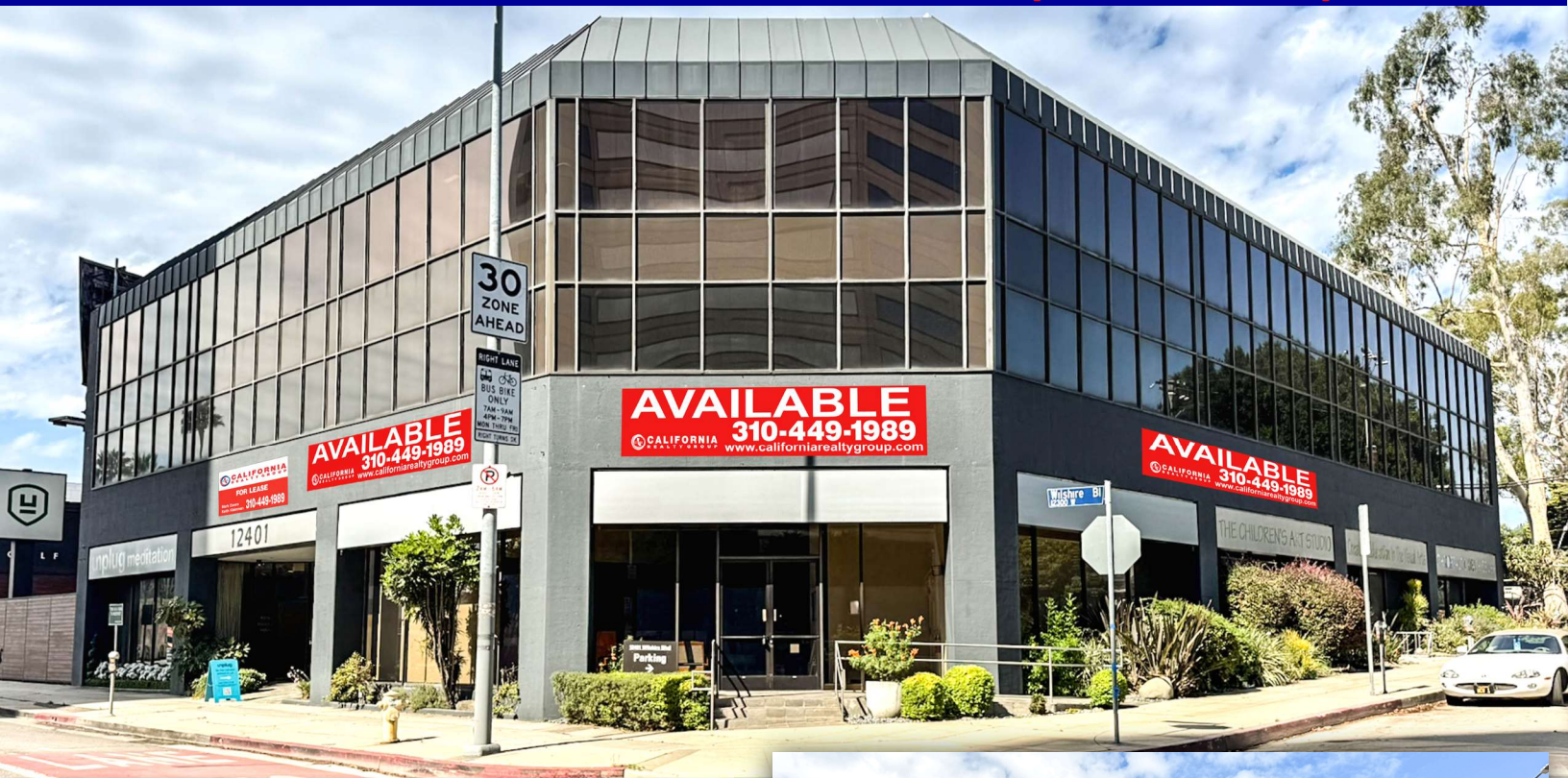


12401 WILSHIRE BOULEVARD LOS ANGELES, CA 90025

FOR LEASE PRIME GROUND FLOOR RETAIL / MEDICAL / OFFICE



FOR LEASE – 12401 WILSHIRE BLVD., WEST. LOS ANGELES, CA. Ground floor retail and medical spaces are available with outstanding street presence. The property includes a former bank site with a vault measuring **2,310 square feet**, and a former physical therapy space of **1,627 square feet**. These suites provide excellent visibility, prominent signage, and large windows that allow for ample natural light. Tenants in this building include Unplug Meditation Center, a pilates studio and a dental office on the ground floor, as well as executive-style law and therapy offices on the second and third floors.



12401 Wilshire Blvd. is situated at the corner of Wilshire Boulevard and Carmelina Avenue, West Los Angeles, (bordering Brentwood and Santa Monica) in CA. The building is located on a major thoroughfare with direct access to Downtown Los Angeles. It is surrounded by a variety of retail shops and services including regional and national grocery stores, coffee shops, restaurants, drugstores, and medical facilities.

