

11870 SANTA MONICA BOULEVARD | Los Angeles, CA 90025



# FOR SALE

**BUSINESS OPPORTUNITY: FOUR SEASONS DRY CLEANERS**



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# 11870 SANTA MONICA BOULEVARD, LOS ANGELES, CA 90025

**SIZE:** Approximately 1,800 square feet

**ASKING PRICE:** \$125,000

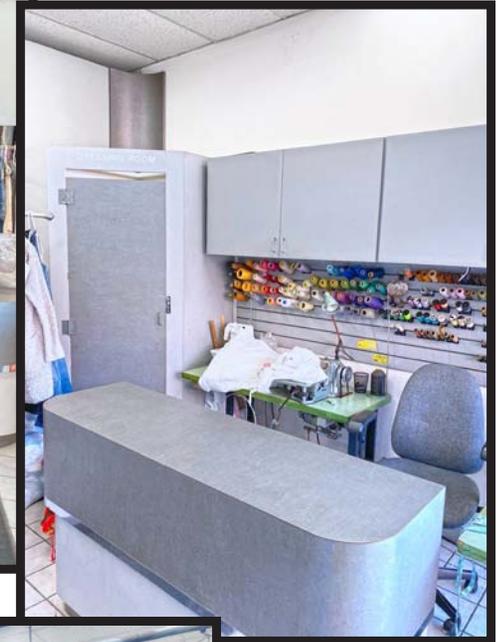
**CURRENT RENT:** \$6,647 per month including NNN's of \$1,500

**CURRENT LEASE:** Buyer needs to be approved by landlord for a new lease

**PARKING:** Ample parking in center lot

**AVAILABLE:** Immediately

- Located in a small strip plaza in West Los Angeles
- Long Standing environment friendly dry cleaner
- Fully equipped business with 2 washing machines 35 pounds and 25 pounds
- 2 presses
- 3 sewing machines
- Dressing room

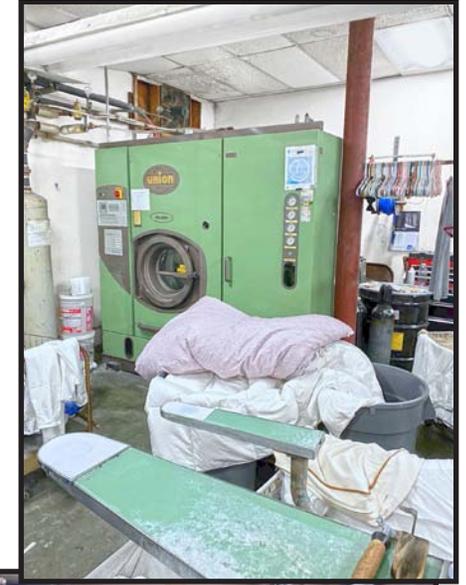


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PROPERTY PHOTOS



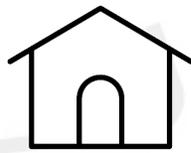
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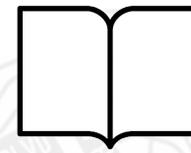
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

Within 1 Mile



**Housing Units**  
**16,118**  
 45.25% owner occupied



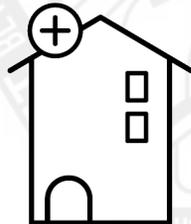
**Educational Attainment**  
**63%**  
 with college or higher degree



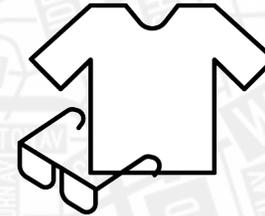
**Estimated Population**  
**35,168**  
 9.49% growth 2010-2018  
 2.74% growth 2018-2023



**Average Household Income**  
**\$126,525**  
 48% earn more than



**Median Home Value**  
**\$950,338**



**Apparel, Food/Entertainment & Services**  
**\$357,290**  
 2018 yearly consumer spending

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>			
2023 Projected Population	36,131	337,142	725,230
2018 Estimated Population	35,168	329,459	708,813
2010 Census Population	32,120	307,348	662,643
Growth 2018-2023	2.74%	2.33%	2.32%
Growth 2010-2018	9.49%	7.19%	6.97%
<b>2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b>			
\$50,000-\$74,999	13.37%	14.14%	14.01%
\$75,000-\$99,000	11.82%	12.01%	11.66%
\$100,000 +	47.82%	41.51%	42.54%
<b>TOTAL</b>	<b>73.01%</b>	<b>67.66%</b>	<b>68.21%</b>
2018 Estimated Average HH Income	\$126,525	\$114,412	\$116,033
2018 Estimated Households	16,118	145,585	324,937



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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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