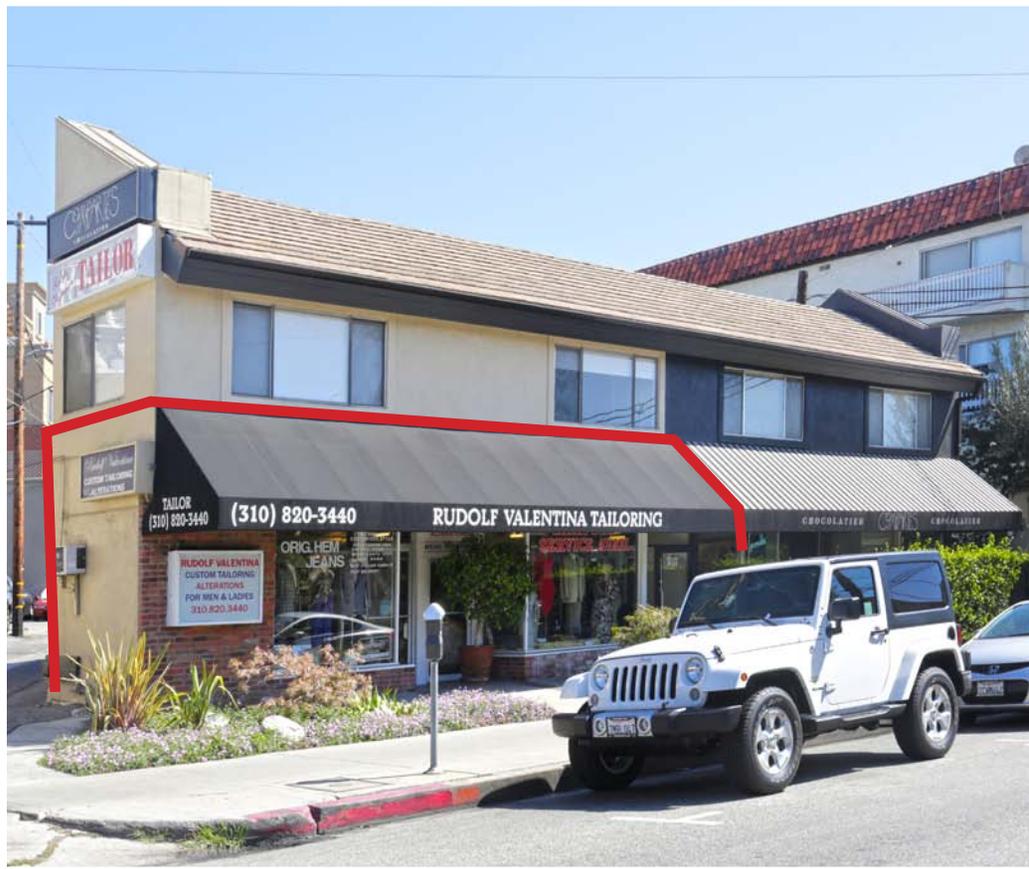


910 S. BARRINGTON AVENUE
Los Angeles, CA 90049

BRENTWOOD RETAIL SPACE

FOR LEASE



GREG ECKHARDT
310.395.2663 x103
GECKO@PARCOMMERCIAL.COM
Lic# 01255469

