

11031-11061 SANTA MONICA BOULEVARD, LOS ANGELES, CA



RETAIL/RESTAURANT/DRY CLEANERS +
OFFICE SPACES FOR LEASE

FOR LEASE



RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

11031-11061 Santa Monica Boulevard, Los Angeles, CA 90025

FIRST FLOOR:

11039 - Approximately 1,200 square feet

11047 - Approximately 1,703 square feet
Second Generation Restaurant Space

11049 - Approximately 2,790 square feet
End cap Space

RATE: \$3.75 per square foot per month, NNN
(estimated to be \$1.79 per square foot per month)

SECOND FLOOR:

11055 - Approximately 2,206 square feet
Office Space

RATE: \$2.75 per square foot per month, Modified Gross

LEASE TERM: 3-10 years

PARKING: Abundant surface parking with
parking attendant

AVAILABLE: Immediately

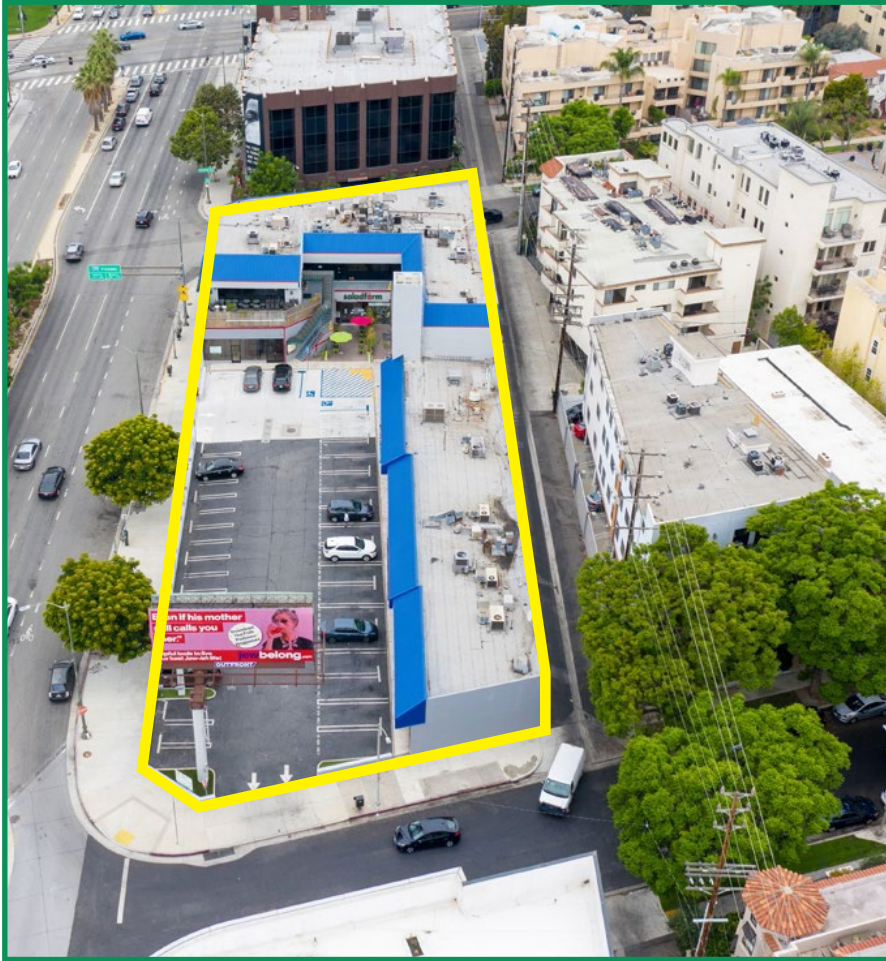
PROPERTY HIGHLIGHTS

- Located one block east of Sepulveda
- Building and 2-sided pole signage available
- On-site neighbors include, Carvel, Hamasaku, Paris Bakery, Sichuan Impression, and many more.
- Minutes from UCLA, Century City, Beverly Hills, 405 Fwy and 10 Fwy
- Outstanding traffic counts
- Santa Monica Boulevard is the "Gateway to Century City"
- Easy and direct access to parking with parking attendant
- Walking score of 94 - very walkable



