

FOR LEASE

RETAIL | MEDICAL | FITNESS | OFFICE

SPACE AVAILABLE

INTERSTATE
10
150,539 VPD

TRAFFIC COUNT
33,220 VPD

TRAFFIC COUNT
22,041 VPD

12212
W. PICO BOULEVARD
LOS ANGELES, CA

PROPERTY FEATURES

APN 4259-040-003

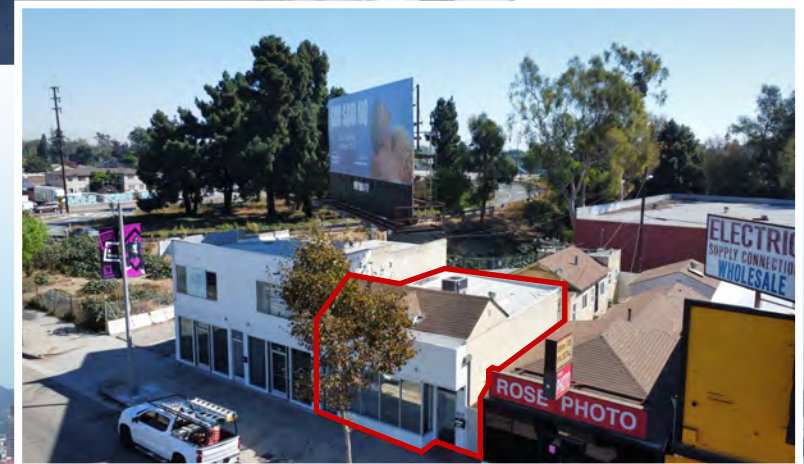
SIZE 462 SF

PREVIOUS USE Delivery Services

ZONING LAC2

CITY JURISDICTION Los Angeles

PARKING 1 Space Included for Tenant



LOCATION HIGHLIGHTS



Prime Location in the Heart of West Los Angeles



High Traffic Counts | Bundy & Pico \pm 86,889 VPD



Conveniently Located with Easy Access to I-405 & I-10



Multiple Dining, Fitness, Entertainment, & Shopping Options

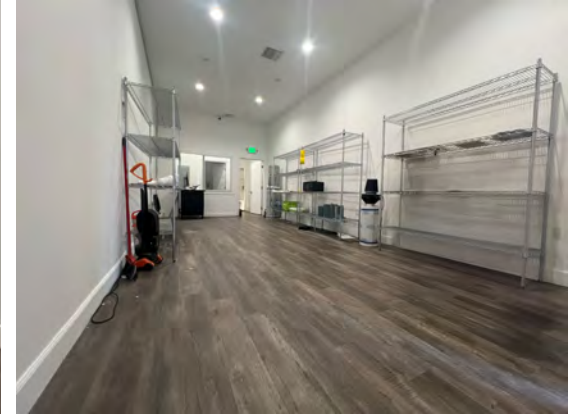
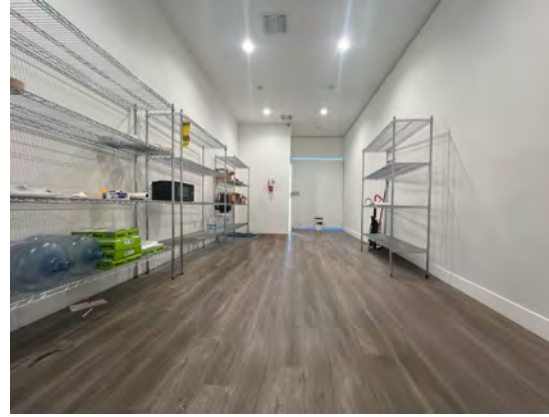


Affluent Demographic Profile Area



2

PROPERTY PHOTOS



AMENITIES MAP

BERGAMOT STATION

Entertainment/Galleries

Peter Fetterman Gallery
 Gallery Luisotti
 Duncan Miller Gallery
 Shoshana Wayne Gallery
 Carig Krull Gallery
 Skidmore Contemporary Art
 Richard Heller Gallery
 Leslie Sacks Gallery
 Robert Berman Gallery
 Laura Korman Gallery

