

11701 GATEWAY BOULEVARD, LOS ANGELES, CA 90064



GROUND FLOOR RETAIL/COFFEE/GALLERY

FOR LEASE



**RAFAEL PADILLA**  
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# 11701 Gateway Boulevard, Los Angeles, CA 90064

**THE PROPERTY:** A five story mixed use development consisting of ground floor retail and 73 residential units

**RETAIL SPACE:** Suite A: 1,464 SF  
 Suite B: 1,370 SF  
~~Suite C: 1,127 SF~~ **LEASED**  
~~Suite D: 877 SF~~ **LEASED**  
 Suite E: 1,082 SF plus covered patio

Units A & B can be combined

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

**NNN:** Approximately \$1.25 per square foot per month

**TERM:** 5-10 years

**PARKING:** On-site dedicated customer parking

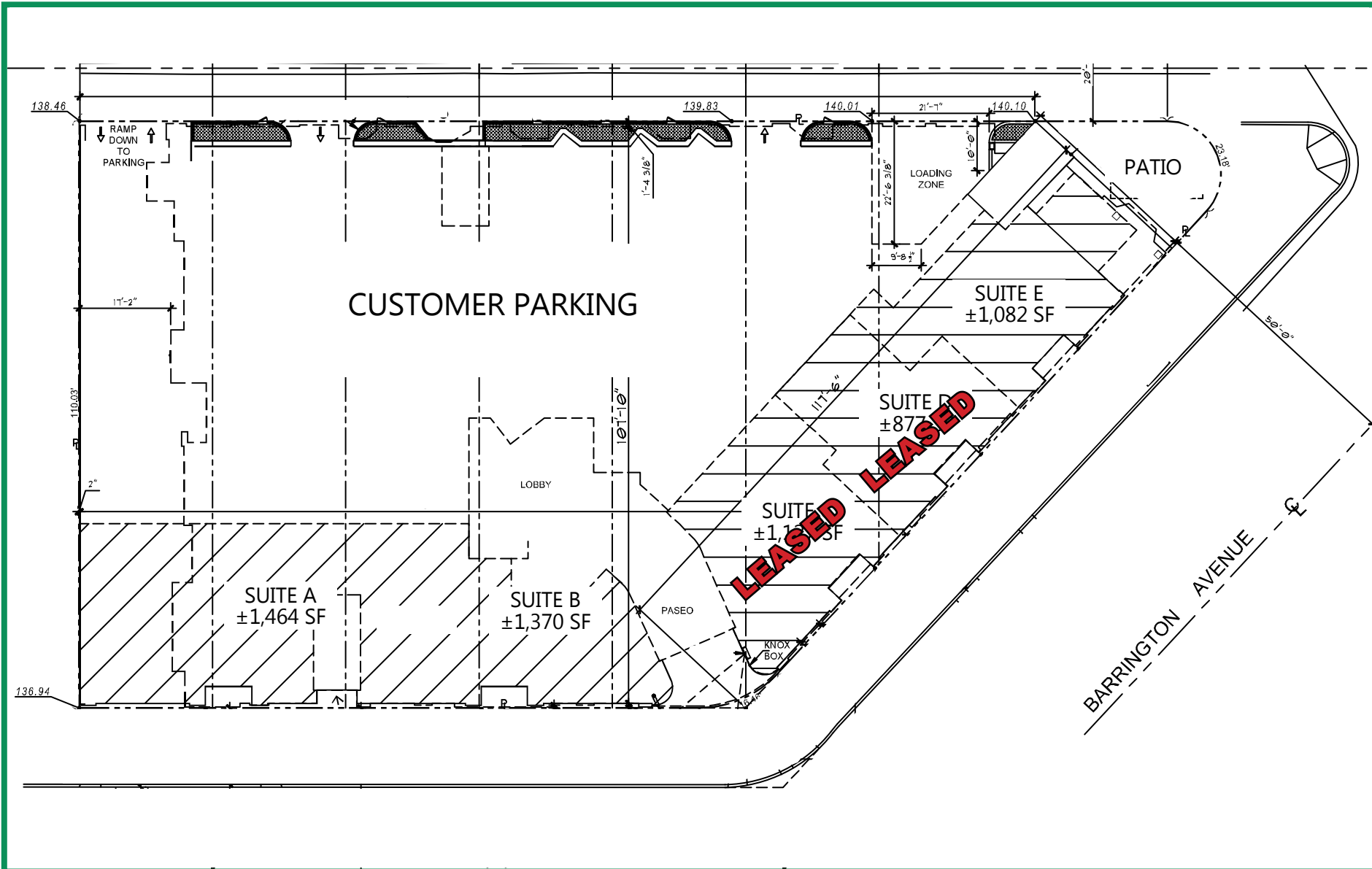
**AVAILABLE:** Immediately

- Affluent demographics
- Delivered in shell condition with services and HVAC stubbed
- Near many tech and entertainment companies
- The Westside Pavillion Mall has been repurposed into 600,000 square feet of Google offices
- Employees of tech and creative companies have high levels of discretionary income.
- 12' ceilings
- Located on the northwest corner of Gateway Blvd. and Barrington Ave. and blocks from the 405 and 10 freeways
- Ideal for dry cleaner, coffee/juice, sandwich shop, nail spa, hair salon, service retail, showroom



