

11700 National Boulevard, Suite N, Los Angeles, CA 90064

FOR  
LEASE



RETAIL SPACE IN  
COLONIAL CORNERS

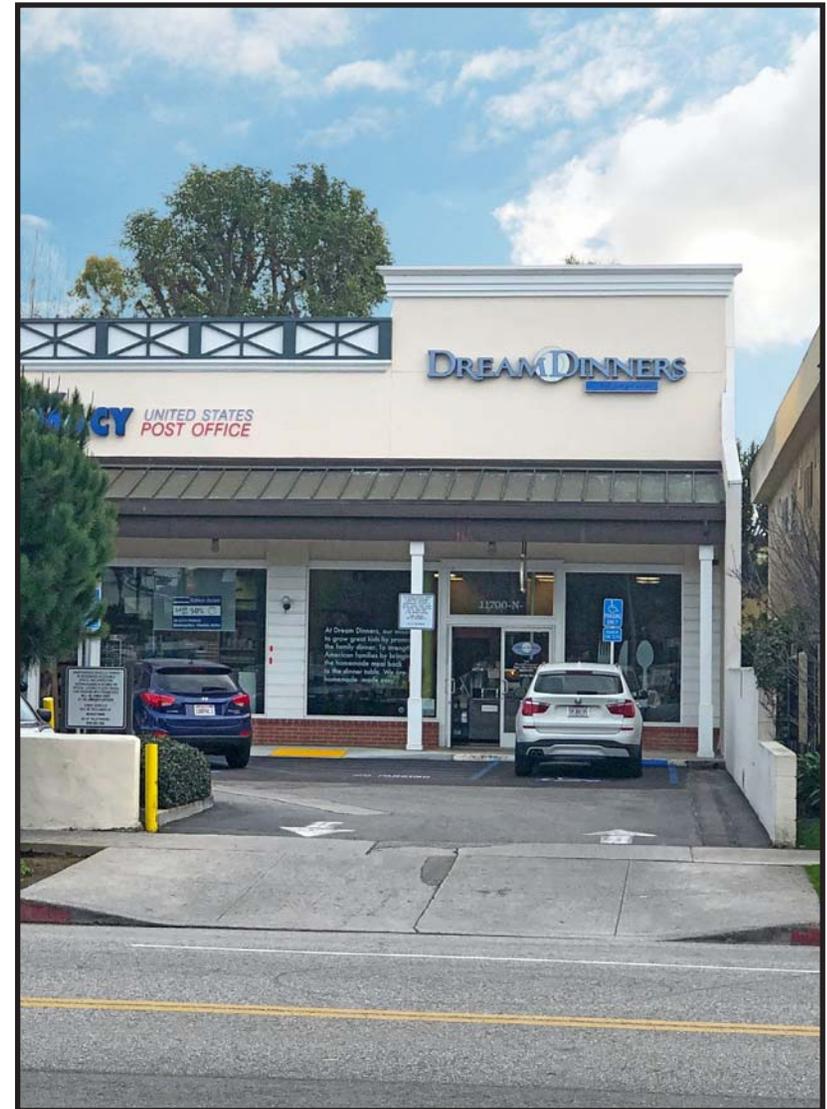


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- SIZE:** Approximately 1,836 square feet
- RENT:** \$4.00 per square foot per month, NNN  
(NNN estimated to be \$0.80 per square foot per month)
- TERM:** 3 - 5 years
- PARKING:** Abundance of parking in surface lot
- AVAILABLE:** Immediately



- High traffic signalized corner
- Anchored by Chase Bank
- Neighbors include Chase Bank, Whole Foods Market, Starbucks, Chipotle and more
- Very desirable Colonial Corners location in high income residential neighborhood



