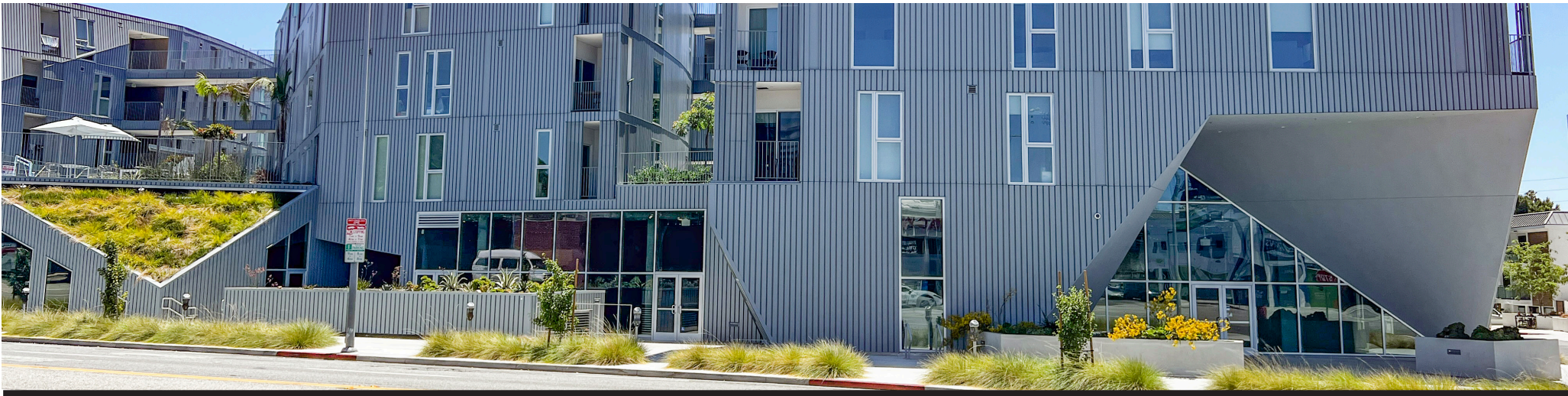


11776 SANTA MONICA BOULEVARD, LOS ANGELES, CA 90025



RETAIL, FITNESS STUDIO, EDUCATIONAL SERVICES, DAY SPA/BEAUTY CARE SPACE | **FOR LEASE**



RAFAEL PADILLA
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LIC# 00960188

GREG ECKHARDT
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11776 Santa Monica Boulevard, Los Angeles, CA 90025

SUITE 113: ±1,985 SF **LEASED** \$4.00 PSF Mo. NNN

SUITE 114: ± 6,693 SF \$3.75 PSF/ Mo. NNN

SUITE 116: ± 3,725 SF \$3.75 PSF/ Mo. NNN

NNN: Approximately \$0.80 PSF/Mo.

PARKING: 91 parking spaces on 2 levels - first 60-minutes free

AVAILABLE: Immediately



PROPERTY HIGHLIGHTS

- Highly visible location in new mixed-use development
- 147 units of UCLA Graduate Housing
- Dedicated exclusive patios for customer seating
- Ample on-site customer parking
- Over 460 UCLA graduate student residents projected between 11776 and 11800 Santa Monica Blvd
- 66,810 cars per day at Santa Monica and Barrington
- 273,358 population within a 3-mile radius
- On Santa Monica Blvd. with easy access to the 405 Fwy. and the 10 Fwy.