The property's location has affluent household incomes along with significant daily traffic counts. Additionally, this site provides easy access to public transportation and is conveniently positioned near the **405** and **10** freeways.

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This information has been secured from sources we believe to be reliable, but make no representations, or warranties, express or implied, as to the accuracy of the information.
All Measurements are approximate. All information contained herein should be independently verified by prospective Tenant.

**12401 Wilshire Blvd
Los Angeles, CA 90025**

Property Details

ADDRESS: 12401 Wilshire Boulevard
Los Angeles, CA 90025

PRICE: \$4,00/sf NNN

SPACE 1-SUITE 100: 2,310 sf

SPACE 2-SUITE 105: 1,627 sf

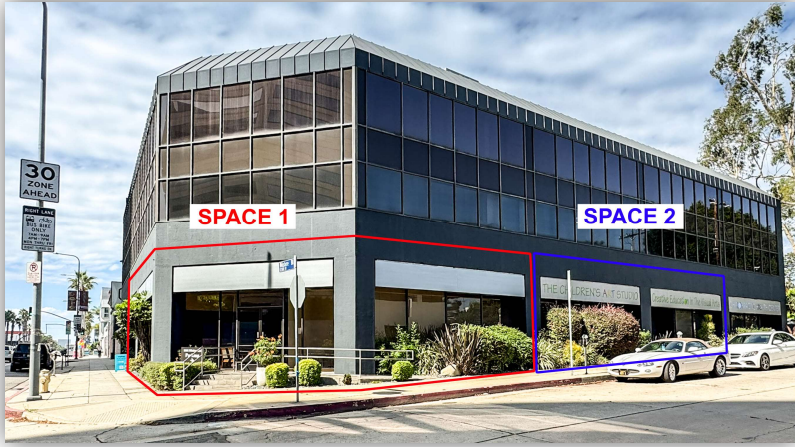
SPACE 3-SUITE 103: TBD

BUILDING SIZE: 33,800 sf (Title)

LAND: 29.724 sf (Title)

APN #: 4264-019-036

YEAR: 1978 (Title)



