

11605-11609

W WASHINGTON PLACE
LOS ANGELES, CA 90066



FOR LEASE: RETAIL/OFFICE



A DIVISION OF
 LEE & ASSOCIATES

11605 - 11607 W WASHINGTON PLACE

PREMISES: 11605: ± 600 SF

USE: Retail

RENT: \$2,600 NNN

TERM: 3-5 Years

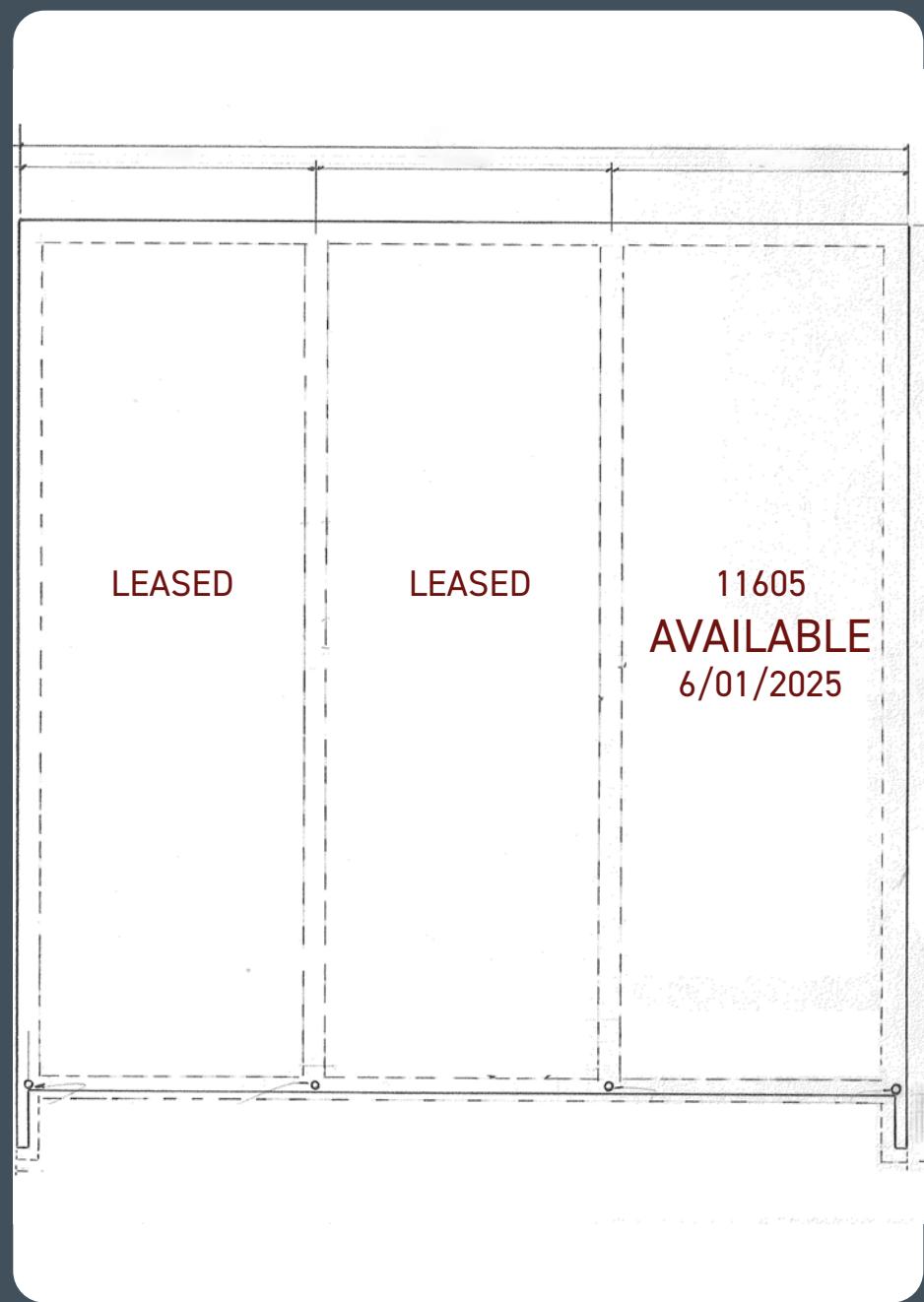
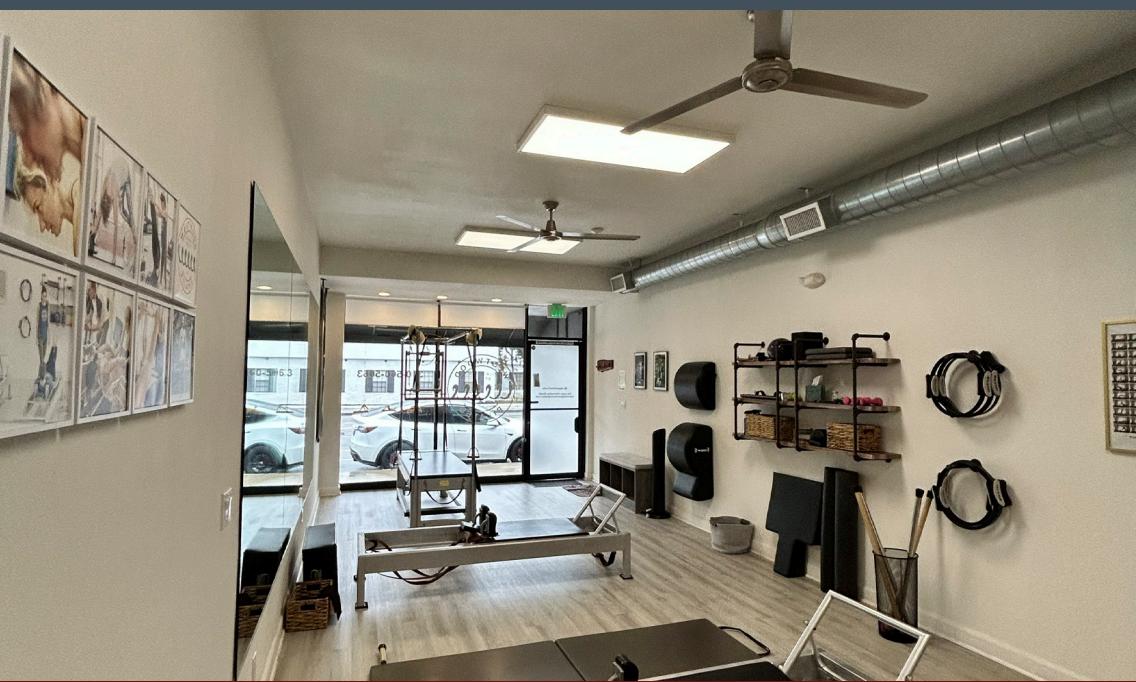
OCCUPANCY: June 1, 2025