910 S. Barrington Avenue, Los Angeles, CA 90049

SIZE: Approximately 914 square feet

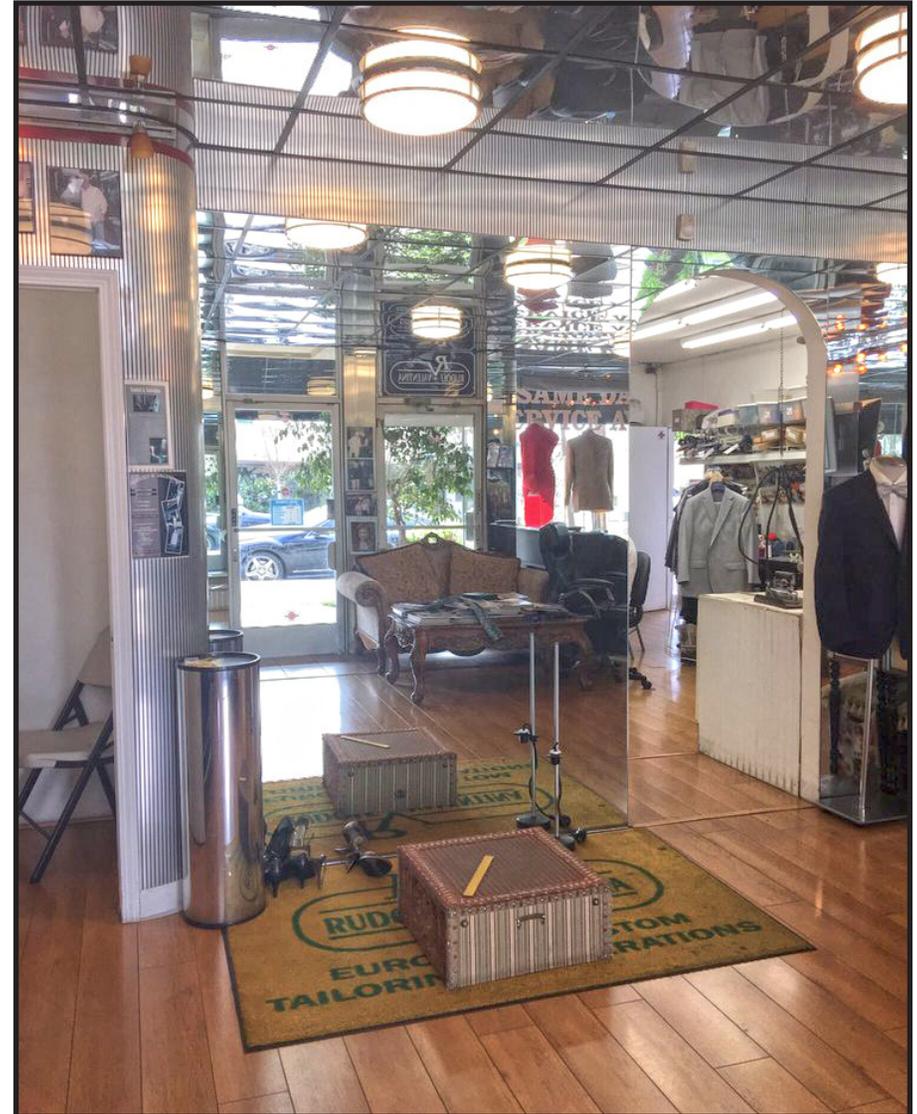
RATE: \$8.75 per square foot per month, NNN
(NNN estimated to be \$1.25 per square foot per month)