TAG Gallery
 Andrew Weiss Gallery
 William Turner Gallery
 Lora Schlesinger Gallery
 Louis Lambert Gallery/GFA
 Latin American Masters
 Schomburg Gallery
 Building Bridges Art Exchange
 Ruth Bochofner Gallery
 Suzanne Feslsen

Rose Gallery
 FIG Gallery
 ESSNTL Gallery
 njh Gallery
 Williams A. Karges Fine Art
 Copro Gallery
 SilkIn/Secant Gallery
 Sloan Projects
 Revolver Gallery
 City Garage

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 FIG Gallery
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Restaurants

Bergamot Cafe
 Lime

Retail

Lilla Bello Studio Fine Florals & Gifts



LEGEND

- RESTAURANTS
- RETAIL
- CAFES & JUICE SHOP
- FITNESS
- SERVICES
- ATTRACTIONS
- HOTELS
- SCHOOLS

(See Following Page)

AMENITIES MAP KEY

RESTAURANTS

- 1 Tiato Asian Restaurant
- 2 Le Petit Cafe
- 3 Bondi Harvest
- 4 Z Garden Mediterranean
- 5 Pot and Pan
- 6 Back on Broadway
- 7 McDonald's
- 8 Carl's Jr
- 9 Busby's West
- 10 Santa Monica Brew Works
- 11 Happy Sushi & Izakaya
- 12 Greek Kabob
- 13 Tacos Por Favor
- 14 Good Stuff Burgers
- 15 North End Italian
- 16 Jersey Mike's Subs
- 17 Subway
- 18 Daily Grill
- 19 The Upper West
- 20 Viet Noodle Bar
- 21 Caprice Fine Pastries
- 22 Valentino Italian
- 23 Wienerschnitzel
- 24 Lares Restaurant
- 25 Rea's Restaurant
- 26 The Broxton
- 27 Diakokuya
- 28 Sushi Stop
- 29 Buther's Dog
- 30 Morinoya
- 31 Tatsu Ramen
- 32 Hurry Curry of Tokyo
- 33 Tsujita La
- 34 Hide Sushi
- 35 Ohana Burger
- 36 Tofu Ya
- 37 Ramenya
- 38 Tokyo Kalbi
- 39 Lazy Daisy Cafe
- 40 Campos Famous Burritos
- 41 Grey Block Pizza
- 42 Rocco's Cheesecake
- 43 The Buffalo Club

RETAIL

- 1 Ballet Shop
- 2 SCA Data Systems
- 3 Koi
- 4 Naras
- 5 GMC
- 6 Lamps Plus
- 7 Orchard Supply
- 8 Royal Lighting
- 9 HAS Style
- 10 Staples
- 11 Guitar Salon
- 12 SMC Pharmacy
- 13 Santa Monica Music Center
- 14 Horton & Converse Pharmacy
- 15 Honda
- 16 Volvo
- 17 7-Eleven
- 18 Whole Foods Market 365
- 19 Assistance League Thrift Shop
- 20 Cynergy Cycles
- 21 Helen's Cycles
- 22 Ralph's Fresh Fare
- 23 Co-Opportunity Market & Deli
- 24 Bed Bath & Beyond
- 25 Walgreens
- 26 Trader Joe's
- 27 Best Buy
- 28 Michael's
- 29 PetSmart
- 30 Daiso Japan

CAFES & JUICE SHOP

- 1 The Coffee Bean & Tea Leaf
- 2 18th Street Coffee House
- 3 Cafe 8 1/2
- 4 Starbucks
- 5 UnUrban Coffee
- 6 Rejuice
- 7 Groundwork Coffee Co.
- 8 Balconi Coffee
- 9 Coco Fresh Tea & Juice