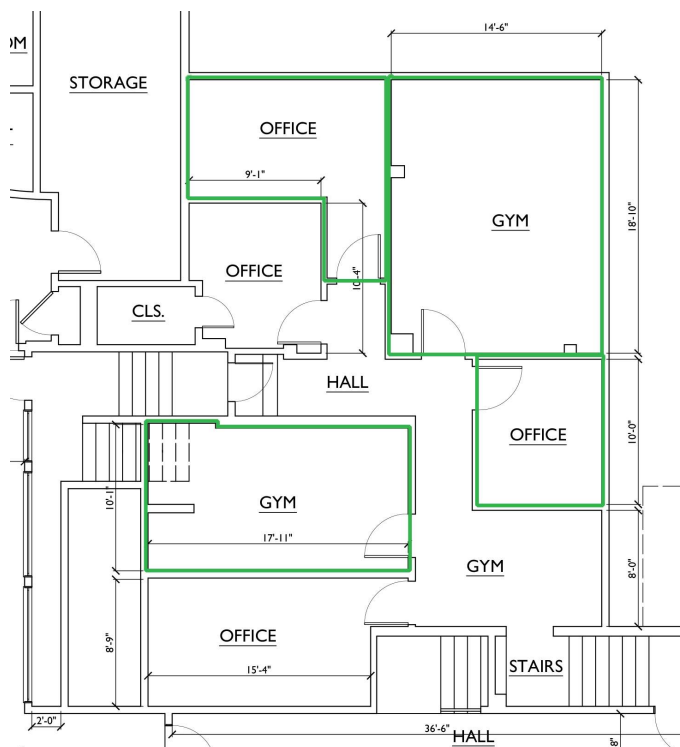
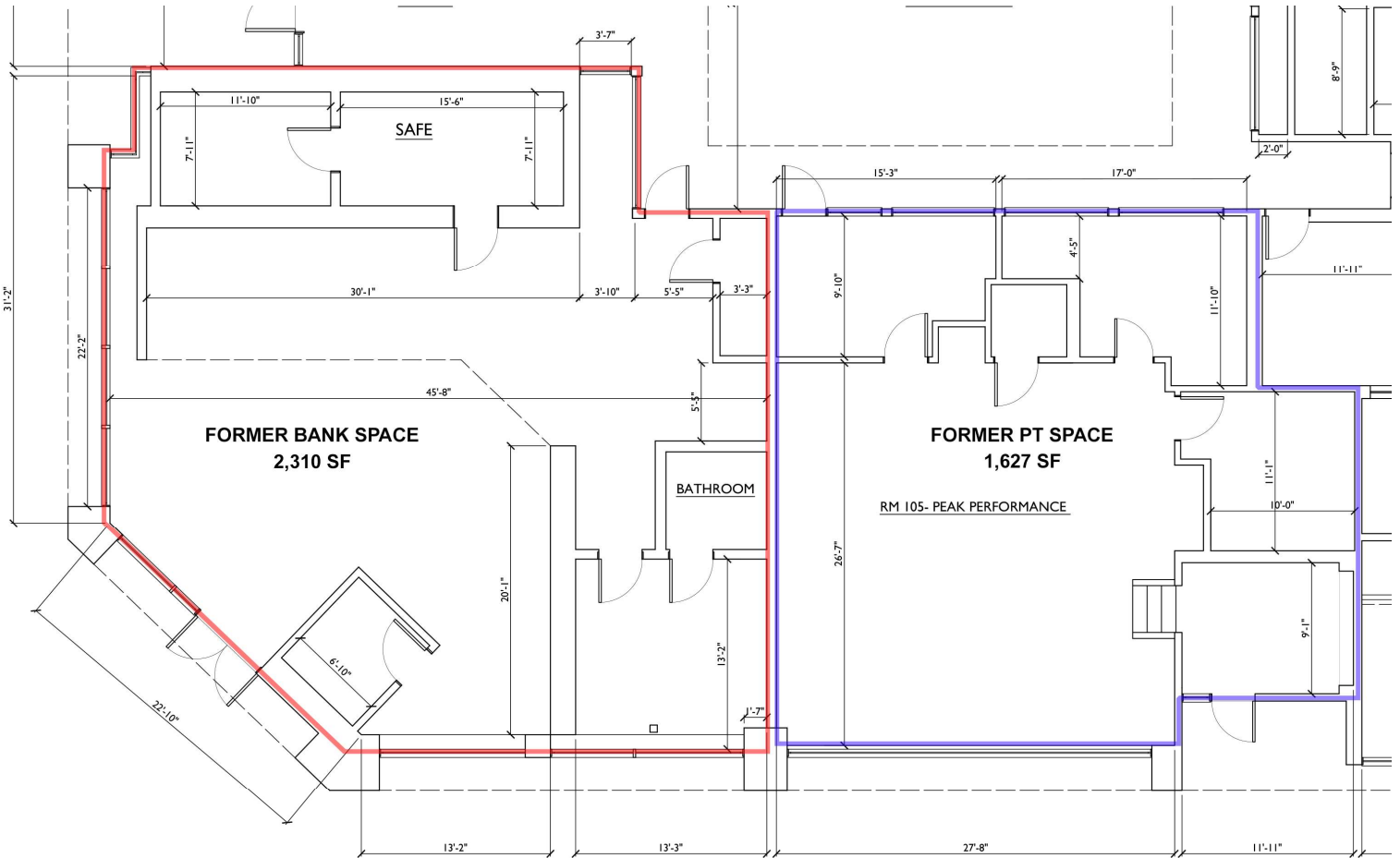
Highlights