PARKING: 1 surface space included

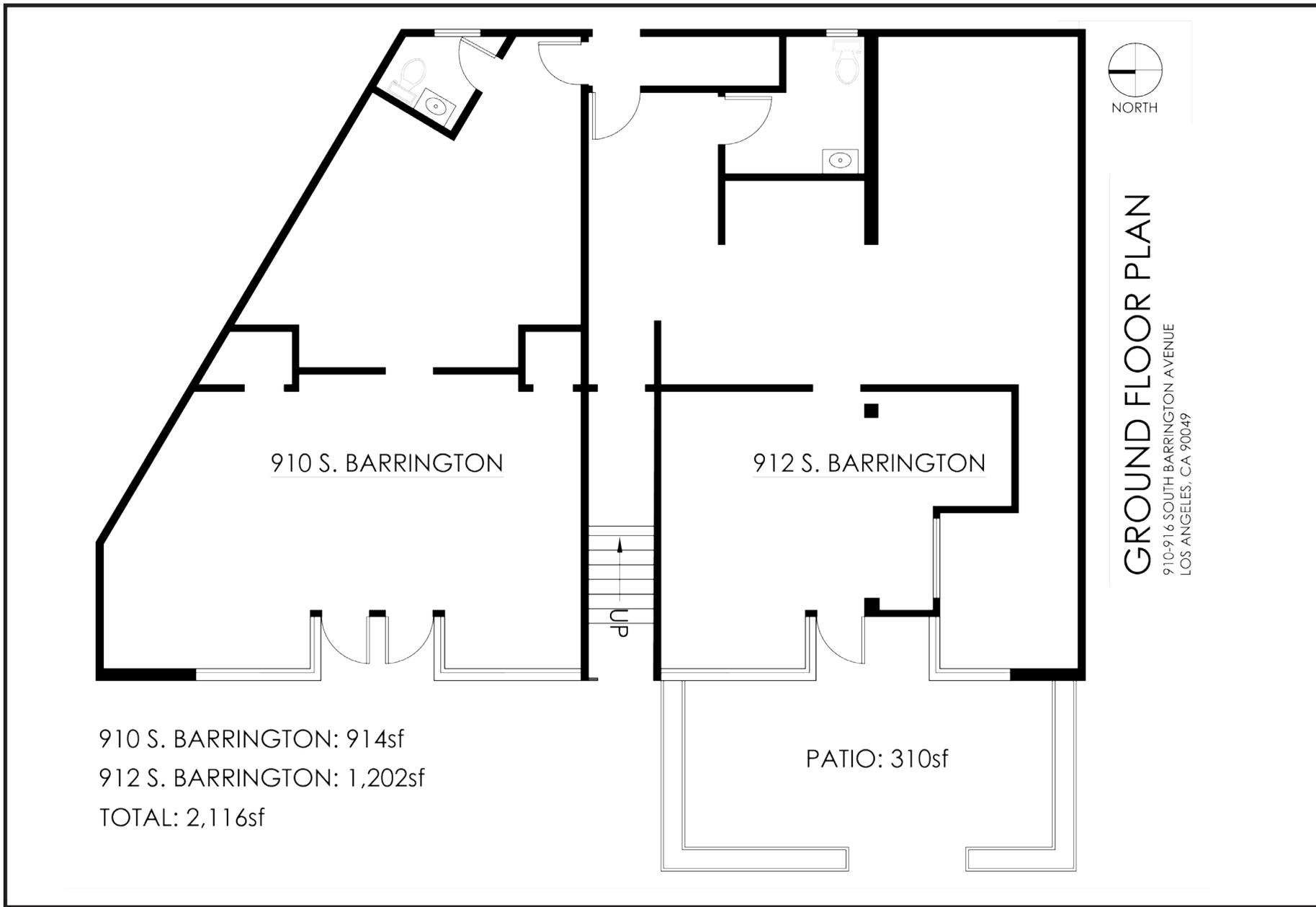
TERM: 5 - 10 years

AVAILABLE: Immediately

- **Freestanding building**
- **Heavy traffic counts in high income area**
- **Neighbors include Tavern, Drybar, Coral Tree Cafe, Toscana, Starbucks, Whole Foods Market, SusieCakes, Coffee Bean and many more**
- **Alley corner with great signage**
- **Large patio**
- **Hard to find small retail space in desirable Brentwood area**