www.parcommercial.com

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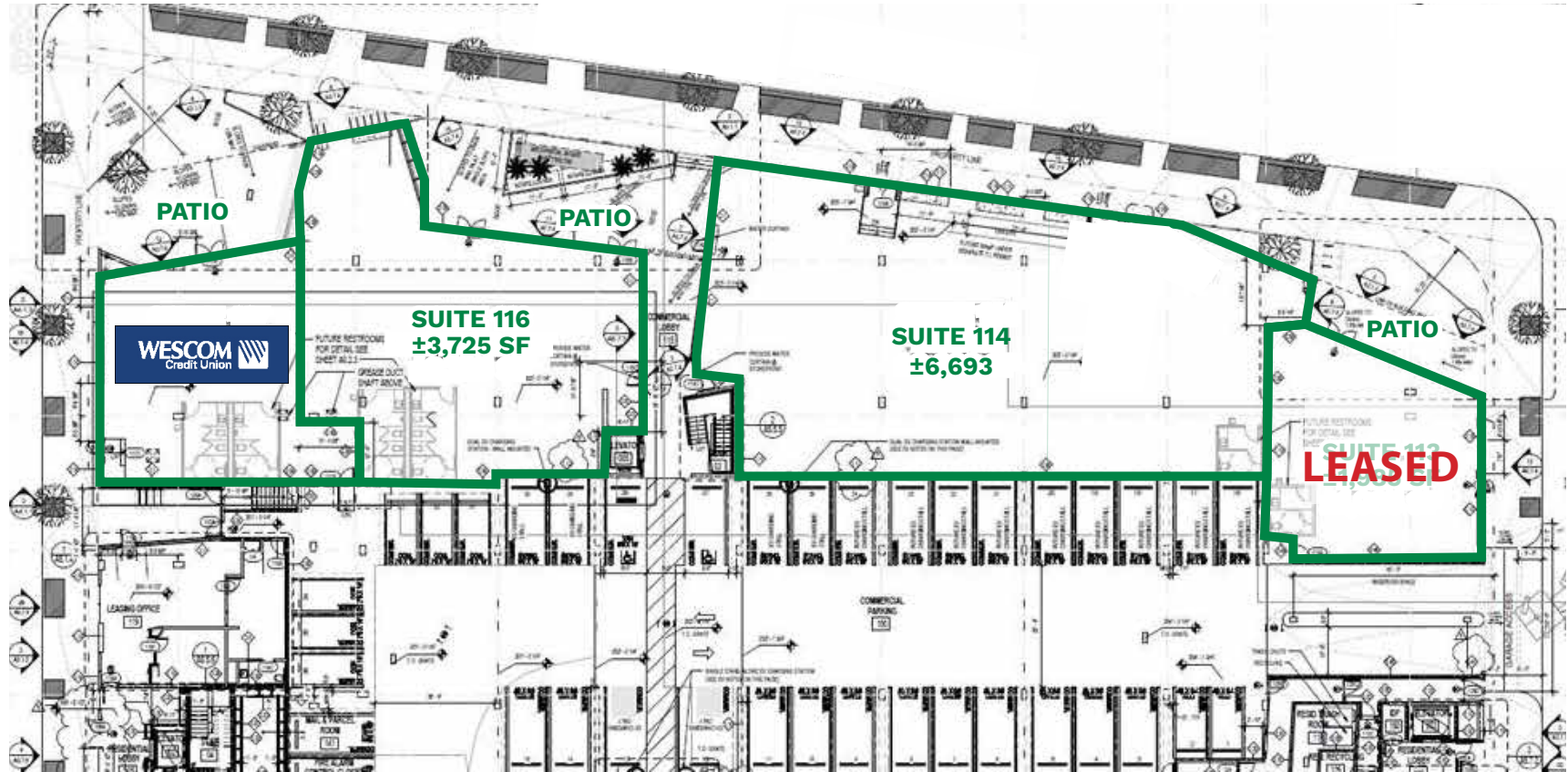
All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent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

SITE MAP

Granville Ave.

Santa Monica Blvd.

Stoner Ave.



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Within
1 Mile



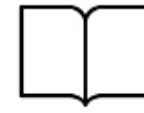
Housing Units
27,276



Estimated Population
48,511



Median Home Value
\$895,997



Educational Attainment
63%
with college or higher degree



Average Household Income
\$126,273
79% earn more than \$100k



Apparel, Food/Entertainment & Services
\$403,236
2023 yearly spending

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2028 Projected Population	48,036	269,026	529,747
2023 Estimated Population	48,511	273,358	539,155
2023 Average HH Income	\$126,273	\$134,887	\$136,826
2028 Projected Households	24,474	123,637	242,645
2023 Estimated Households	24,805	126,046	247,568
2023 Median Home Value	\$895,997	\$1,051,941	\$1,040,122

