

CORNER FREESTANDING RETAIL WITH PRIVATE PARKING

# FOR LEASE

North-West Corner Wilshire Blvd & McClellan Drive  
3 Blocks West of Bundy



12353 Wilshire Boulevard, Los Angeles, CA 90025



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## Property Characteristics

# 12353 Wilshire Boulevard, Los Angeles, CA 90025

**SIZE:** Approximately 5,871 square feet

**TERM:** 3-5 years

**AVAILABLE:** Immediately

**PARKING:** Approximately 23 surface parking spaces.  
Additional metered street parking.

**RATE:** \$5.00 per square foot per month, NNN  
NNN estimated at \$1.80

### HIGHLIGHTS:

- 400 amp, 240 volt 3 phase 3 wire electrical to the panel
- Exclusive gated parking lot
- Close proximity to Westwood, Brentwood, and Santa Monica
- Excellent frontage alongside Wilshire Boulevard
- 2 driveways (1 cut on Wilshire Boulevard)
- High visibility corner location
- Recently renovated
- Approximately 35,000 cars per day exposed to this site



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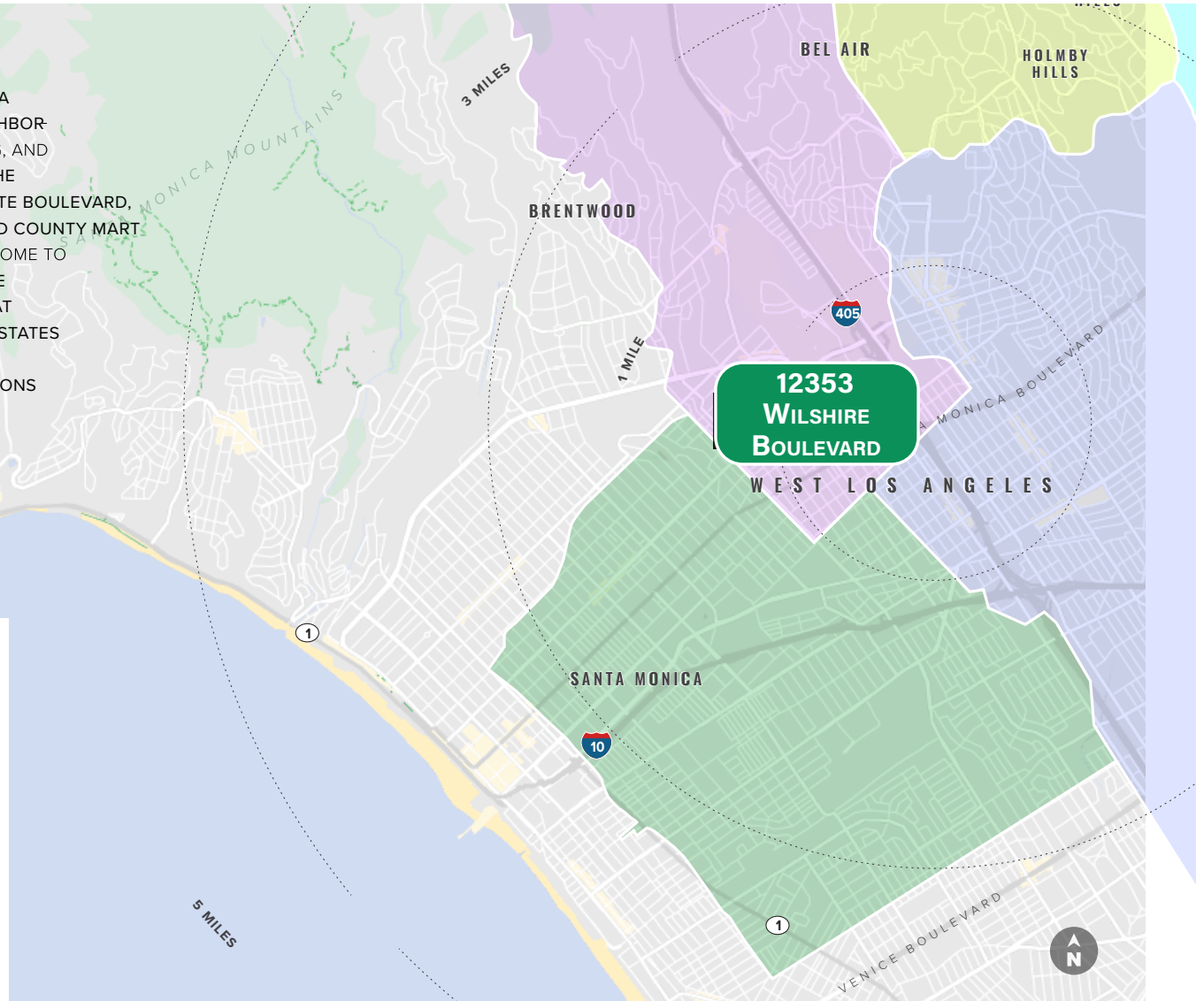
## THE LOCAL NEIGHBORHOOD

PERCHED ON LA'S WESTSIDE, AT THE BASE OF THE SANTA MONICA MOUNTAINS, BRENTWOOD IS AN UPSCALE NEIGHBORHOOD TEEMING WITH HIGH-END BOUTIQUES, FINE DINING, AND LUXURIOUS GARDENS. THE MAIN THOROUGHFARES IN THE COMMUNITY ARE WILSHIRE BOULEVARD AND SAN VICENTE BOULEVARD, WHERE EATERIES, CAFES, AND THE HISTORIC BRENTWOOD COUNTY MART SIT ALONG TREE-LINED AVENUES. BRENTWOOD IS ALSO HOME TO THE FAMOUS GETTY CENTER, WHICH BOASTS EXTENSIVE MUSEUMS, SCENIC GARDENS, AND STUNNING VIEWS THAT DRAW MILLIONS OF VISITORS EVERY YEAR. SPRAWLING ESTATES AND LUXURY APARTMENTS COMPRISE THE BULK OF THE RENTAL MARKET IN BRENTWOOD, PROVIDING MANY OPTIONS FOR A LAVISH LIFESTYLE IN THE HILLS.

THE WEST LOS ANGELES COMMUNITY IS COMPRISED OF A DIVERSE RESIDENTIAL POPULATION THAT EXCEEDS 228,000 PEOPLE. THROUGHOUT THE DAY, THE BUSINESS AND RESIDENTIAL POPULATION SWELLS TO APPROXIMATELY 500,000 PEOPLE.

## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2026 Projection	49,799	251,220	528,850
2021 Estimate	50,345	254,140	534,191
2010 Census	48,102	244,127	513,141
Growth 2010-2021	4.66%	4.10%	4.10%
Households	1 Mile	3 Mile	5 Mile
2026 Projection	28,374	126,569	265,144
2021 Estimate	27,484	122,810	256,848
2010 Census	25,043	113,538	236,102
Growth 2021-2026	3.24%	3.06%	3.23%
Growth 2010-2021	9.75%	8.17%	8.79%
Income	1 Mile	3 Mile	5 Mile
Average Household Income	\$130,510	\$154,555	\$153,738
Median Household Income	\$94,337	\$96,661	\$95,775



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