- PRIME RETAIL OPPORTUNITY LOCATED AT THE HIGHLY-VISIBLE CORNER OF WILSHIRE BLVD AND CARMELINA AVE
- GROUND FLOOR RETAIL SPACES AVAILABLE INCLUDING A FORMER FULLY BUILT-OUT BANK SPACE AND FORMER PHYSICAL THERAPY SPACE, BOTH OFFERING EXCEPTIONAL VISIBILITY AND EXCELLENT SIGNAGE
- STRONG DEMOGRAPHICS AND TRAFFIC COUNTS WITH EASY ACCESS TO PUBLIC TRANSPORTATION AND CONVENIENTLY POSITIONED NEAR THE 405 AND 10 FREEWAYS
- WALKING DISTANCE TO AN ABUNDANCE OF NATIONAL AND REGIONAL TENANTS INCLUDING NOTABLE COFFEE SHOPS AND RESTAURANTS, DRUG STORES AND MEDICAL FACILITIES
- SURROUNDED BY MAJOR GROCERS INCLUDING BRISTOL FARMS, EREWHON, TRADER JOES, WHOLE FOODS AND RALPHS. THERE IS A VARIETY OF RESTAURANTS AND COFFEE SHOPS INCLUDING, THE HABIT, MILO AND OLIVE, PADERIA BAKEHOUSE, KATSU BAR, AND MANY MORE
- LOCATED ON MAJOR THOROUGHFARE WILSHIRE BLVD WITH DIRECT ACCESS TO SANTA MONICA, BRENTWOOD AND THE WEST SIDE OF LOS ANGELES