PARKING: 1 Tenant Space
Abundant Street Parking

FEATURES:

- Excellent west side location West of the 405
- Suitable for small commercial office, fitness,
- Excellent west side location West of the 405
- Suitable for small commercial office, fitness, retail
- Great visibility and signage
- Owner will offer free rent to qualified tenant

SUITE 11605 - INTERIOR PHOTOS



AREA DEMOGRAPHICS



2024 POPULATION

1 Mile

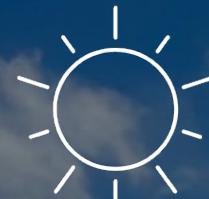
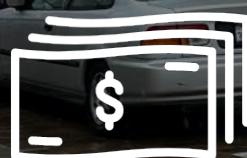
43,468

3 Miles

272,441

5 Miles

716,232



2029 PROJECTION

1 Mile

42,342

3 Miles

266,135

5 Miles

701,628



2021 MEDIAN AGE

1 Mile

38.6

3 Miles

39.3

5 Miles

39.2



AVG HOUSEHOLD INCOME

1 Mile
\$116,872

3 Miles
\$141,262

5 Miles
\$128,197

INCOME OVER \$200K

1 Mile
3,069

3 Miles
29,720

5 Miles
66,646

AVG HOUSEHOLD VALUE

1 Mile
\$1,103,786

3 Miles
\$1,102,372

5 Miles
\$1,073,642

AREA OVERVIEW



LA Tech & Start-Up Community

Los Angeles is the third-largest market for venture capital investment in the United States, with \$4.2 billion invested in the last year alone, and it's perhaps the market where capital commitments are increasing at the fastest pace. Silicon Beach is also home to a number of start-up incubators and accelerators, such as Amplify.LA, Science, Idealab, Disney Accelerator, and TechStars Cedars Sinai. Local distinguished higher education institutions headquartered in and around Silicon Beach include Loyola Marymount University and Otis College of Art and Design, California Institute of Technology, University of California Los Angeles, and University of Southern California. Los Angeles graduates more engineers than any other American urban center with students of broad, diverse backgrounds, gender, and racial diversity.

