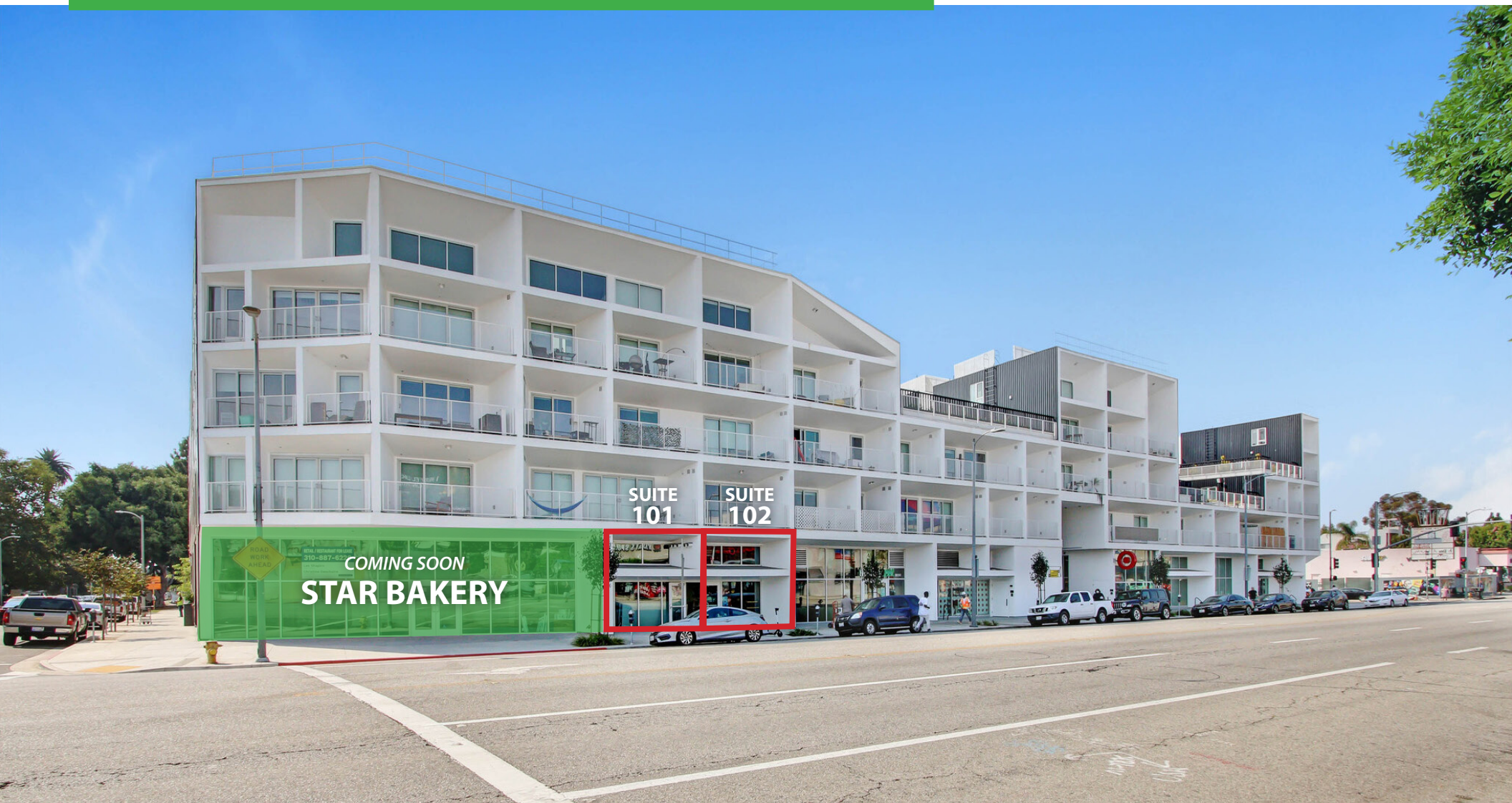


FOR LEASE

RETAIL, MEDICAL, PET SUPPLY/GROOMING
NON-VENTED FOOD USE SPACE

11800 SANTA MONICA BLVD
LOS ANGELES, CA 90025



RAFAEL PADILLA

310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM

LIC# 00960188

GREG ECKHARDT

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PROPERTY OVERVIEW

11800 SANTA MONICA BLVD
LOS ANGELES, CA 90025

SUITE 101: Approximately 2,412 per square feet \$4.00 per square foot per month + NNN – Currently built out as a yoga studio

SUITE 102: Approximately 3,000 per square feet \$4.00 per square foot per month + NNN – Currently built out for retail pet grooming

NNN: Approximately \$0.80 per square foot per month

PARKING: 200 parking spaces – First 60 minutes free

AVAILABLE: Immediately



BUILDING & LOCATION AMENITIES

- » Highly visible location in new mixed-use development
- » 147 units for UCLA Graduate Housing
- » Built out for retail or pet grooming
- » Ample on-site parking for customer parking
- » Over 460 UCLA graduate student residents projected between 11776 + 11800 Santa Monica Blvd
- » 66,810 cars per day at Santa Monica + Barrington
- » 298,434 population within a 3-mile radius
- » Situated on Santa Monica Blvd offering convenient access to the nearby 405 + 10 freeways

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www.parcommercial.com

SITE PLAN

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AREA OVERVIEW

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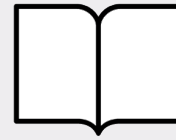
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AREA DEMOGRAPHICS

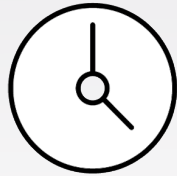
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Housing Units
30,919



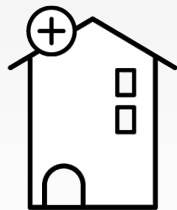
Educational Attainment
65%
with college or higher degree



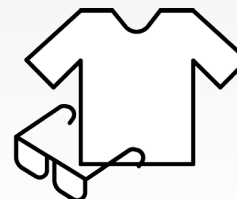
Estimated Population
53,489



Average Household Income
\$142,553



Median Home Price
\$1,065,774



Apparel, Food/Entertainment & Services
\$433,258

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2030 Projected Population	54,017	301,085	573,775
2025 Estimated Population	53,489	298,434	570,785
2025 Estimated Average Annual Household Income	\$142,553	\$149,665	\$151,670
2030 Projected Households	27,326	133,646	258,608
2025 Estimated Households	27,118	132,506	257,458
2025 Median Home Value	\$1,065,774	\$1,116,456	\$1,117,003

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