SPACE 1- SUITE 100
FORMER BANK SITE PLAN

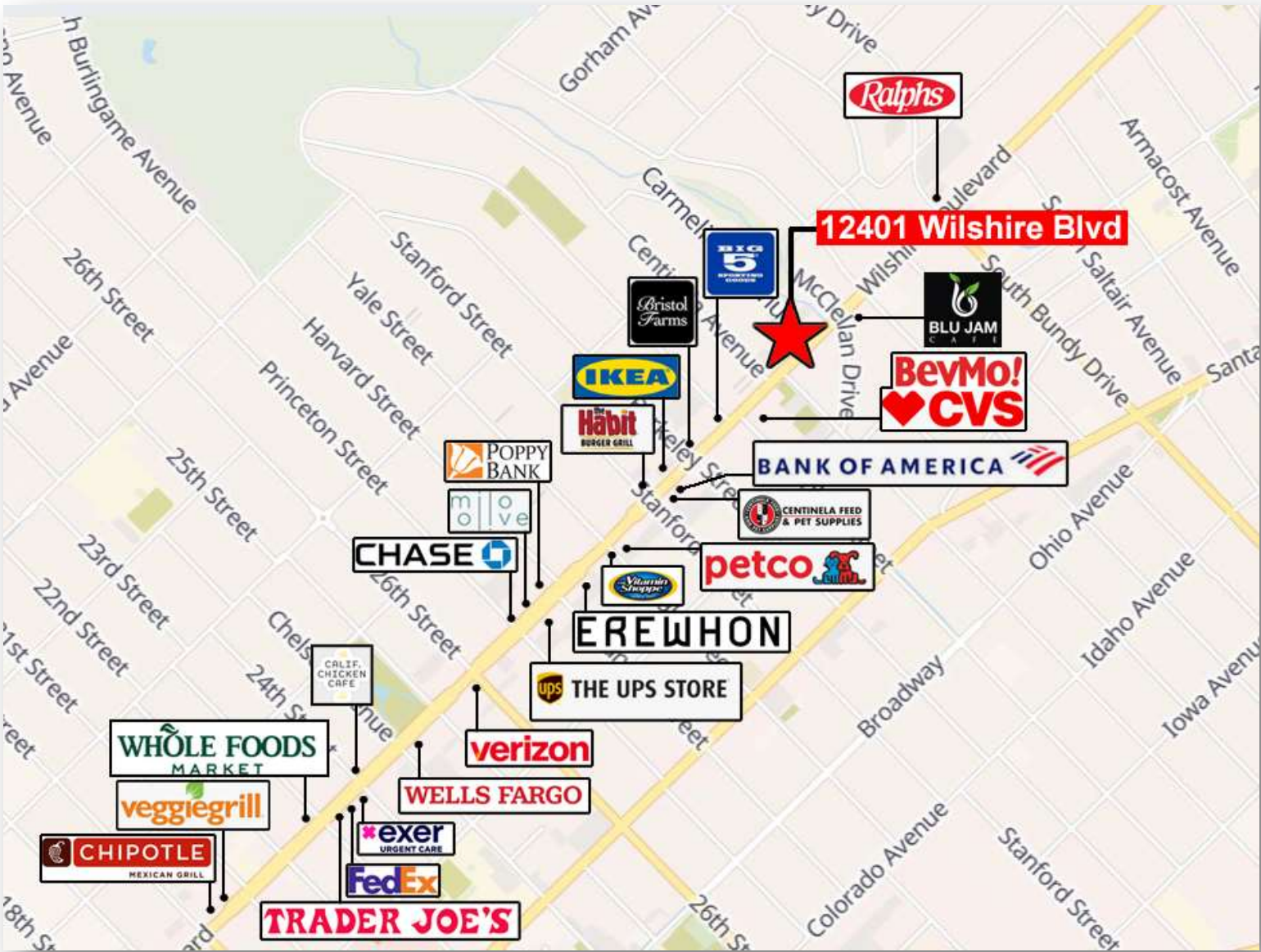
SPACE 2- SUITE 105
FORMER PHYSICAL THERAPY SITE PLAN