FITNESS

- 1 YogaGlo
- 2 34 Degrees North
- 3 LA Fitness
- 4 Planet Beach West LA
- 5 David Barton Gym
- 6 Wild Card West Boxing
- 7 TriFit Club & Studios
- 8 CrossFit Reflex

SERVICES

- 1 Extra Space Storage
- 2 Hornburg Jaguar
- 3 Chevron
- 4 Shell
- 5 The Wags Club
- 6 Enterprise Rent-A-Car
- 7 U.S. Bank
- 8 Pep Boys

ATTRACTIONS

- 1 Saatchi Art
- 2 The Braid
- 3 Moss Theater
- 4 Jaus Gallery
- 5 Players Club Golf
- 6 Buckshot Gallery

HOTELS

- 1 Comfort Inn
- 2 Days Inn
- 3 Best Western Plus
- 4 Travelodge

SCHOOLS

- 1 Evergreen Community School
- 2 Academy of Entertainment & Tech Sessions Songwriting and Music
- 3 Little Dolphins By the Sea
- 4 New Roads School
- 5 New West Charter School
- 6 Tony Barr's Film Actors WORKshop
- 7 Wildwood School
- 8 Santa Monica Montessori School
- 9 UCLS Family Medicine Residency
- 10 Saint Anne School
- 11 McKinley ES
- 12 Brawerman Elementary School
- 13 Santa Monica College

AREA OVERVIEW

WEST LOS ANGELES

West Los Angeles is a prime urban area renowned for its strategic location, vibrant community, affluent demographics, and excellent schools. Nestled between iconic attractions like Santa Monica Beach and the Getty Center, West LA offers easy access to major freeways, enhancing its appeal for both residents and businesses. The community is diverse and dynamic, featuring upscale neighborhoods and a thriving business district with trendy shopping and dining options. The area's demographics are characterized by high household incomes and a well-educated population, supported by top-rated schools, making it an ideal location for families and professionals alike.

SANTA MONICA

Located West, Santa Monica is a picturesque coastal city known for its iconic pier, sandy beaches, and vibrant lifestyle. With its bustling Third Street Promenade, upscale dining, and stunning ocean views, Santa Monica offers a perfect blend of relaxation and urban excitement. The city's pleasant weather, cultural attractions, and active community make it a coveted destination for both residents and visitors.

BRENTWOOD

Minutes North is Brentwood, California, an affluent and serene neighborhood located on the Westside of Los Angeles. Known for its tree-lined streets, luxurious homes, and a strong sense of community, Brentwood offers a tranquil escape within the city. The area boasts top-rated schools, upscale shopping, and dining options, as well as proximity to scenic outdoor spaces like the Getty Center and the Brentwood Country Club. With its combination of elegance, comfort, and convenience, Brentwood remains a highly desirable place to live and visit.

MAR VISTA

To the South, you will find Mar Vista, a charming neighborhood on the Westside of Los Angeles, known for its relaxed vibe and family-friendly atmosphere. Nestled between Venice and Culver City, Mar Vista features tree-lined streets, a mix of mid-century and modern homes, and a strong sense of community. The area is home to excellent schools, lush parks, and the popular Mar Vista Farmers' Market, which draws residents and visitors alike. With its convenient location and welcoming spirit, Mar Vista offers a perfect blend of suburban tranquility and urban accessibility.



