

11427 SANTA MONICA BLVD
LOS ANGELES, CA 90025



COMMERCIAL
ASSET GROUP



PRIME RETAIL/TAKEOUT FOOD USE
SPACE AVAILABLE FOR LEASE

SPACE SIZE
APPROX 1,060 SF

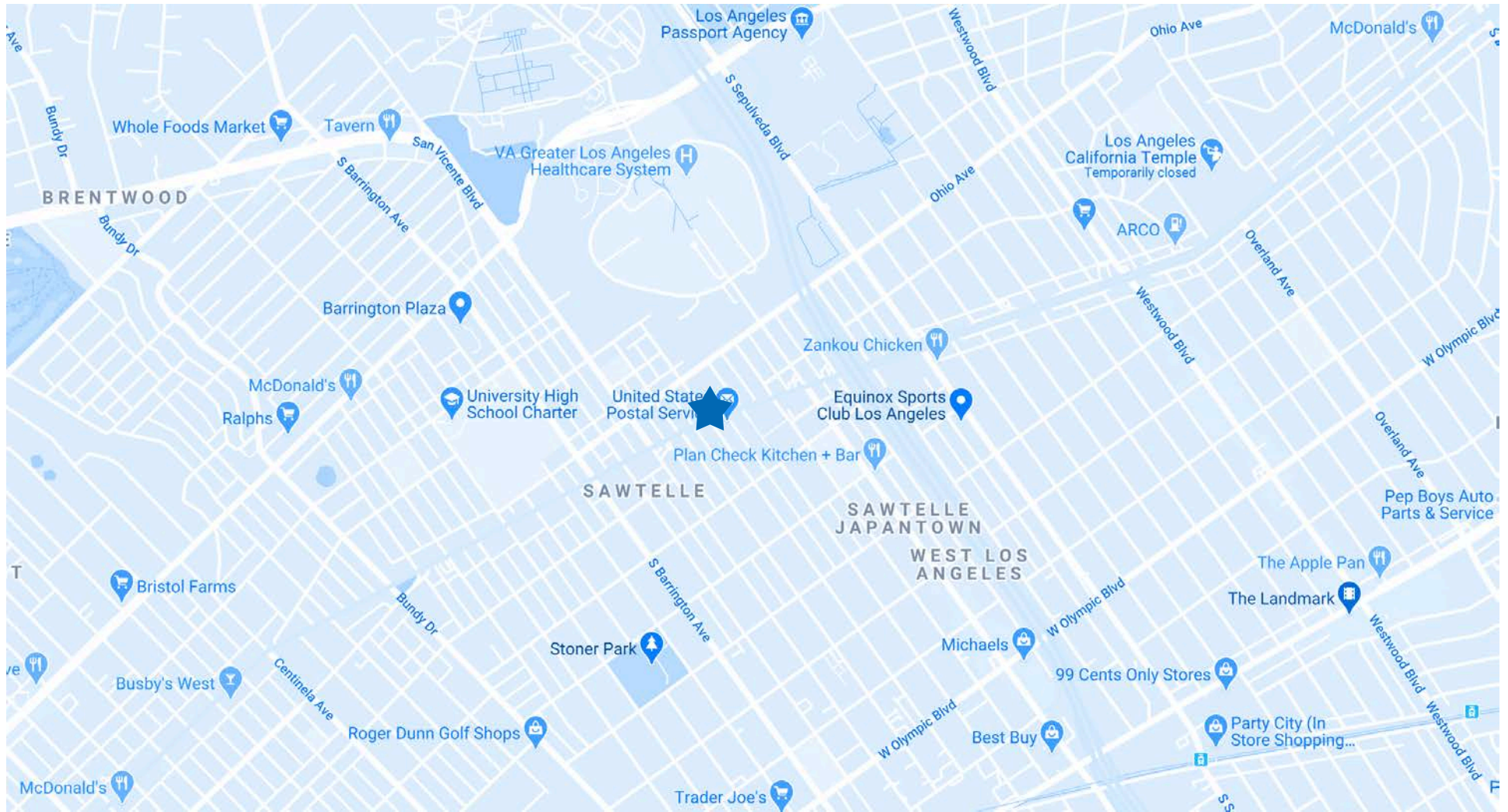


- PRIME RETAIL OR TAKEOUT FOOD USE ON SANTA MONICA BLVD IN WEST LOS ANGELES
- SIGNALIZED CORNER OF BUTLER AVE AND SANTA MONICA BLVD, CLOSE TO MANY WESTSIDE AMENITIES
- IT IS LOCATED NEXT TO NEW FAMOUS GHOST KITCHEN "COLONY"
