

12436 SANTA MONICA BOULEVARD &
1410 CENTINELA AVENUE, Los Angeles, CA 90025

RETAIL/OFFICE/LIGHT ASSEMBLY/SHOWROOM

FOR LEASE



Santa Monica & Centinela Ave



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PROPERTY CHARACTERISTICS

12436 Santa Monica Blvd. &
1410 Centinela Avenue, Los Angeles, CA 90025

12436 SANTA MONICA BOULEVARD

USE: Retail

SIZE: Approximately 1,155 square feet

RENT: \$3.00 per square foot per month, NNN

NNN: \$0.85 per square foot per month

AVAILABLE: Immediately



1410 CENTINELA AVENUE

USE: Retail, Office, Light Assembly, Showroom

SIZE: Approximately 5,365 square feet

RENT: \$2.25 per square foot per month, MG

Modified Gross: Net of electrical and janitorial

AVAILABLE: Immediately

- Ample surface parking in rear of property plus metered parking on the street
- Easy access to the 10 and 405 freeways
- Great centralized West Los Angeles location
- Near banks, restaurants and major retailers
- Busy shopping center with tremendous visibility and 30,000 cpd traffic

NEARBY NEIGHBORS:

Smart & Final.



CHASE



IHOP



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AREA MAP



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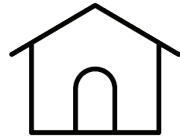
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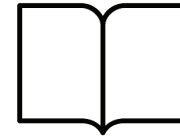
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DEMOGRAPHICS

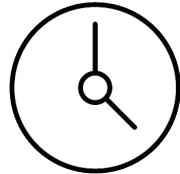
WITHIN 1 MILE



Housing Units
27,759



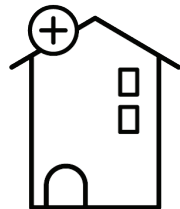
Educational Attainment
65%
with college or higher degree



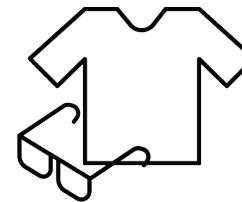
Estimated Population
49,463



Average Household Income
\$131,569
\$100k



Median Home Value
\$1,056,357



Apparel, Food/Entertainment & Services
\$402,426

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2029 Projected Population	48,547	277,905	527,750
2024 Estimated Population	49,463	282,367	537,543
2020 Census Population	48,018	270,429	522,717
Growth 2024-2029	-1.85%	-1.58%	-1.82%
Growth 2020-2024	3.01%	4.48%	2.84%
2024 HOUSEHOLDS BY HH INCOME \$50,000 +			
\$50,000-\$74,999	3,218	14,633	27,275
\$75,000-\$99,000	2,314	11,613	24,167
\$100,000 +	12,633	68,415	127,971
TOTAL	18,165	94,661	179,413
2024 Estimated Average HH Income	\$131,569	\$136,769	\$139,686



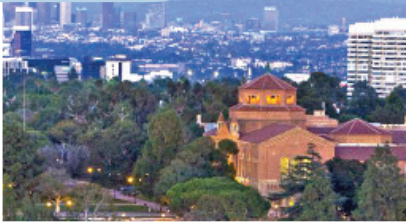
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WEST LOS ANGELES



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 49,463. 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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