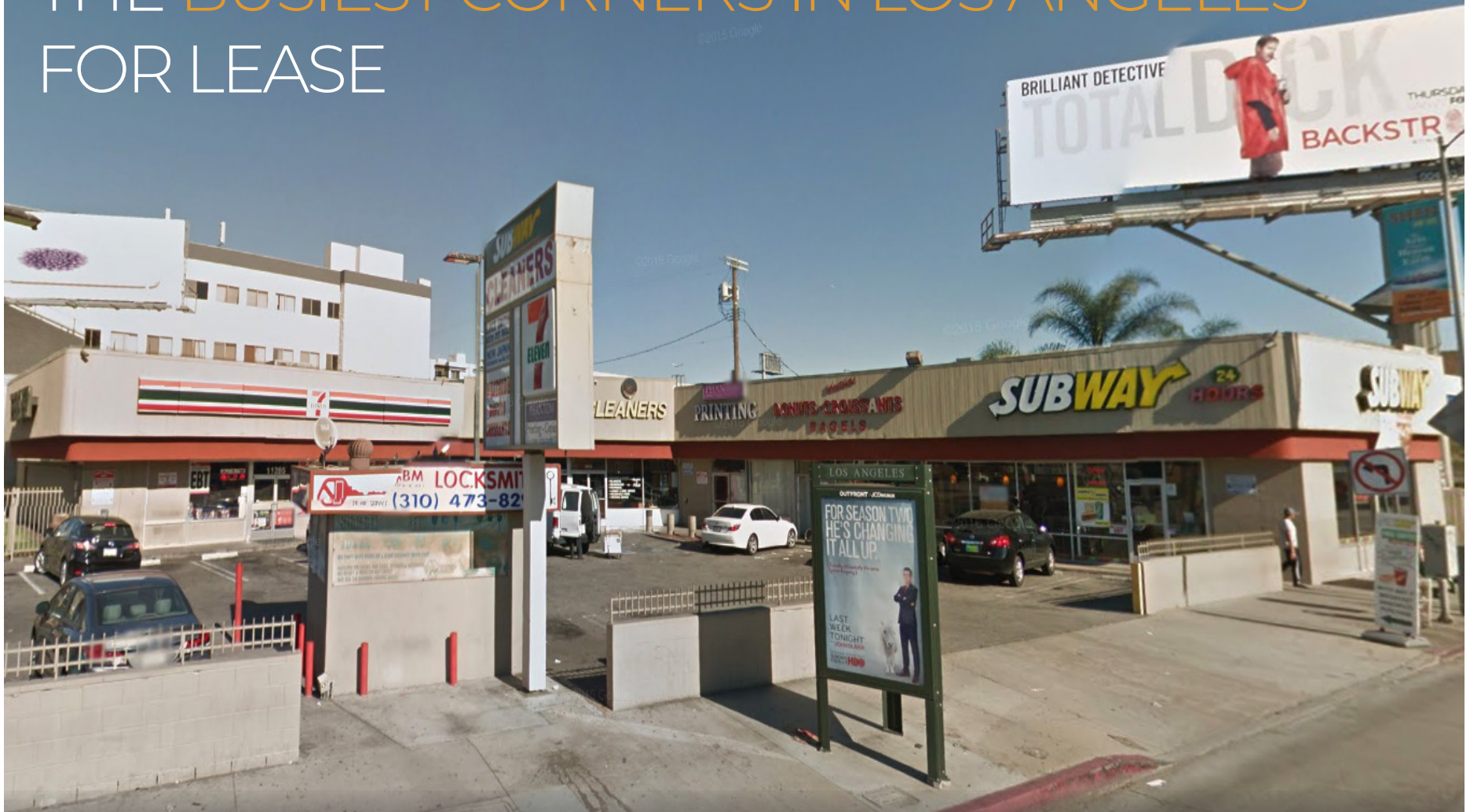


RETAIL & TAKEOUT FOOD SPACE IN ONE OF THE **BUSIEST CORNERS** IN LOS ANGELES FOR LEASE



11285 SANTA MONICA BOULEVARD

LOS ANGELES, CA 90025 (CORNER OF SANTA MONICA & SAWTELLE)

cag | COMMERCIAL
ASSET GROUP

- . +/-1,650 SF
- . LOCATED IN THE MAIN TRADE AREA OF SANTA MONICA
- . N.E. CORNER OF SANTA MONICA AND SAWTELLE BLVD
- . ANCHORED BY 7-ELEVEN, SUBWAY, AND SUSHI STOP
- . IN PROXIMITY OF 405 FWY
- . SEEKING MOBILE STORE, ICE CREAM, CHIROPRACTOR, TAX & INSURANCE, TAKEOUT FOOD USER, PIZZA
- . TRAFFIC COUNT 62,000



