

11701 GATEWAY BOULEVARD, LOS ANGELES, CA 90064



GROUND FLOOR RETAIL/COFFEE/GALLERY

FOR LEASE



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

RUDY QUINTANAR
310.395.2663 X128
RUDY@PARCOMMERCIAL.COM
LIC# 00912513

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 **LEASED**~~
~~— Suite C: 1,127 SF **LEASED**~~
~~— Suite D: 877 SF **LEASED**~~
 Suite E: 1,082 SF plus outdoor 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

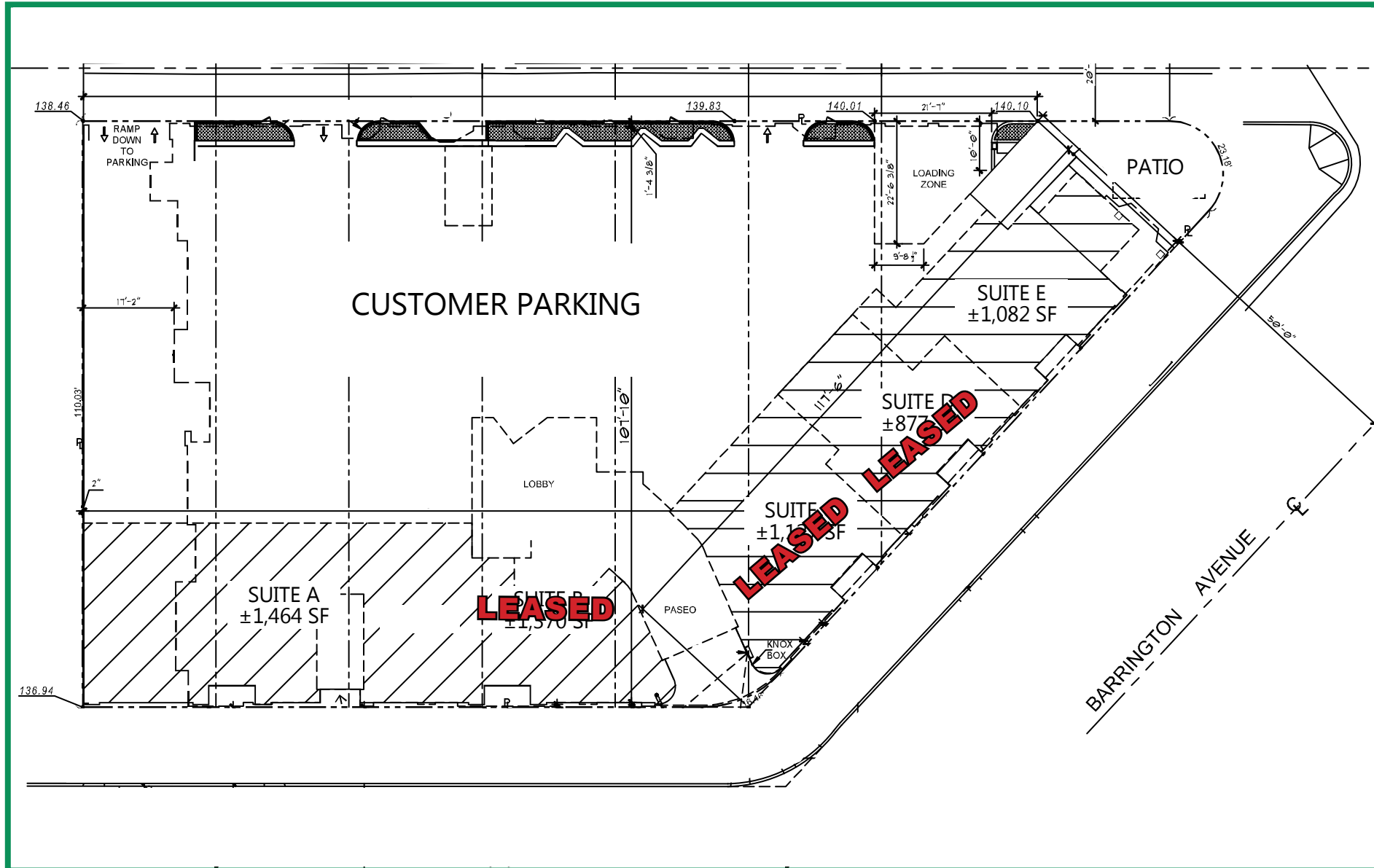
AVAILABLE: Immediately

- 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



11701 Gateway Boulevard, Los Angeles, CA 90064

FLOOR PLAN



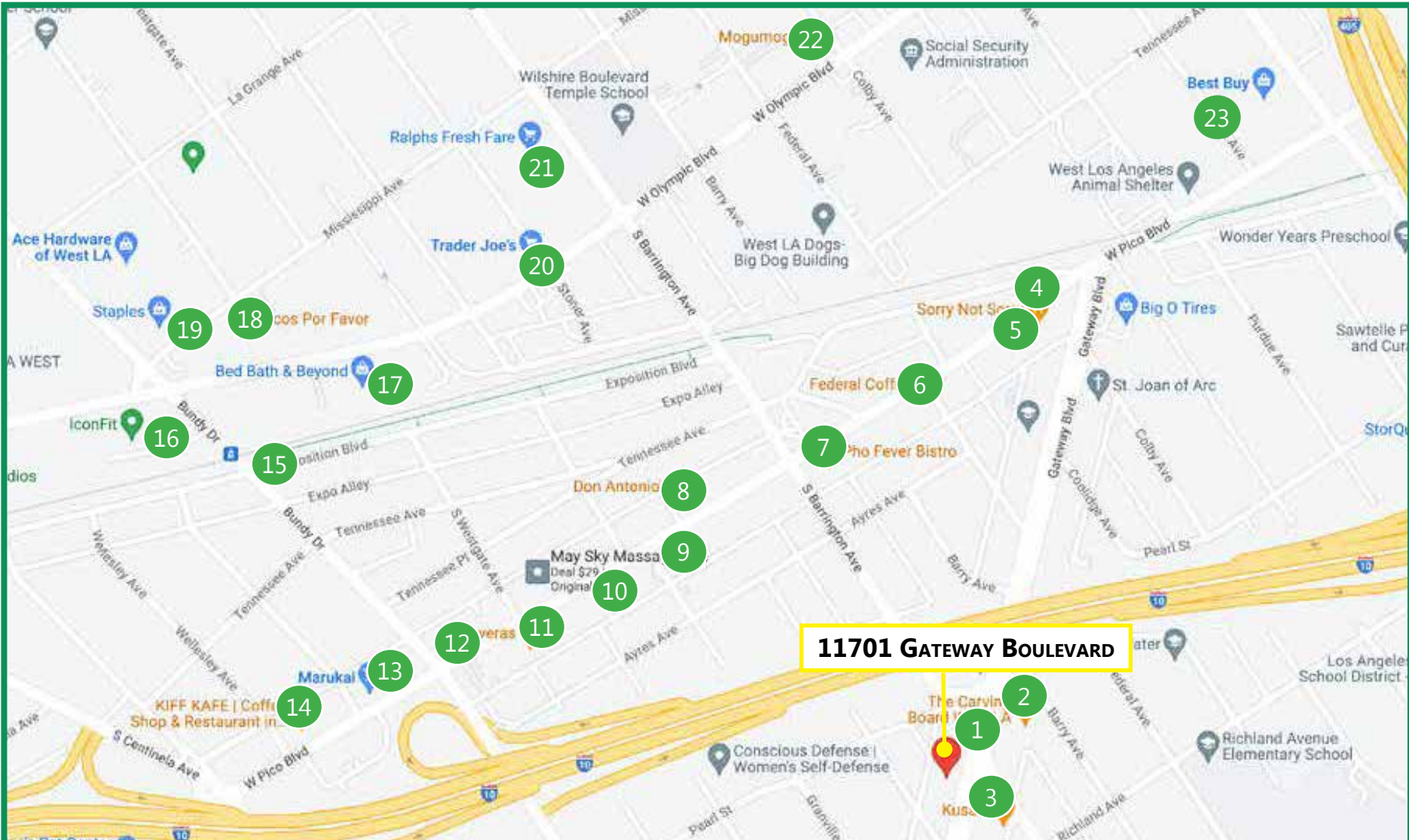
www.parcommercial.com

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

RUDY QUINTANAR
310.395.2663 X128
RUDY@PARCOMMERCIAL.COM
LIC# 00912513

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.

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 | |



www.parcommercial.com

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

RUDY QUINTANAR
310.395.2663 X128
RUDY@PARCOMMERCIAL.COM
LIC# 00912513

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.

11701 Gateway Boulevard, Los Angeles, CA 90064

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!**



www.parcommercial.com

RAFAEL PADILLA

310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM

LIC# 00960188

RUDY QUINTANAR

310.395.2663 X128

RUDY@PARCOMMERCIAL.COM

LIC# 00912513

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.