11031-11061 Santa Monica Boulevard, Los Angeles, CA 90025

PROPERTY PHOTOS



www.parcommercial.com

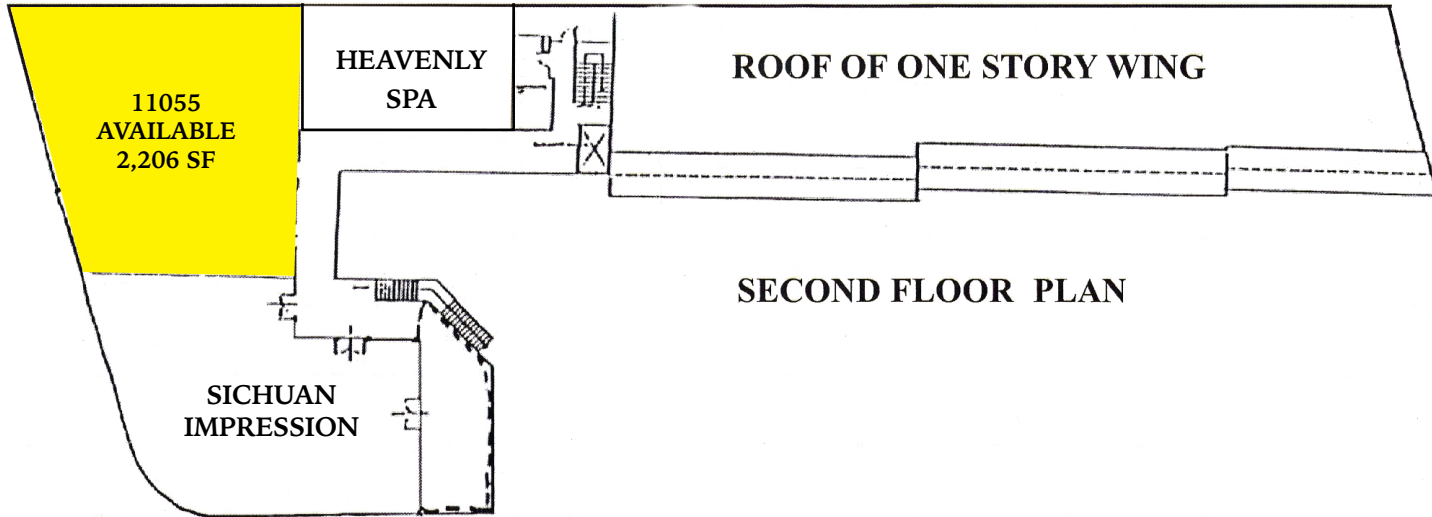
RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

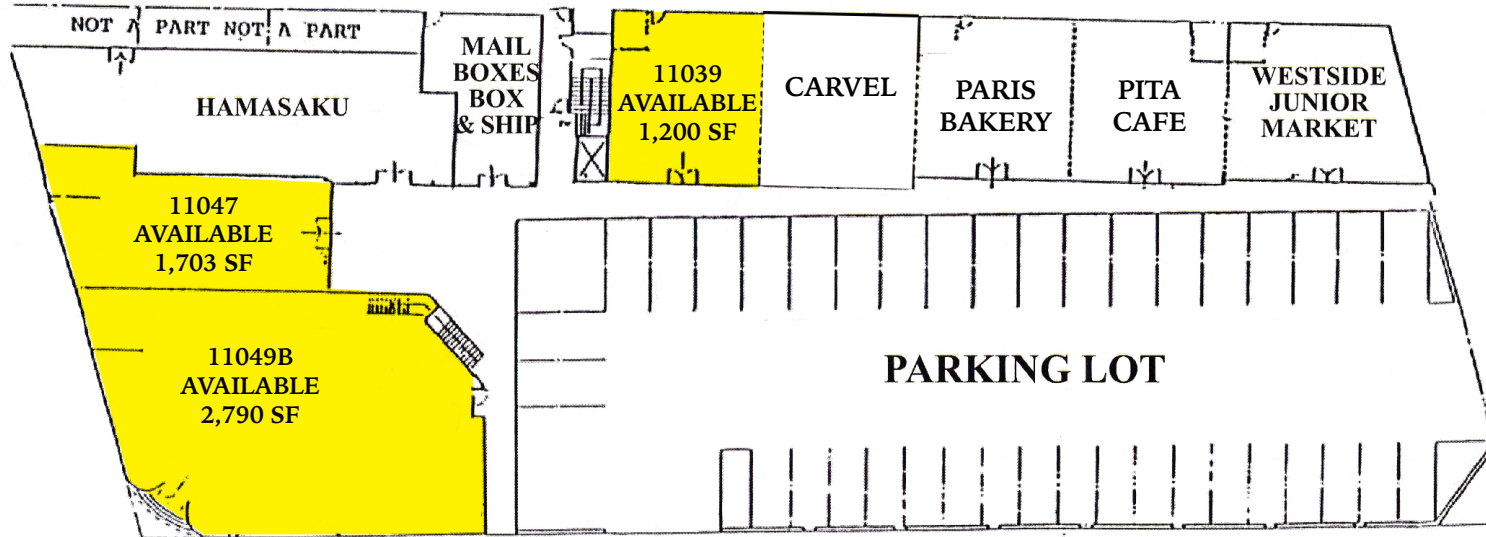
All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent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