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FLOOR PLAN



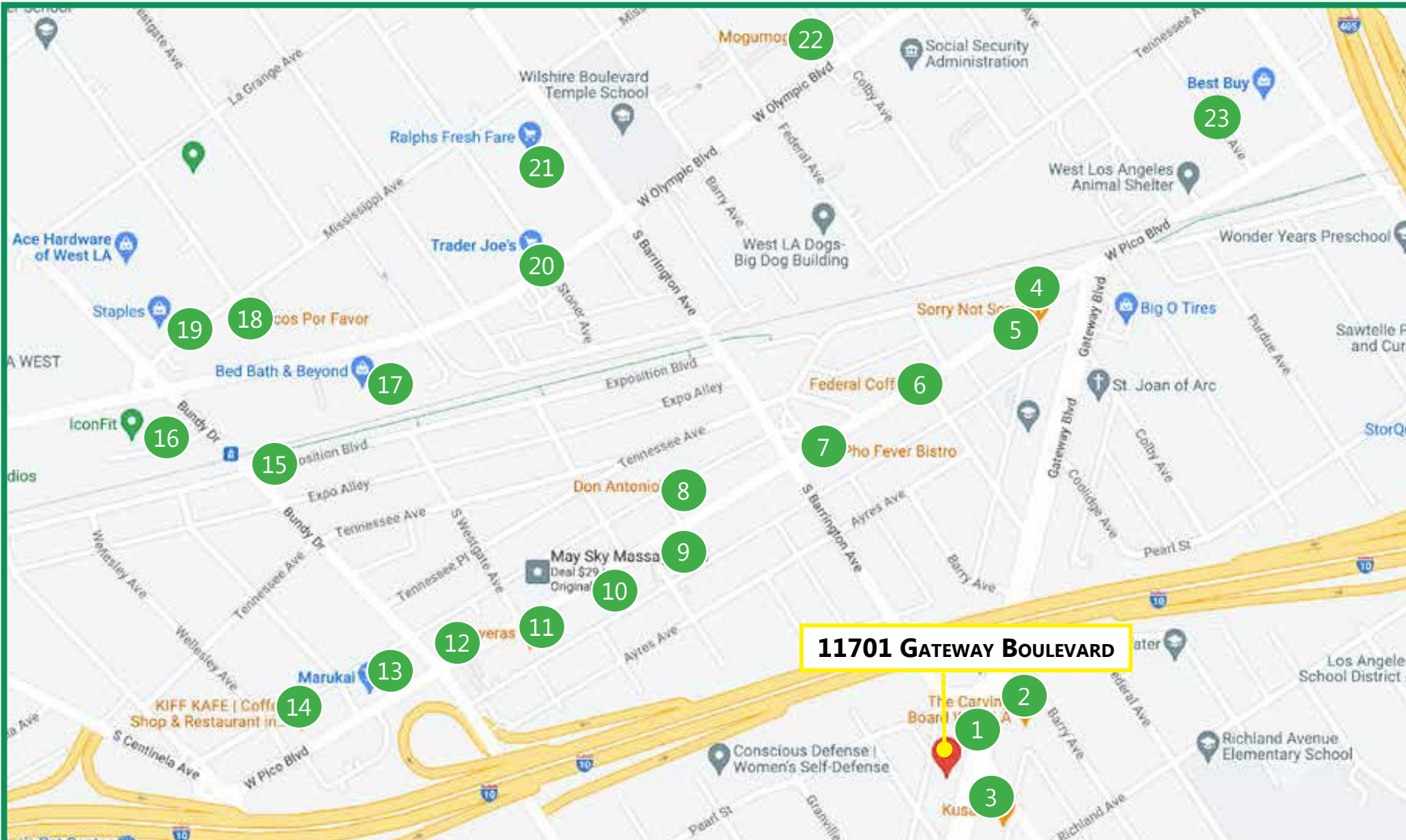
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LOCAL AMENITIES



- |                      |                    |               |                  |                       |              |
|----------------------|--------------------|---------------|------------------|-----------------------|--------------|
| 1. The Carving Board | 5. Sorry Not Sorry | 9. Neat       | 13. Marukai      | 17. Bed Bath & Beyond | 21. Ralphs   |
| 2. Ramenya           | 6. Federal Coffee  | 10. Yabu      | 14. Kiff Kafe    | 18. Tacos Por Favor   | 22. Mogumogu |
| 3. Kusaki            | 7. Pho Fever       | 11. Kalaveras | 15. Expo Station | 19. Staples           | 23. Best Buy |
| 4. Mori Sushi        | 8. Don Antonios    | 12. Teddy's   | 16. Icon Fit     | 20. Trader Joe's      |              |



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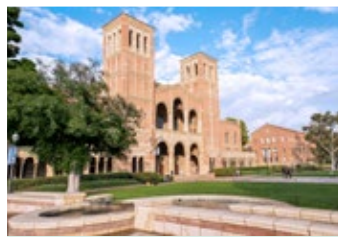
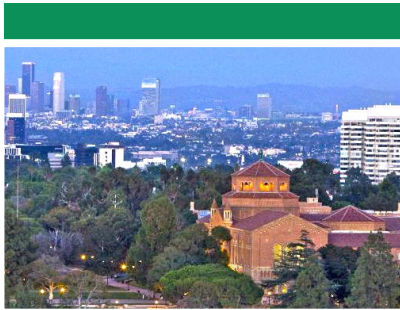
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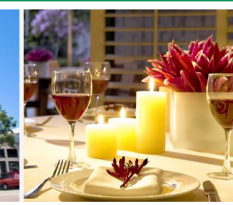
AREA  
INFORMATION



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.

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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