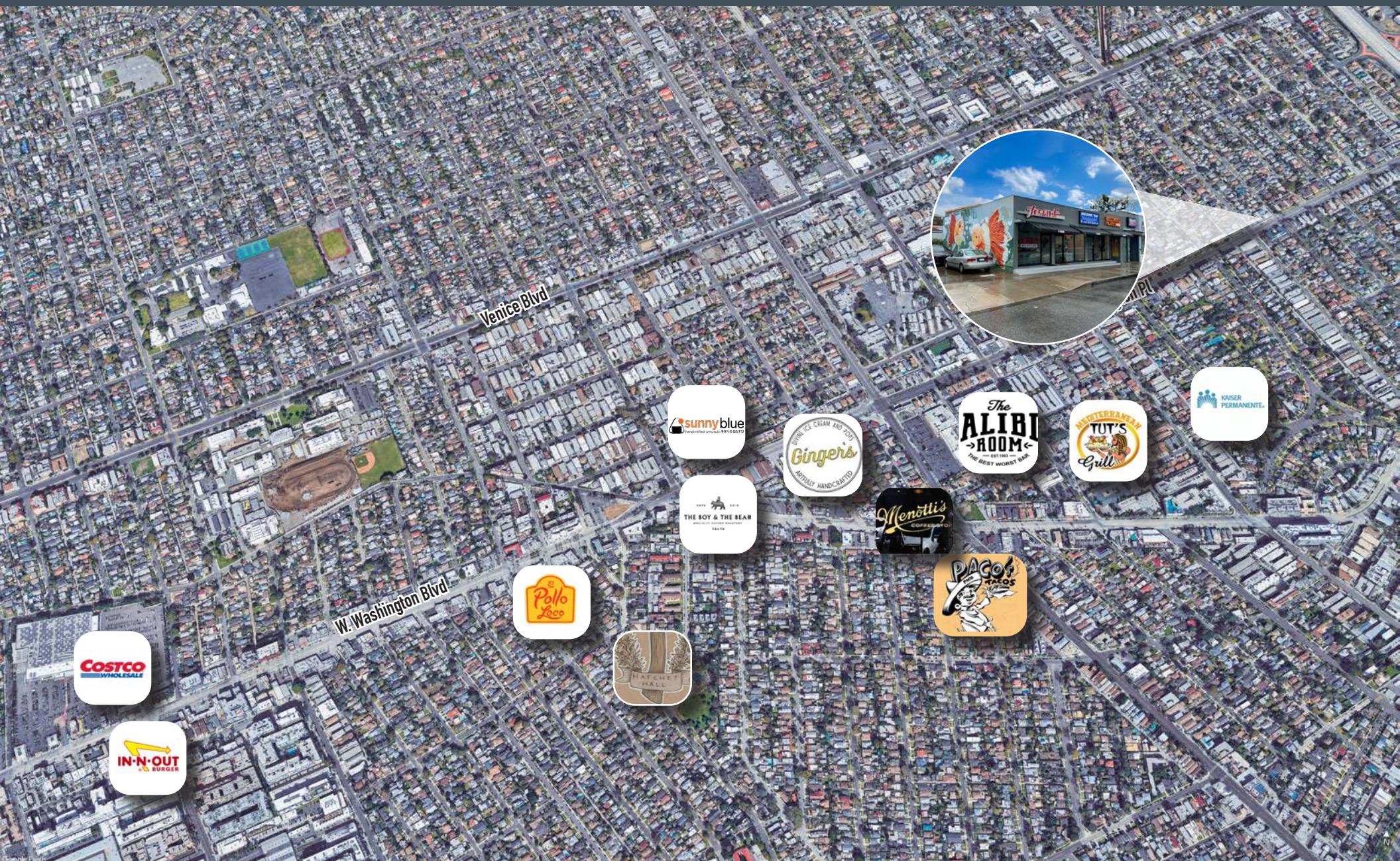
The Rise of Silicon Beach

Silicon Beach is The Oliver's neighboring Westside region of the Los Angeles metropolitan area that is home to over 500 tech companies. A few major technology companies who have set up offices in Silicon Beach include Google, Yahoo!, YouTube, SnapChat, Facebook, Twitter, Buzzfeed, AOL, Electronic Arts, and Tesla. The Region is one of the fastest growing hubs in the world for tech start-ups. What separates Silicon Beach from Silicon Valley is the confluence of technology and entertainment. Apple, Amazon, HBO have recently planned over 500,000 SF of creative space to build out original content studios.

REGIONAL MAP



RETAILERS & AMENITIES



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