These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

ADDITIONAL PHOTOS



SITE PLAN



Available
Approx. 1,650 SQFT

Sawtelle Blvd

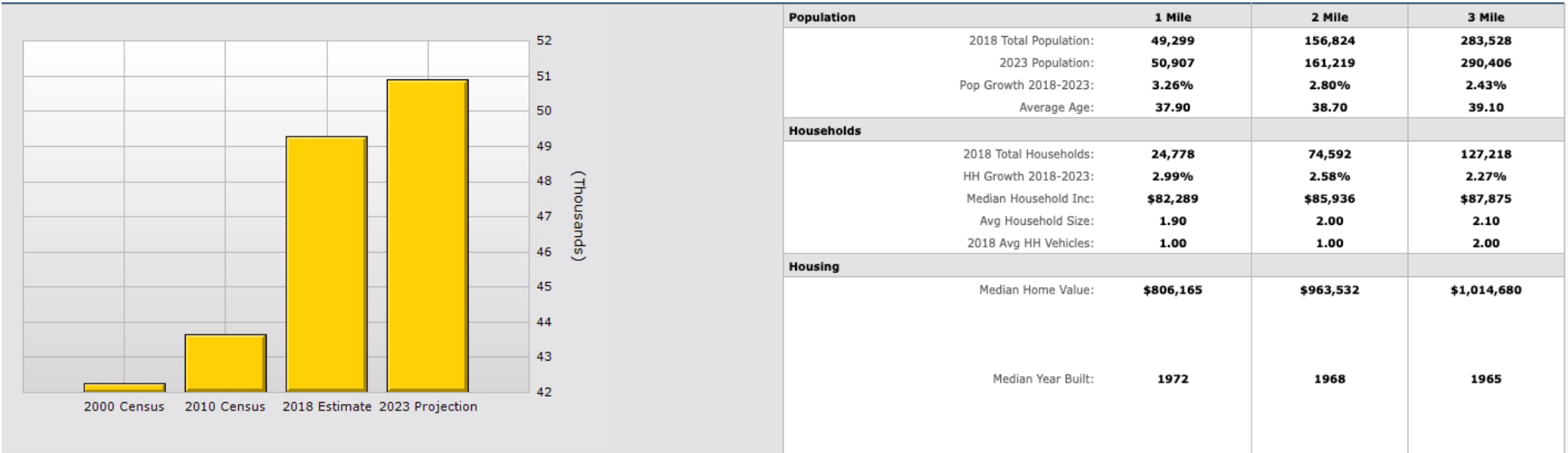


SANTA MONICA BLVD

AERIAL



DEMOGRAPHICS



| | 1 Mile | 2 Mile | 3 Mile |
|------------------------|------------------|------------------|--------------------|
| Population | | | |
| 2018 Total Population: | 49,299 | 156,824 | 283,528 |
| 2023 Population: | 50,907 | 161,219 | 290,406 |
| Pop Growth 2018-2023: | 3.26% | 2.80% | 2.43% |
| Average Age: | 37.90 | 38.70 | 39.10 |
| Households | | | |
| 2018 Total Households: | 24,778 | 74,592 | 127,218 |
| HH Growth 2018-2023: | 2.99% | 2.58% | 2.27% |
| Median Household Inc: | \$82,289 | \$85,936 | \$87,875 |
| Avg Household Size: | 1.90 | 2.00 | 2.10 |
| 2018 Avg HH Vehicles: | 1.00 | 1.00 | 2.00 |
| Housing | | | |
| Median Home Value: | \$806,165 | \$963,532 | \$1,014,680 |
| Median Year Built: | 1972 | 1968 | 1965 |



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