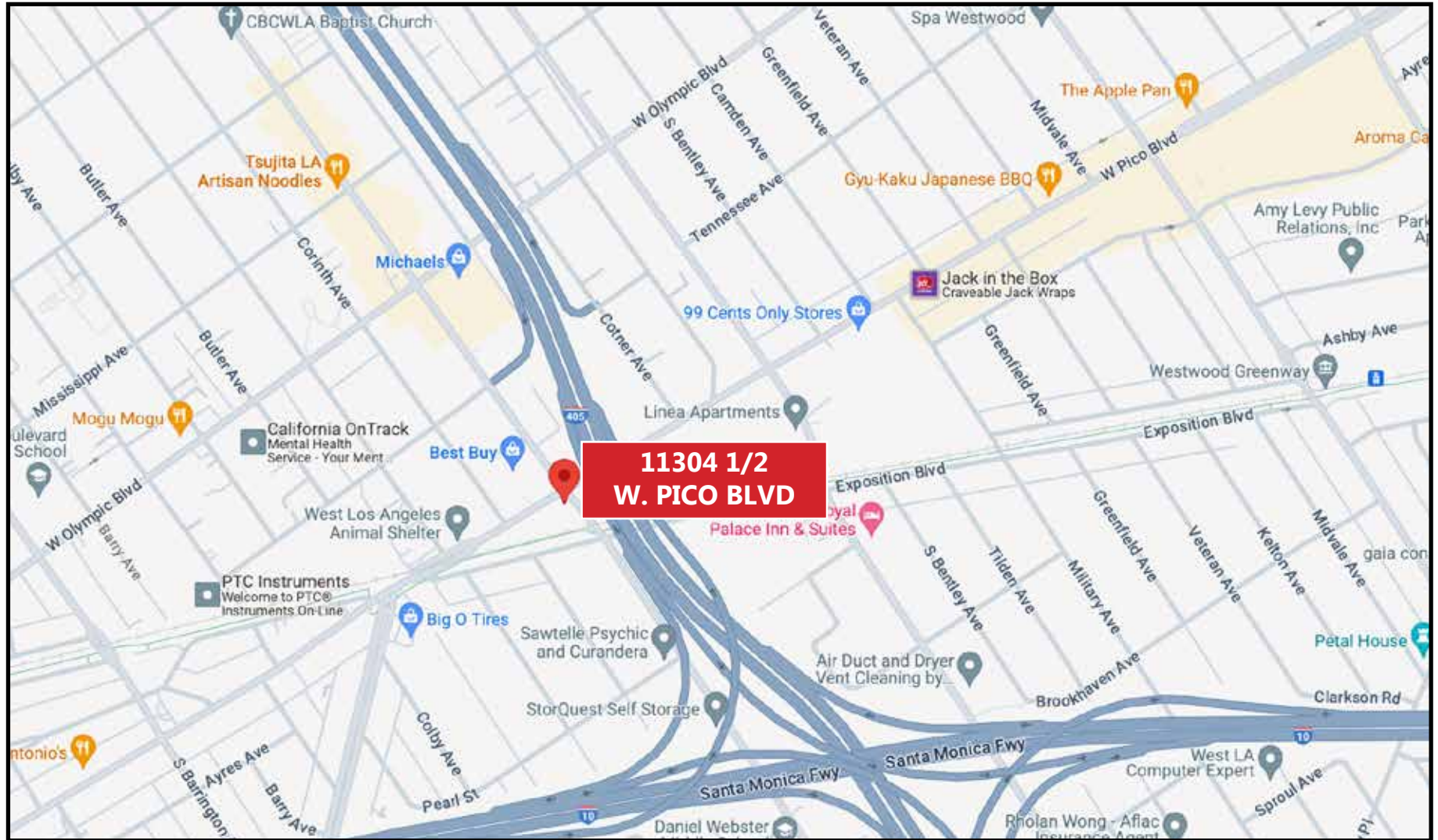
JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441

RAFAEL PADILLA
310.395.2663 x102
RAFAEL@PARCOMMERCIAL.COM
Lic# 00960188

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.

11304 1/2 W. PICO BOULEVARD West Los Angeles, CA 90064

AREA
MAP



www.parcommercial.com

JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441

RAFAEL PADILLA
310.395.2663 x102
RAFAEL@PARCOMMERCIAL.COM
Lic# 00960188

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.



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 15,582, with approximately 12,061 people per square mile. 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.



**West Los Angeles Offers Everything:
Restaurants, boutiques & quaint Old World architecture, nestled in the safety of the posh West Side!**

