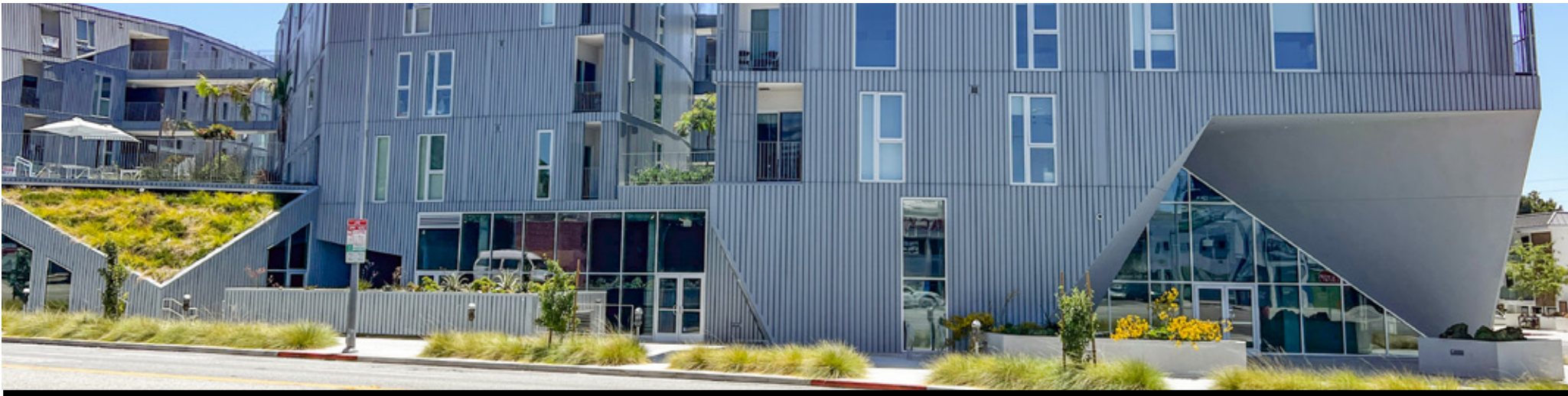


11776 SANTA MONICA BOULEVARD, LOS ANGELES, CA 90025



RETAIL, FITNESS STUDIO, EDUCATIONAL SERVICES, DAY SPA/BEAUTY CARE SPACE | **FOR LEASE**



RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

11776 Santa Monica Boulevard, Los Angeles, CA 90025

SUITE 113: ±1,985 SF \$4.00 PSF/ Mo. NNN

SUITE 114A: ±4,100 SF **LEASED**

SUITE 114B: ± 2,200 SF \$3.75 PSF/ Mo. NNN

SUITE 116: ± 3,725 SF \$3.75 PSF/ Mo. NNN

NNN: Approximately \$0.80 PSF/Mo.

PARKING: 91 parking spaces on 2 levels - first 60-minutes free

AVAILABLE: Immediately



PROPERTY HIGHLIGHTS

- Highly visible location in new mixed-use development
- 147 units of UCLA Graduate Housing
- Dedicated exclusive patios for customer seating
- Ample on-site customer parking
- Over 460 UCLA graduate student residents projected between 11776 and 11800 Santa Monica Blvd
- 66,810 cars per day at Santa Monica and Barrington
- 273,358 population within a 3-mile radius
- On Santa Monica Blvd. with easy access to the 405 Fwy. and the 10 Fwy.