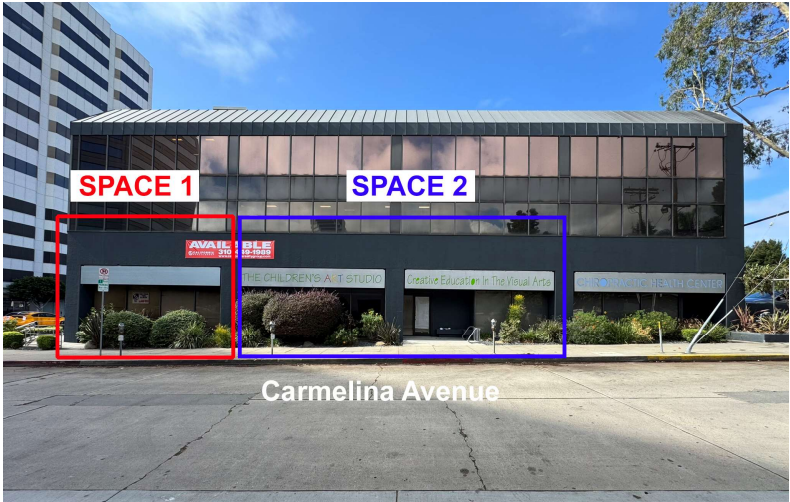
SUITE 103-SPACE 3
FORMER BANK SITE PLAN

12401 Wilshire Blvd
Los Angeles, CA 90025

Tenant Map



12401 Wilshire Blvd
Los Angeles, CA 90025



SPACE 1 – FORMER BANK SPACE

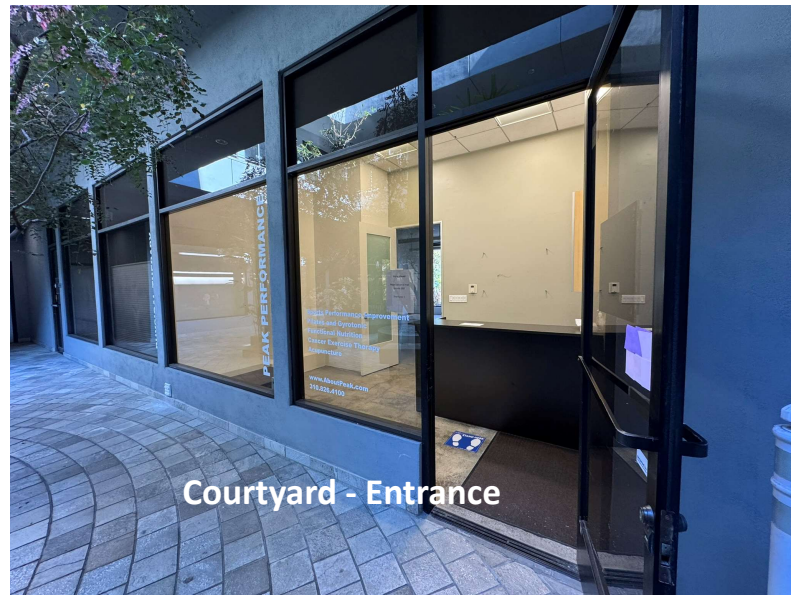


SPACE 2 – FORMER PT SPACE

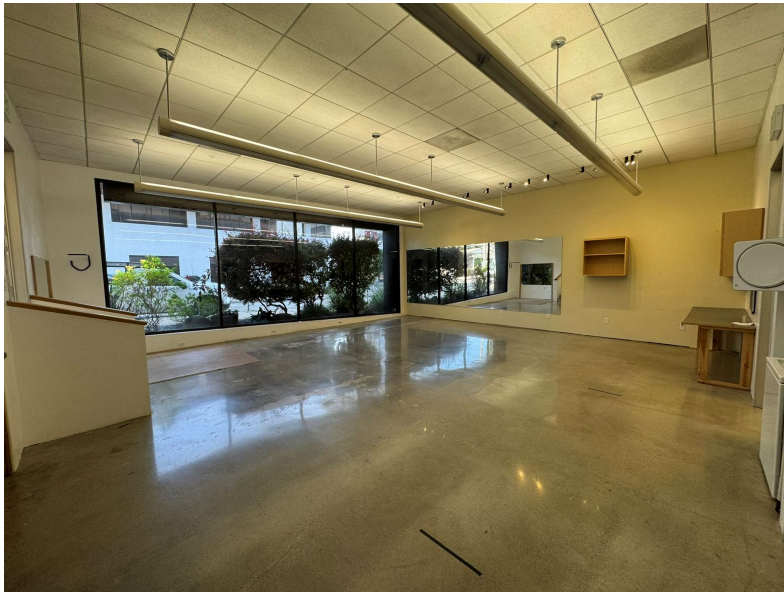
**12401 Wilshire Blvd
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Carmelina Ave - Entrance



Courtyard - Entrance





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