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PROPERTY PHOTOS



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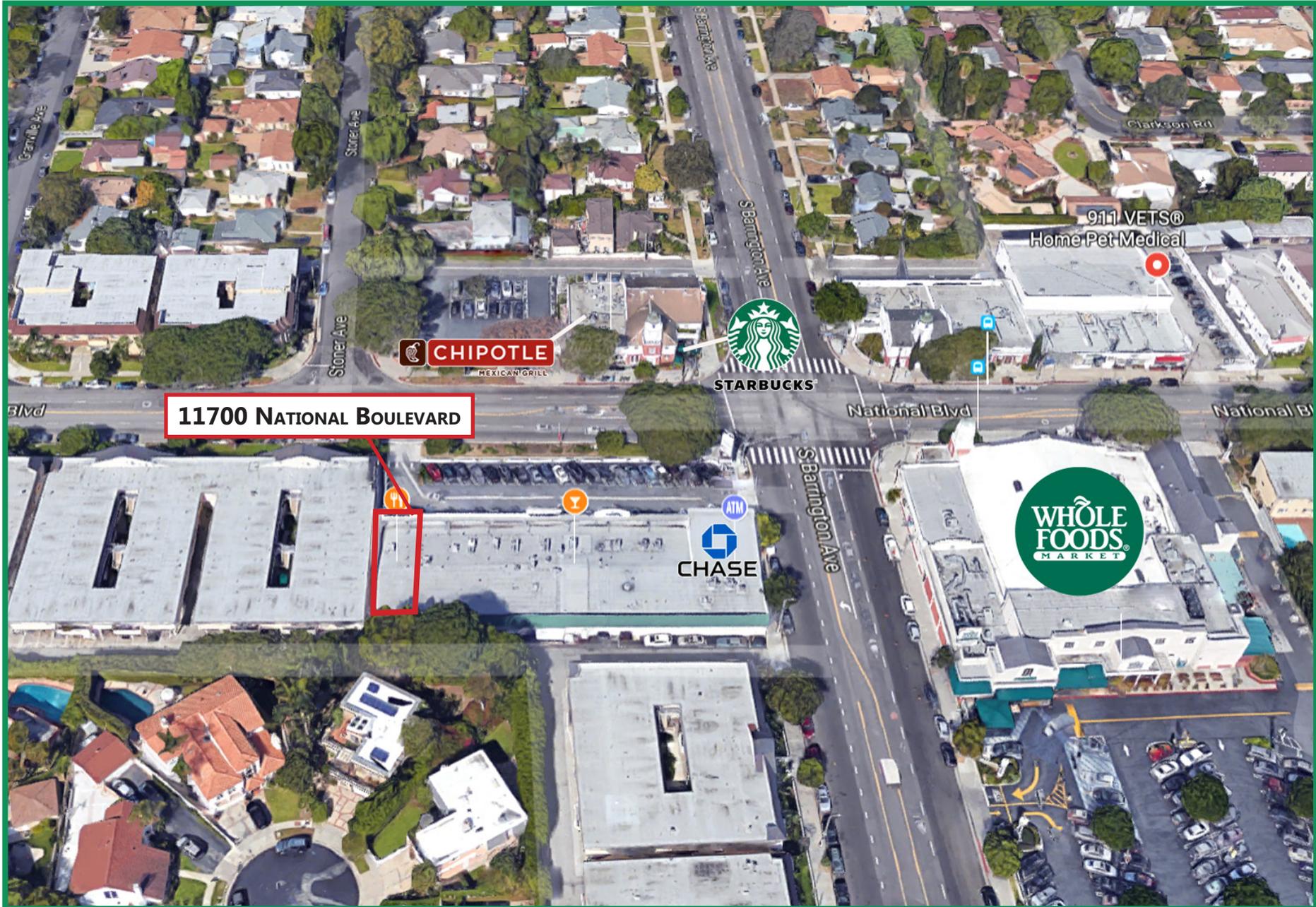
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PROPERTY  
MAP