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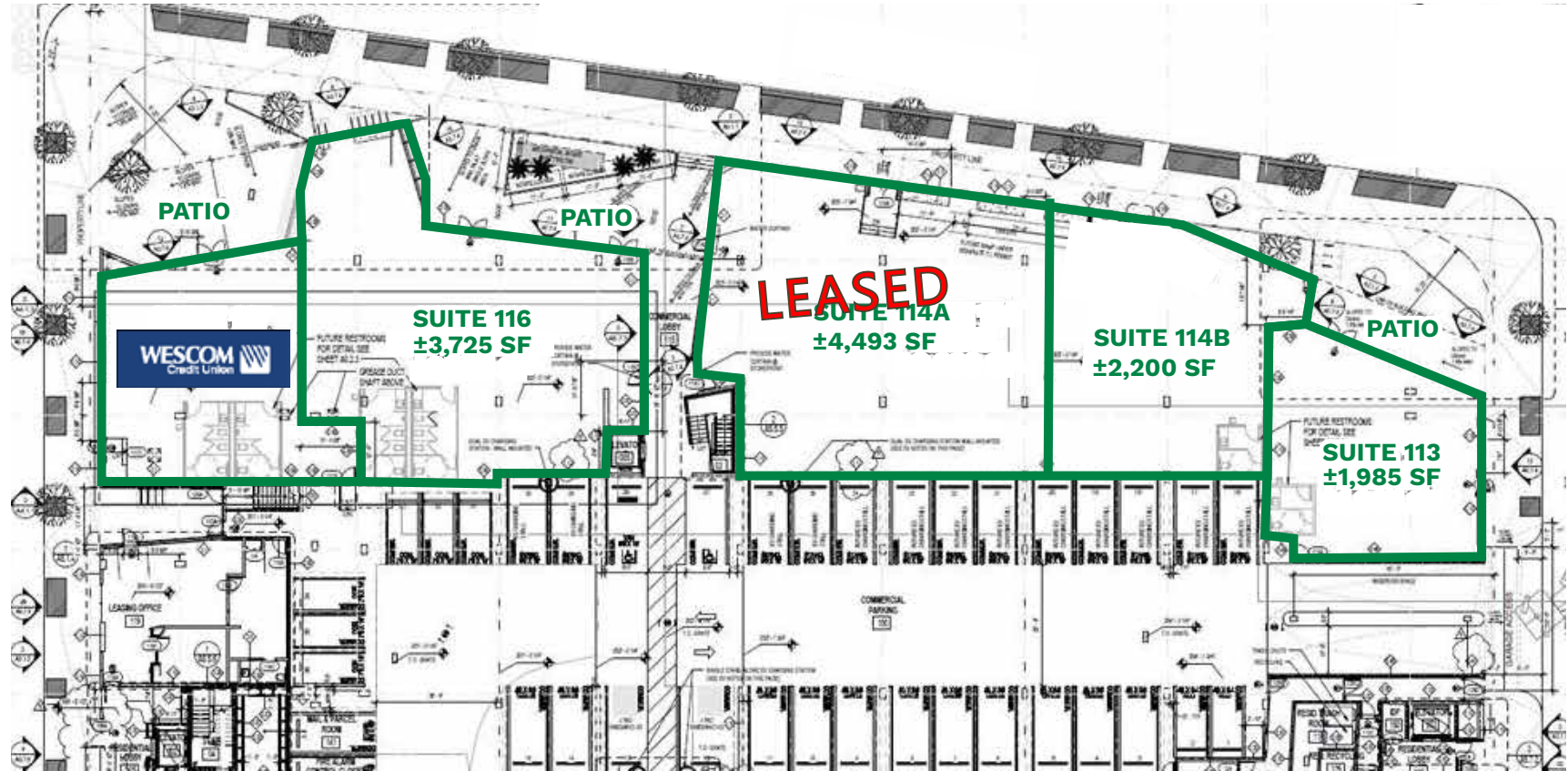
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SITE MAP

Granville Ave.

Santa Monica Blvd.

Stoner Ave.



NORTH



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Within
1 Mile



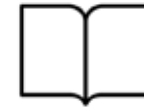
Housing Units
27,276



Estimated Population
48,511



Median Home Value
\$895,997



Educational Attainment
63%
with college or higher degree



Average Household Income
\$126,273
79% earn more than \$100k



Apparel, Food/Entertainment & Services
\$403,236
2023 yearly spending

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2028 Projected Population	48,036	269,026	529,747
2023 Estimated Population	48,511	273,358	539,155
2023 Average HH Income	\$126,273	\$134,887	\$136,826
2028 Projected Households	24,474	123,637	242,645
2023 Estimated Households	24,805	126,046	247,568
2023 Median Home Value	\$895,997	\$1,051,941	\$1,040,122



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