

**FOR LEASE** CORNER  
RESTAURANT  
SIGNALIZED CORNER OF PICO & SAWTELLE

**11300 W. PICO BLVD**  
WEST LOS ANGELES, 90064



**PLEASE DO NOT DISTURB TENANT / APPOINTMENT ONLY**

**JOHN MOUDAKIS**

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LIC# 01833441

**JANET MURADIAN**

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# PROPERTY OVERVIEW

**11300 W. PICO BLVD**  
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**SIZE:** Approximately 1,000 rentable square feet

**RATE:** \$6.75 per square foot per month, NNN  
(NNN estimated to be \$900 per month)

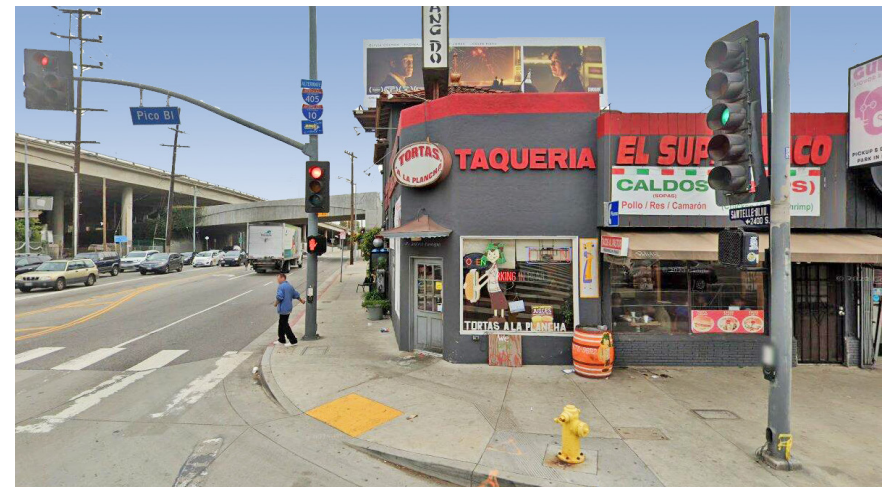
**AVAILABLE:** 30 days from lease execution

**TERM:** 5 years with 5 year option available

**PARKING:** Large parking lot in rear of property

## PROPERTY FEATURES

- » Space can be combined with 11304 ½ Pico Blvd for an additional 3,500 square feet
- » Space can be combined with 2403 Sawtelle Blvd for a total of 2,000 SF
- » Seeking restaurant group to potentially take over the entire space
- » Currently operates as a Mexican restaurant
- » Excellent visibility on prominent signalized corner
- » Bring us your concept!
- » *Please Do Not Disturb Tenant*



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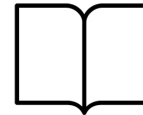
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# AREA DEMOGRAPHICS

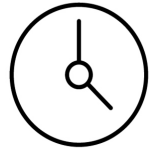
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Housing Units  
**18,894**



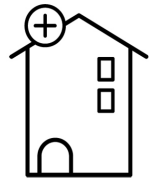
Educational Attainment  
**65%**  
with college or higher degree



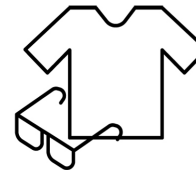
Estimated Population  
**36,861**



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

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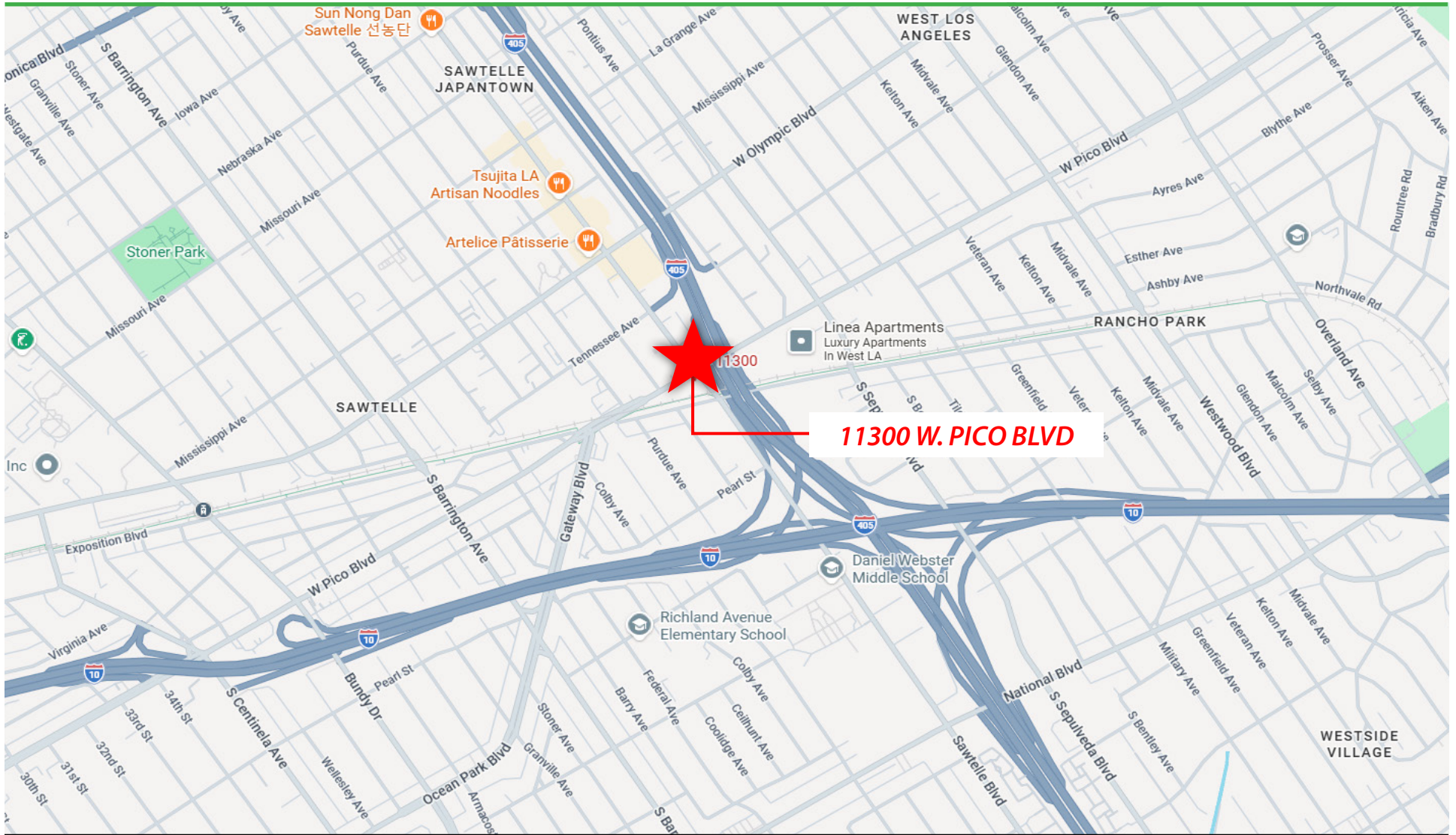
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# COMMUNITY PROFILE

11300 W. PICO BLVD  
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## 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.

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