FLOOR PLAN



910 S. BARRINGTON: 914sf
912 S. BARRINGTON: 1,202sf
TOTAL: 2,116sf

PATIO: 310sf

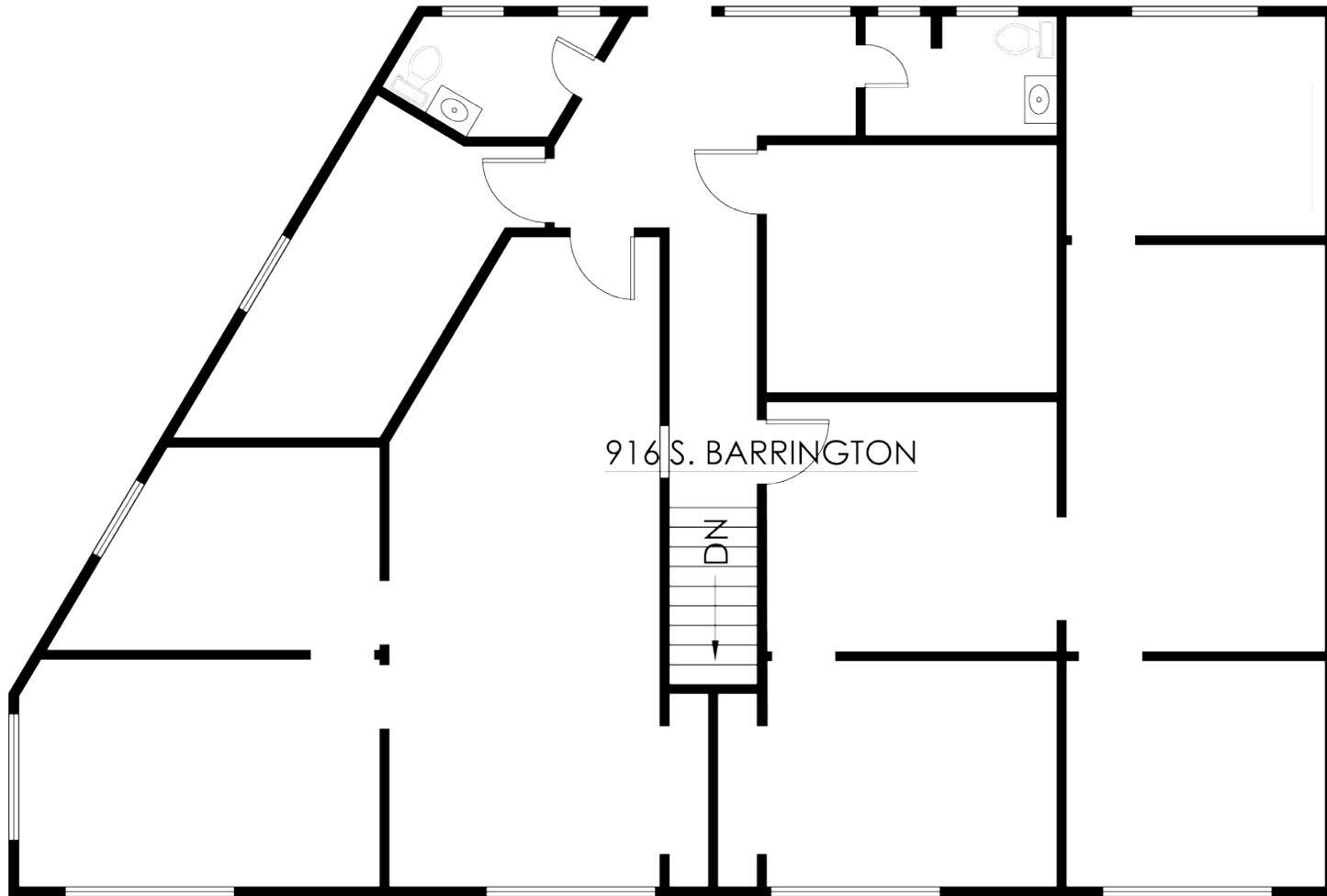


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FLOOR PLAN



SECOND FLOOR PLAN

910-916 SOUTH BARRINGTON AVENUE
LOS ANGELES, CA 90049

916 S. BARRINGTON: 1,918sf (office space)

916 S. BARRINGTON: 398sf (commom area)

TOTAL: 2,316sf



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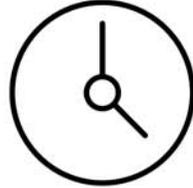
Within 1 Mile



Housing Units
21,573
 26.76% owner occupied



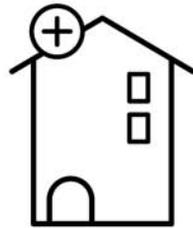
Educational Attainment
65%
 with college or higher degree



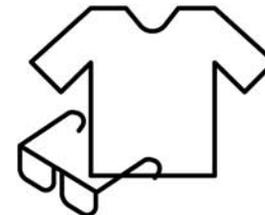
Estimated Population
41,876
 11.31% growth 2010-2018
 3.01% growth 2017-2023