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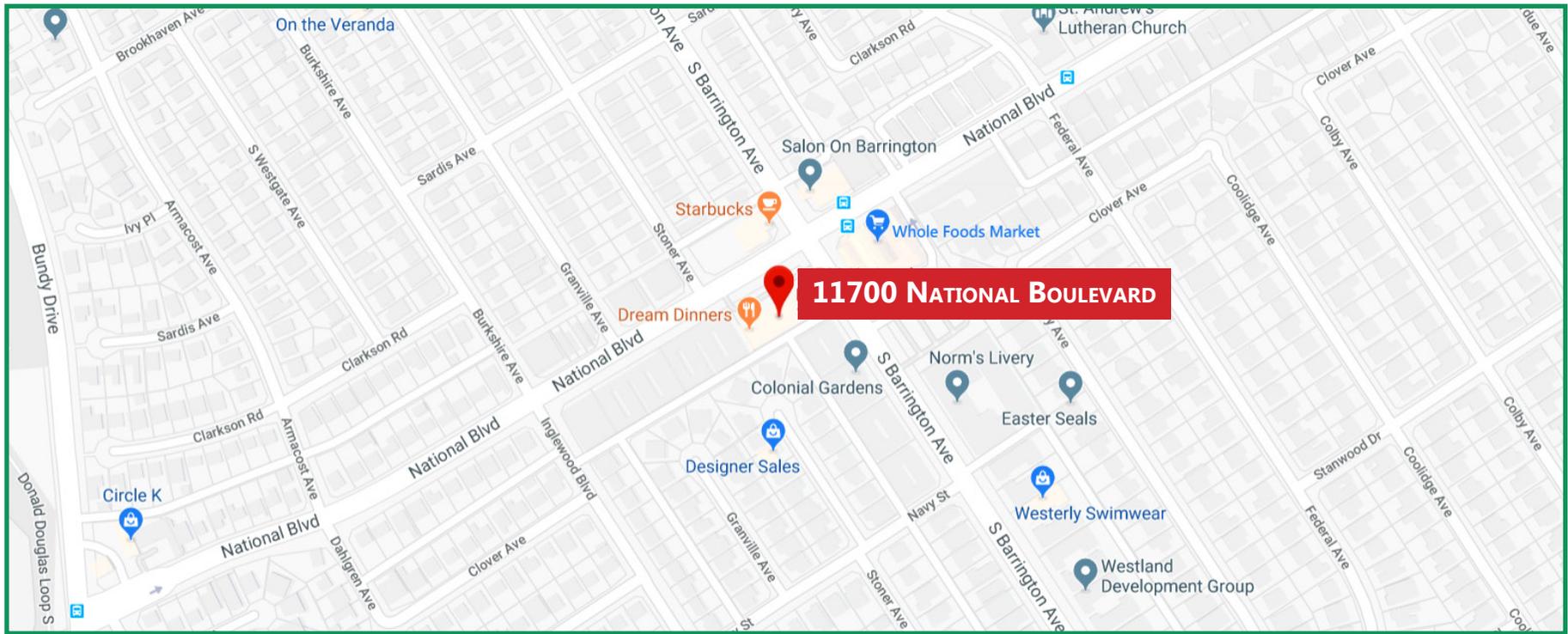
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**POPULATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 Projected Population	31,047	367,874	687,688
2018 Estimated Population	29,968	355,218	665,104
2010 Census Population	27,623	328,253	619,098
Growth 2018-2023	3.60%	3.56%	3.40%
Growth 2010-2018	8.49%	8.21%	7.43%
<b>2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b>			
\$50,000-\$74,999	14.99%	15.17%	14.53%
\$75,000-\$99,000	12.11%	12.53%	11.48%
\$100,000 +	39.42%	40.32%	42.13%
<b>TOTAL</b>	<b>66.52%</b>	<b>68.02%</b>	<b>68.14%</b>
2018 Estimated Average HH Income	\$106,451	\$109,971	\$114,444
2018 Estimated Households	13,019	166,337	300,149



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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 seaside 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 13,582, with approximately 12,061 people per square mile. 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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