

12304 Santa Monica Boulevard, #104  
Los Angeles, CA 90025



OFFICE SPACE IN CONTEMPORARY ATRIUM BUILDING

FOR SUBLEASE



**RUDY QUINTANAR**  
310.395.2663 x128  
RUDY@PARCOMMERCIAL.COM  
Lic# 00912513

# 12304 Santa Monica Boulevard, #104 Los Angeles, CA 90025

**PREMISES:** Suite 104

**SIZE:** Approximately 978 - 1,176 rentable square feet

**RENT:** \$2.60 per square foot per month, Full Service Gross

**TERM:** Through September 30, 2022

**PARKING:** 4 spaces at prevailing rates plus easy and abundant on-site and street parking

**AVAILABLE:** Immediately

- **3 story Class A approximately 81,537 square foot contemporary Garden Style office building**
- **Built in 1981 and extensively renovated in 2009**
- **Conveniently located near the 405 and 10 Freeways**
- **Near banks, restaurants and retail**
- **Subterranean parking plus valet assisted visitor parking**
- **On-site manager**
- **Great centralized West Los Angeles location two blocks west of Bundy Drive**



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PROPERTY PHOTOS

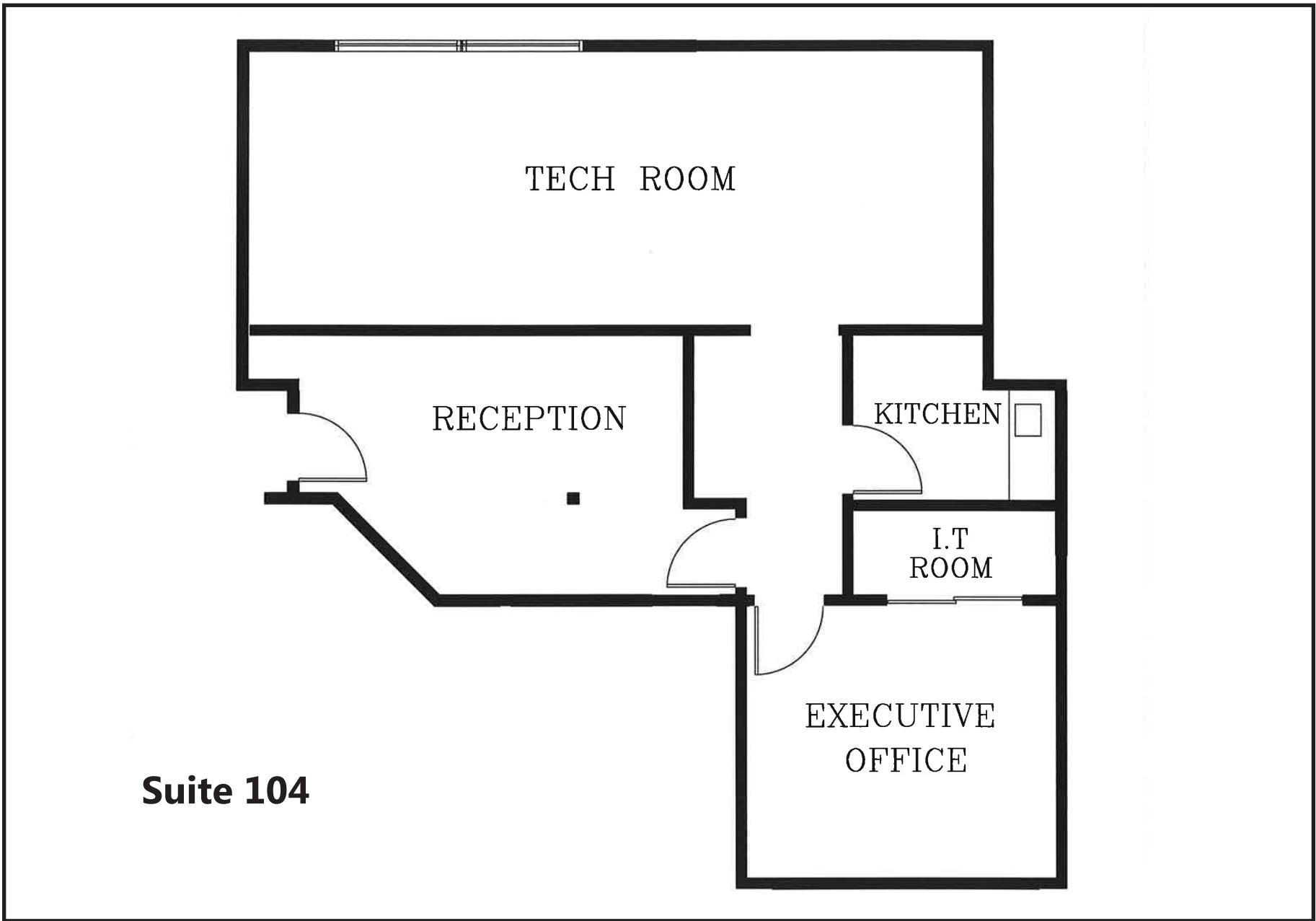


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FLOOR PLAN



Suite 104



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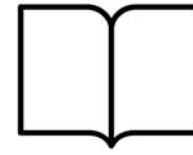
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Within 1 Mile