11031-11061 Santa Monica Boulevard, Los Angeles, CA 90025

SITE MAP



SECOND FLOOR PLAN



SANTA MONICA BOULEVARD

CAMDEN AVENUE



www.parcommercial.com

RAFAEL PADILLA
 310.395.2663 X102
 RAFAEL@PARCOMMERCIAL.COM
 LIC# 00960188

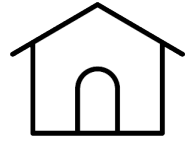
GREG ECKHARDT
 310.395.2663 X103
 GECKO@PARCOMMERCIAL.COM
 LIC# 01255469

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.

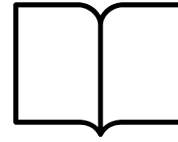
11031-11061 Santa Monica Boulevard, Los Angeles, CA 90025

AREA DEMOGRAPHICS

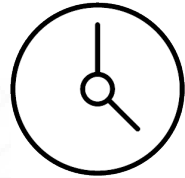
**WITHIN
1 MILE**



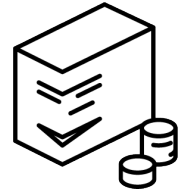
Housing Units
25,398



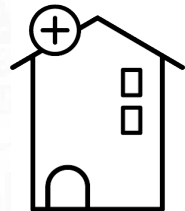
Educational Attainment
64%
with college or higher degree



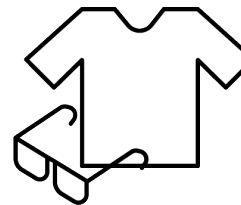
Estimated Population
45,907



Average Household Income
\$121,376



Median Home Value
\$962,721



Apparel, Food/Entertainment & Services
\$788,698
2023 yearly consumer spending

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2028 Projected Population	45,567	265,389	585,833
2023 Estimated Population	45,907	270,276	596,548
2010 Census Population	42,866	268,032	590,400
Growth 2023-2028	-0.74%	-1.81%	-1.80%
Growth 2010-2023	7.09%	0.84%	1.04%
2023 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +			
\$50,000-\$74,999	2,993	14,147	33,052
\$75,000-\$99,000	2,236	13,290	28,658
\$100,000 +	11,129	62,075	141,639
TOTAL	16,358	89,512	203,349
2023 Estimated Average HH Income	\$121,376	\$133,208	\$134,494
2023 Estimated Households	22,785	121,315	273,805



www.parcommercial.com

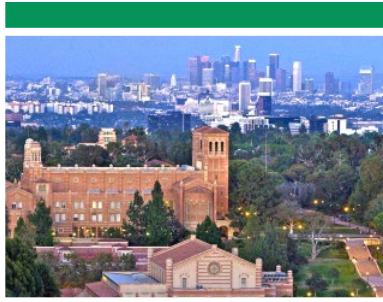
RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

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.

11031-11061 Santa Monica Boulevard, Los Angeles, CA 90025

WEST
LOS
ANGELES



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 205,436. 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.



West Los Angeles Offers Everything:

Restaurants, boutiques & quaint Old World architecture, nestled in the safety of the posh West Side!



www.parcommercial.com

RAFAEL PADILLA

310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM

LIC# 00960188

GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469

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.