Average Household Income
\$117,634
 45% earn more than \$100k



Median Home Value
\$938,318



Apparel, Food/Entertainment & Services
\$313,146
 2018 yearly consumer spending

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	43,138	241,879	543,615
2018 Estimated Population	41,876	236,214	531,124
2010 Census Population	37,622	219,306	495,346
Growth 2018-2023	3.01%	2.40%	2.35%
Growth 2010-2018	11.31%	7.71%	7.22%

2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +

\$50,000-\$74,999	14.43%	12.86%	13.37%
\$75,000-\$99,000	13.35%	10.64%	11.37%
\$100,000 +	45.06%	46.24%	45.37%

TOTAL

2018 Estimated Average HH Income	72.84% \$117,634	69.74% \$123,721	70.11% \$123,230
2018 Estimated Households	21,573	106,999	242,449



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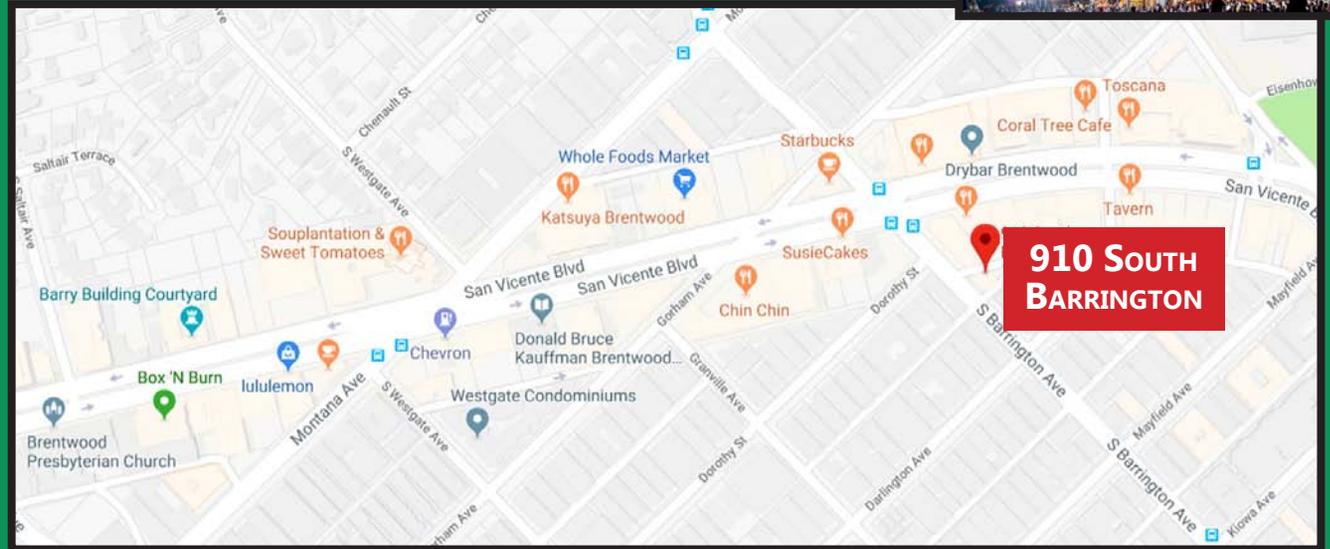
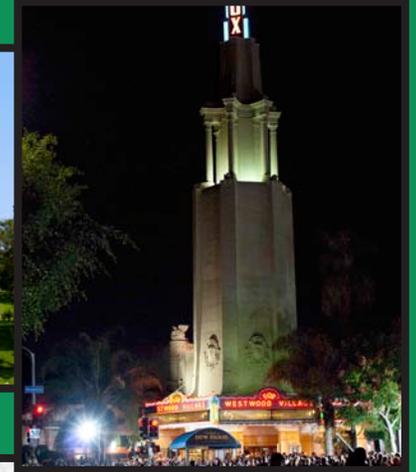
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AREA INFORMATION

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.

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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