- GREAT VISIBILITY AND SIGNAGE OPPORTUNITIES FACING SANTA MONICA BLVD
- EAST ACCESS TO I-10 AND I-405
- 53,000 CARS PER DAY
- BUILDING OFFERS 2 TANDEM PARKING IN REAR AND CITY PARKING LOT IS ALSO AVAILABLE BEHIND THE BUILDING

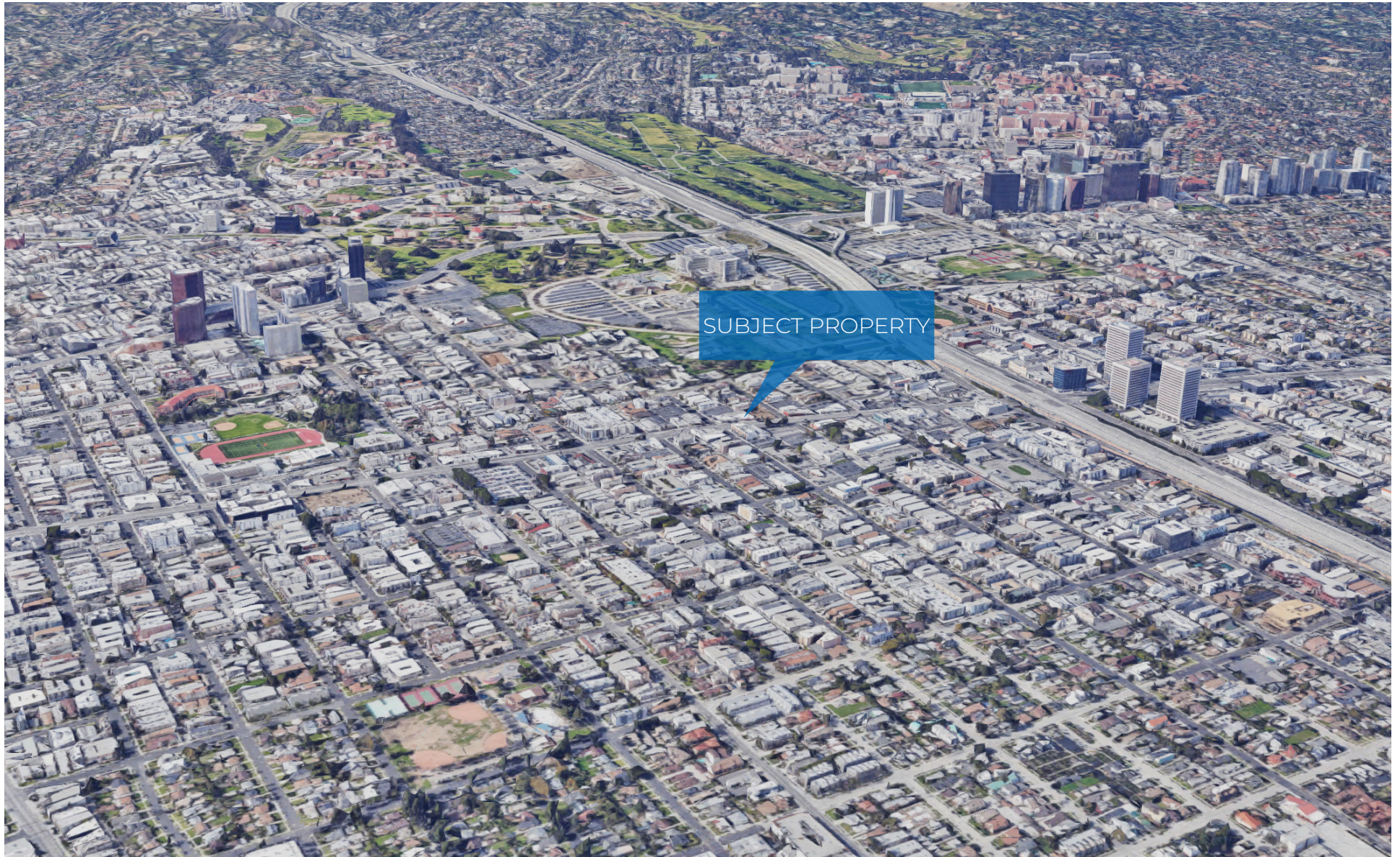
These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, 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.



