

11039 SANTA MONICA BOULEVARD, LOS ANGELES, CA 90025



EXISTING DRY CLEANER WITH PLANT
ON THE PREMISES

FOR LEASE



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11039 Santa Monica Boulevard, Los Angeles, CA 90025

SIZE: Approximately 1,200 SF

RATE: \$3.95 PSF/ Mo. NNN

NNN: Approximately \$0.60 PSF/Mo.

LEASE TERM: 3-10 years

PARKING: Abundant surface parking with parking attendant

AVAILABLE: Immediately



PROPERTY HIGHLIGHTS

- Located one block east of Sepulveda
- Building and 2-sided pole signage available
- On-site neighbors include Everytable, Carvel, Hamasaku, Paris Bakery, Sichuan Impression, and many more.
- Minutes from UCLA, Century City, Google Campus, Beverly Hills, 405 Fwy and 10 Fwy
- Outstanding traffic counts
- Santa Monica Boulevard is the "Gateway to Century City"
- Easy and direct access to parking with parking attendant
- Walking score of 94 - very walkable



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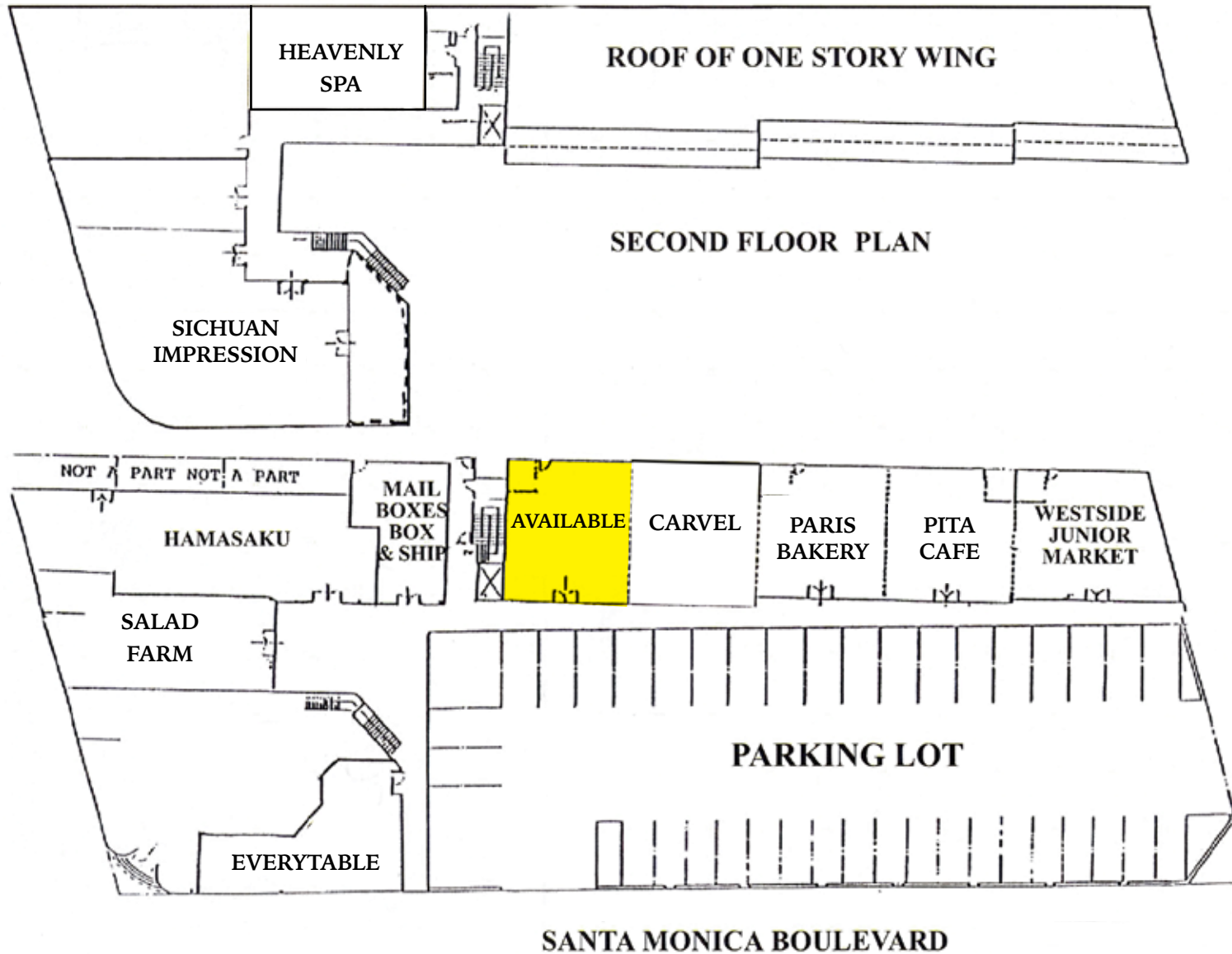
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**WITHIN
1 MILE**



Housing Units
19,133

36.45% owner occupied

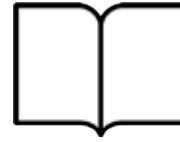


Estimated Population
45,123

3.08% growth 2010-2022
-0.97% growth 2022-2027



Median Home Value
\$1,056,834



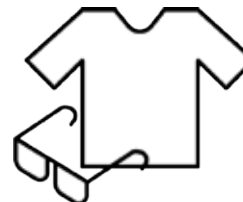
Educational Attainment
63%

with college or higher degree



Average Household Income
\$109,882

40.19% earn more than \$100k



Apparel, Food/Entertainment & Services

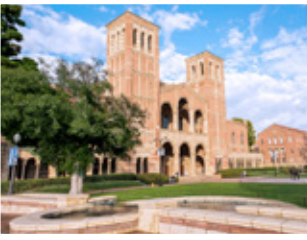
\$649,663

2022 yearly consumer spending

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2027 Projected Population	44,687	280,776	640,829
2022 Estimated Population	45,123	281,972	645,244
2010 Census Population	43,775	265,414	616,270
Growth 2022-2027	-0.97%	-0.42%	-0.68%
Growth 2010-2022	3.08%	6.24%	4.70%
2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$50,000-\$74,999	15.31%	12.65%	12.98%
\$75,000-\$99,000	14.00%	12.17%	11.51%
\$100,000 +	40.19%	50.75%	47.38%
TOTAL	69.50%	75.57%	81.87%
2022 Estimated Average HH Income	\$109,882	\$132,275	\$124,529
2022 Estimated Households	19,133	128,488	290,875



WEST LOS ANGELES



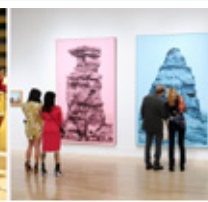
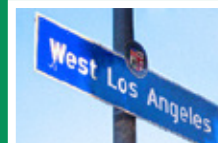
West Los Angeles Offers Everything:

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

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 205,436. 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



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