DEMOGRAPHIC DATA



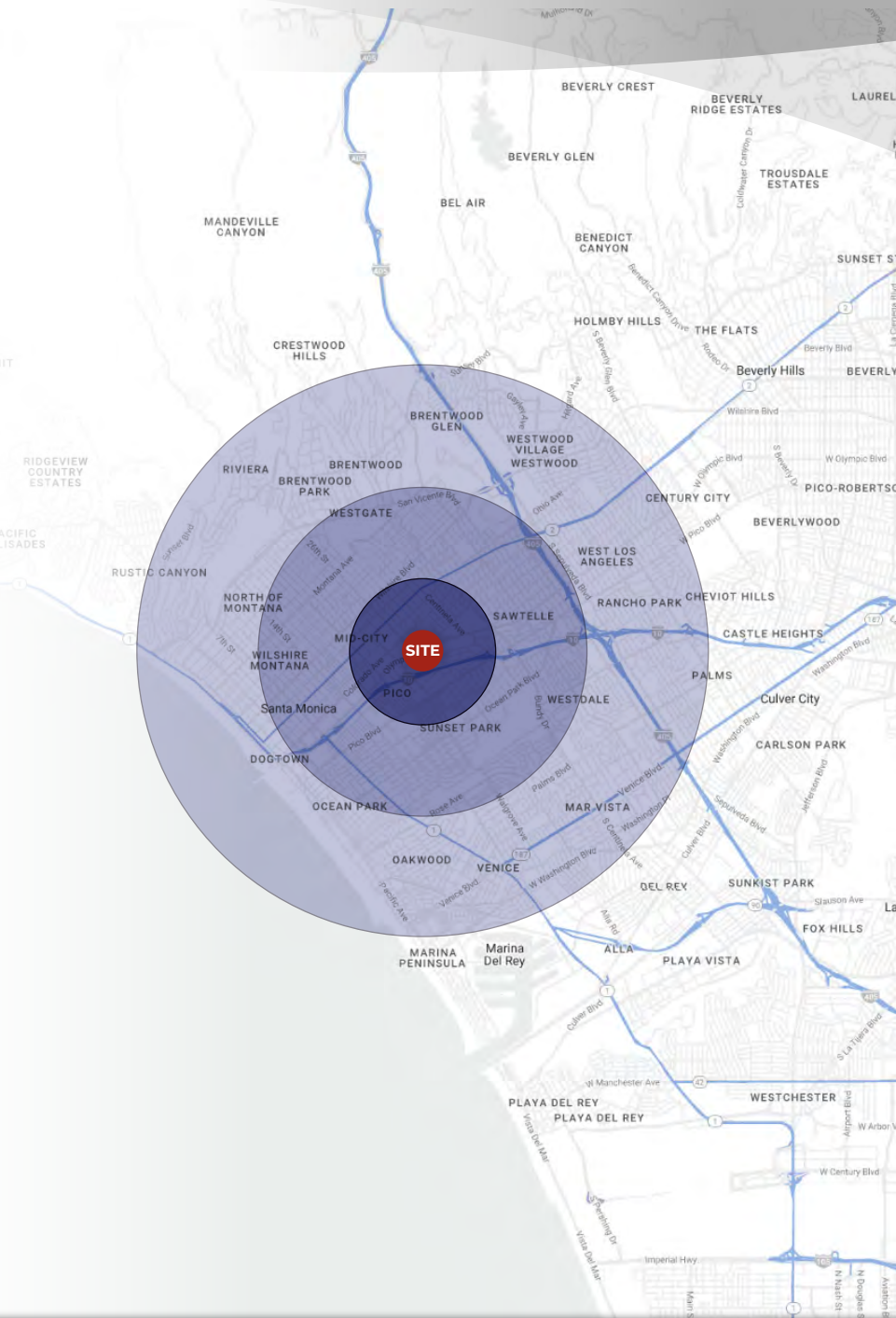
POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population	31,436	145,007	347,619
Estimated Households	15,009	67,888	163,243
Median Age	38.3	38.4	38



HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
Average Household Income	\$156,212	\$160,819	\$162,649
Median Household Income	\$108,098	\$105,059	\$110,695



DAYTIME POPULATION	1 MILE	2 MILES	3 MILES
Total Businesses	3,898	15,276	33,711
Total Employees	35,942	123,791	347,619



DESTINATIONS	DISTANCE
Mar Vista, CA (approx 2.1m away)	6 Minute Drive
SANTA MONICA, CA (approx 2.8m away)	10 Minute Drive
Brentwood, CA (approx 2.8m away)	10 Minute Drive
Los Angeles Intl. Airport (LAX)	29 Minute Drive

12212

W. PICO BOULEVARD

LOS ANGELES, CA

FOR LEASE



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