Housing Units  
**21,573**  
26.76% owner occupied



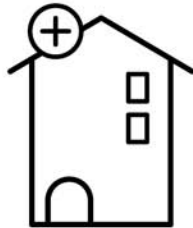
Educational Attainment  
**65%**  
with college or higher degree



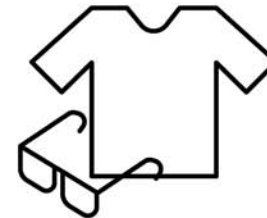
Estimated Population  
**41,876**  
11.31% growth 2010-2018  
3.01% growth 2017-2023



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**

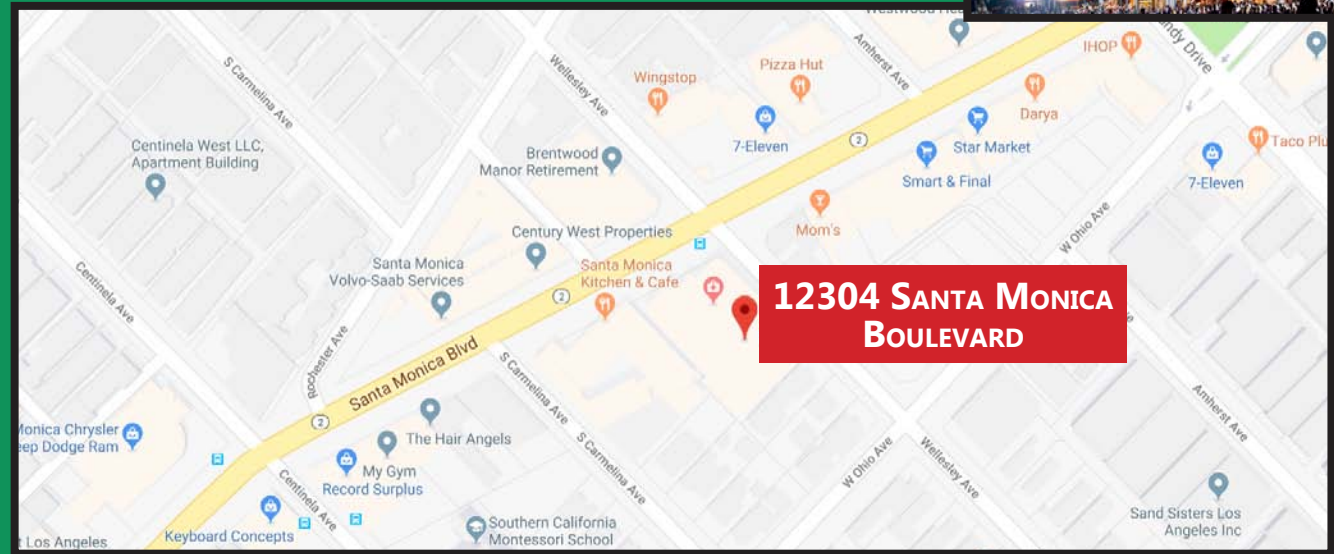
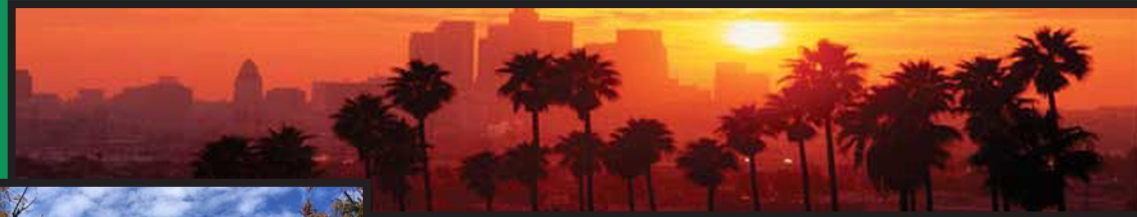
2018 Estimated Average HH Income	\$117,634	\$123,721	\$123,230
2018 Estimated Households	21,573	106,999	242,449



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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