

FOR LEASE RETAIL SPACE
SIGNALIZED CORNER OF PICO & SAWTELLE

2403 SAWTELLE BLVD
WEST LOS ANGELES, 90064



JOHN MOUDAKIS

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PROPERTY OVERVIEW

2403 SAWTELLE BLVD
WEST LOS ANGELES, CA 90064

SIZE: Approximately 1,400 square feet (1,000 ground floor and 400 square feet mezzanine)

RATE: \$8,000 per month, NNN
(NNN estimated to be \$900 per month)

TERM: 5 years with 5 year option available

PARKING: Large parking lot in rear of property

PROPERTY FEATURES

- » Space can be combined with 11300 Pico Blvd. and/or 11304 ½ Pico Blvd. for a total of 2,000 sf to 5,700 sf
- » Currently operates as Margarita's Hair Salon
- » Excellent visibility on prominent signalized corner
- » Bring us your concept!
- » *Please Do Not Disturb Tenant*



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AREA DEMOGRAPHICS

2403 SAWTELLE BLVD
WEST LOS ANGELES, CA 90064



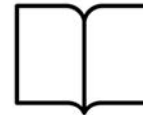
Housing Units
18,894



Estimated Population
36,861



Median Home Price
\$1,096,950



Educational Attainment
65%
with college or higher degree



Average Household Income
\$151,965



Apparel, Food/Entertainment & Services
\$279,929

POPULATION

2030 Proj. Population

2025 Est. Population

2020 Census

Growth 2025-2030

Growth 2020-2025

ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+

\$50,000-\$74,999

\$75,000-\$99,000

\$100,000+

TOTAL:

2025 EST AVERAGE HOUSEHOLD INCOME

2025 EST HOUSEHOLDS

1-MILE RADIUS

37,381

36,861

34,465

1.41%

6.95%

2,117

1,686

9,284

13,087

\$151,965

15,606

3-MILE RADIUS

346,425

344,331

333,931

0.61%

3.11%

16,858

15,457

83,404

115,719

\$148,267

146,208

5-MILE RADIUS

662,375

659,070

642,221

0.50%

2.62%

30,816

29,472

167,927

228,215

\$150,570

290,432

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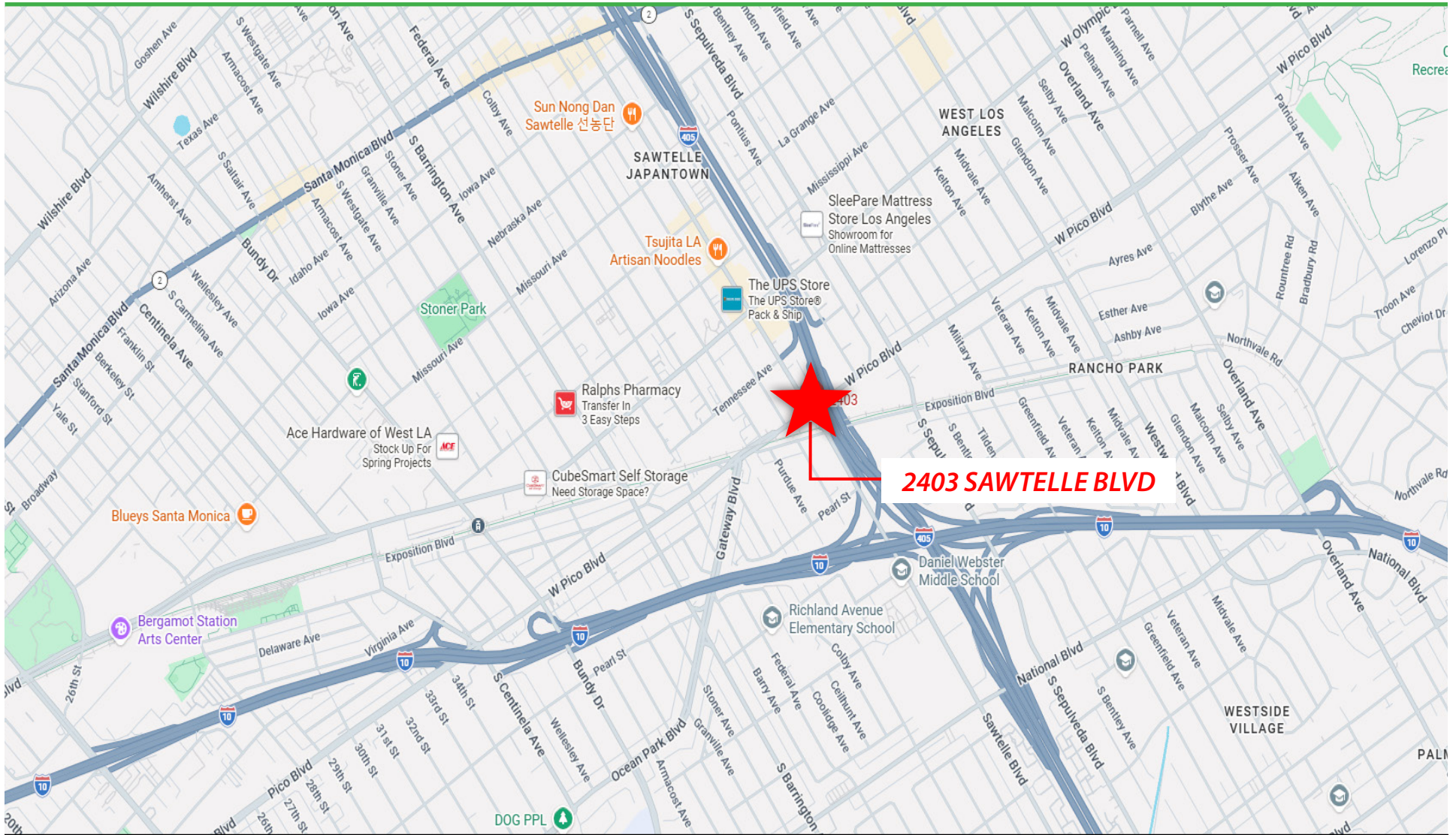
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COMMUNITY PROFILE

2403 SAWTELLE BLVD
WEST LOS ANGELES, CA 90064



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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