

**11800 SANTA MONICA BOULEVARD, LOS ANGELES, CA 90025**



**RETAIL, MEDICAL, PET SUPPLY/GROOMING,  
FOOD USE SPACE**

**FOR LEASE**



**RAFAEL PADILLA**  
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# 11800 Santa Monica Boulevard, Los Angeles, CA 90025

**SUITE 100:** ± 2,650 SF \$4.00 PSF/ Mo. NNN

**SUITE 101:** ± 2,412 SF \$4.00 PSF/ Mo. NNN

**SUITE 102:** ± 3,000 SF \$4.00 PSF/ Mo. NNN

\*Can be combined for a total of 8,062 SF

**NNN:** Approximately \$0.80 PSF/Mo.

**PARKING:** 200 parking spaces - 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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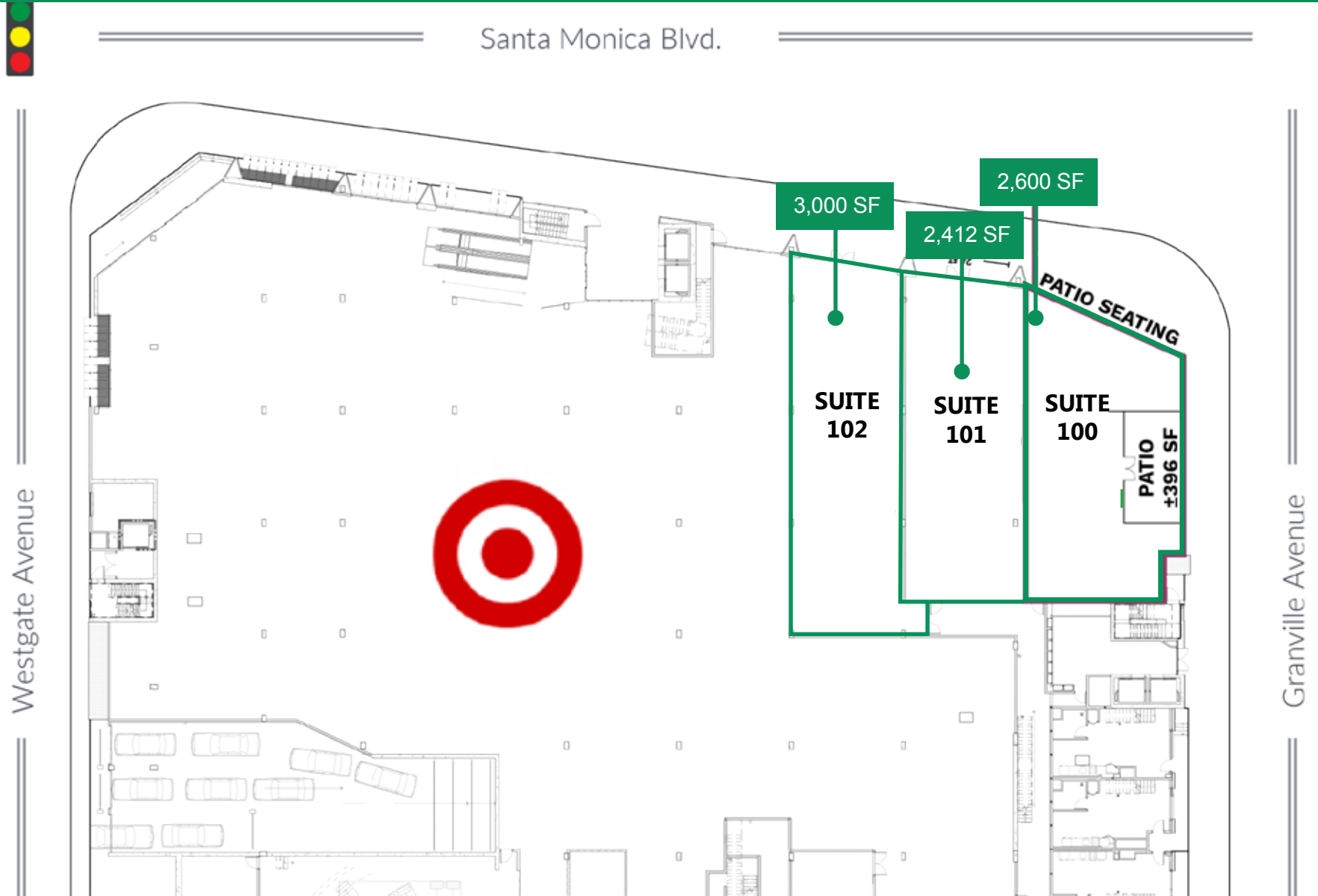
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# SITE MAP



**PAR**  
COMMERCIAL BROKERAGE

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# AREA MAP



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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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