

RETAIL/FITNESS SPACE

*11551 Santa Monica Boulevard
Suite C, West Los Angeles, CA 90025*



FOR LEASE

GREG ECKHARDT
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Property Characteristics

11551 SANTA MONICA BOULEVARD, SUITE C
WEST LOS ANGELES, CA 90025

SUITE C: Approximately 1,700 square feet

RATE: \$2.95 per square foot per month, NNN
(NNN estimated to be \$.50 per square foot per month)

PARKING: Includes two parking spaces free of charge, any additional spaces shall be at \$150 per space per month

TERM: 5 years

AVAILABLE: Immediately

- Former tenant was a karate/jiu jitsu studio
- 65,000 sf mixed use development
- Prominent corner retail on signalized corner
- 13' ceilings
- High traffic counts in excess of 45,000 vehicles per day
- Easy access to 405 freeway
- Subterranean garage parking

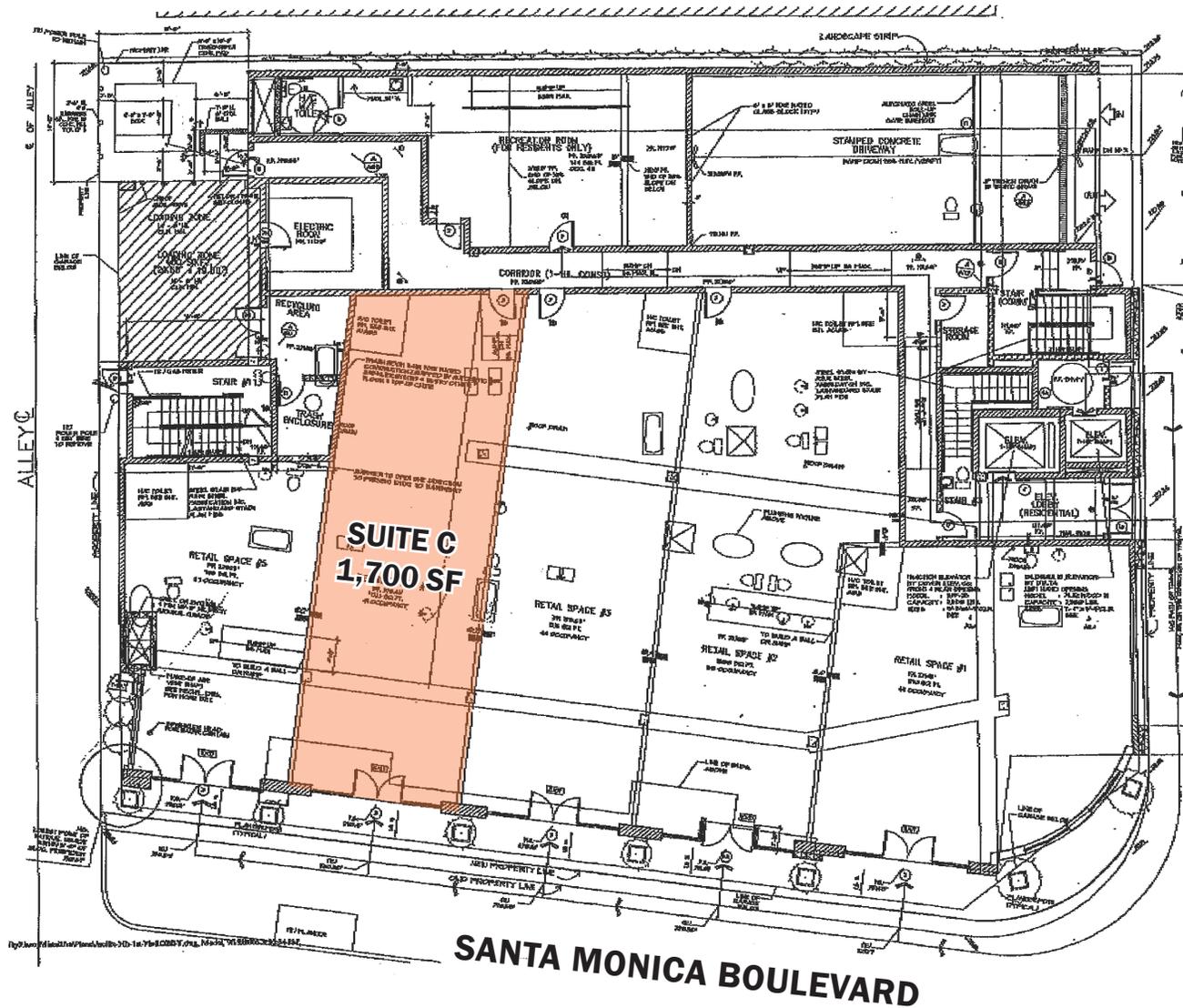


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Floor Plan



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West Los Angeles



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.



Westwood Boulevard Offers Everything:

Restaurants, boutiques & quaint Old World architecture, nestled in the safety of the posh West Side!



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