

# 11700 NATIONAL BOULEVARD, LOS ANGELES, CA 90064



RETAIL SPACE | **FOR LEASE**



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# 11700 National Boulevard, Los Angeles, CA 90064

**LEASED**

**SUITE F:** Approximately 1,400 (Former beauty supply/salon)

**SUITE N:** Approximately 1,836 (Open retail layout)

**RENT:** \$4.00 per square foot per month

**NNN:** Estimated to be \$0.80 per square foot per month

**TERM:** 3-5 years

**PARKING:** Abundant parking in surface lot

**AVAILABLE:** Immediately



- Pole and building signage
- High traffic signalized corner
- Neighbors include Whole Foods Market, Yama Seafood, The Hive, Chipotle and more
- Very desirable Colonial Corners location in high income residential neighborhood





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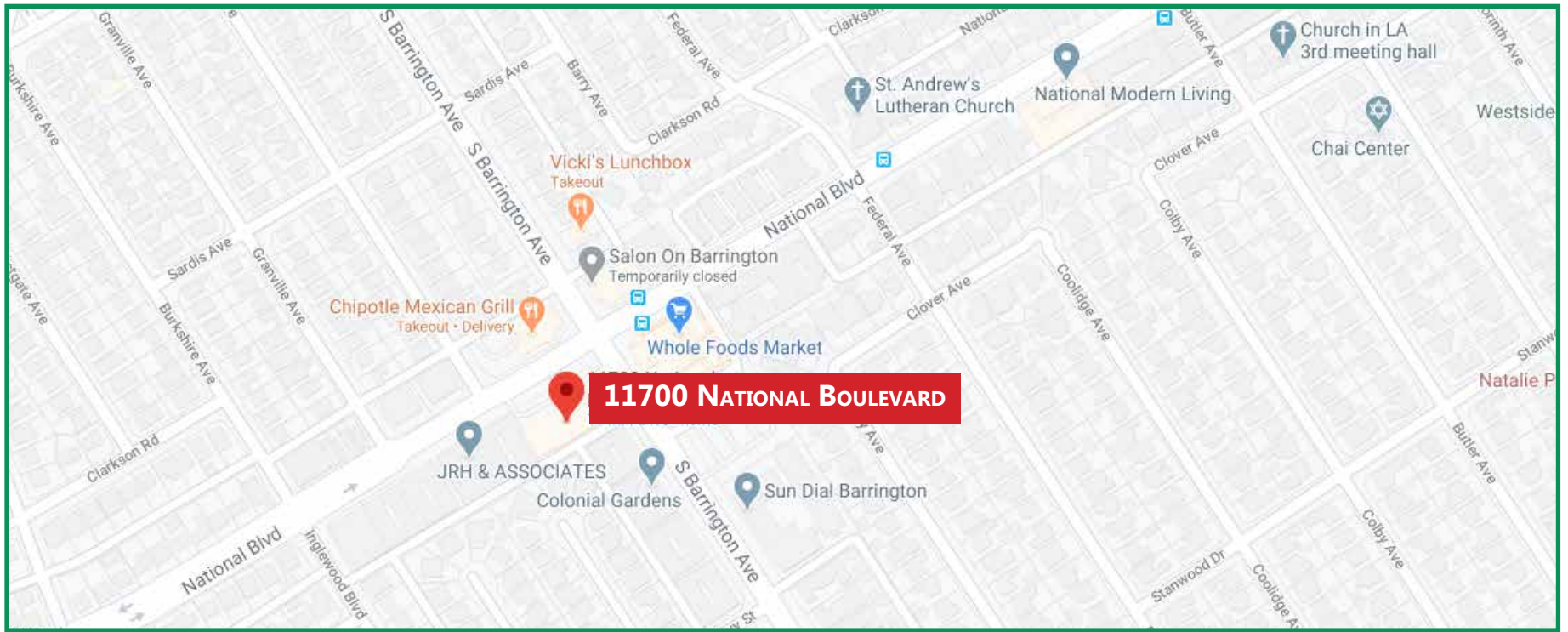
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**POPULATION**

	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
2027 Projected Population	29,017	340,480	645,352
2022 Estimated Population	29,192	343,196	649,965
2010 Census Population	27,744	329,737	621,977
Growth 2022-2027	-0.60%	-0.79%	-0.71%
Growth 2010-2022	5.22%	4.08%	4.50%
<b>2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b>			
\$50,000-\$74,999	14.10%	13.23%	12.39%
\$75,000-\$99,000	10.17%	12.33%	11.17%
\$100,000 +	48.69%	47.70%	50.45%
<b>TOTAL</b>	<b>72.96%</b>	<b>73.26%</b>	<b>74.01%</b>
2022 Estimated Average HH Income	\$127,974	\$125,813	\$132,133
2022 Estimated Households	12,453	160,776	292,639



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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 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 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.



**West Los Angeles Offers Everything:  
Restaurants, boutiques & quaint Old World architecture, nestled in the safety of the posh West Side!**



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