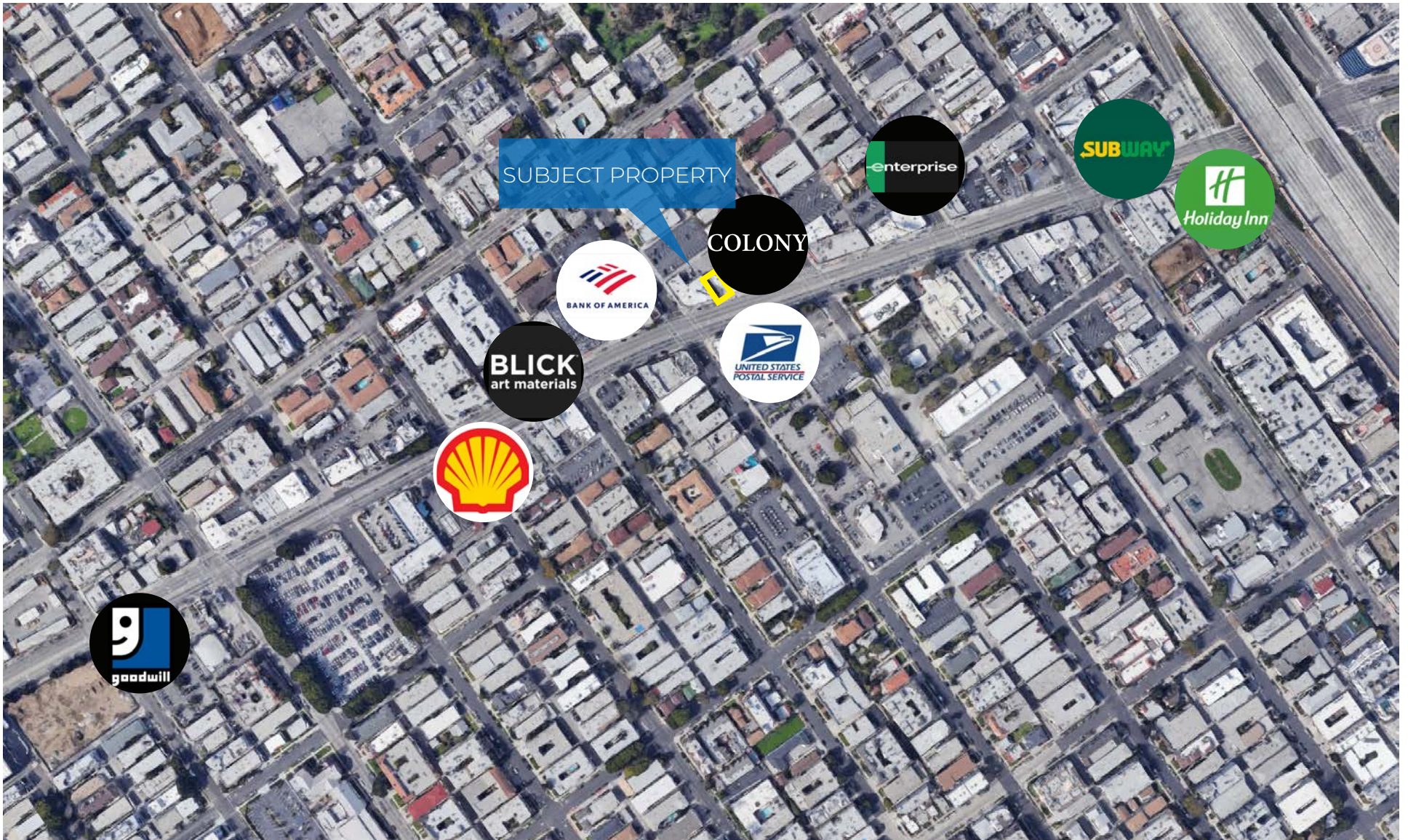
ADDITIONAL IMAGES



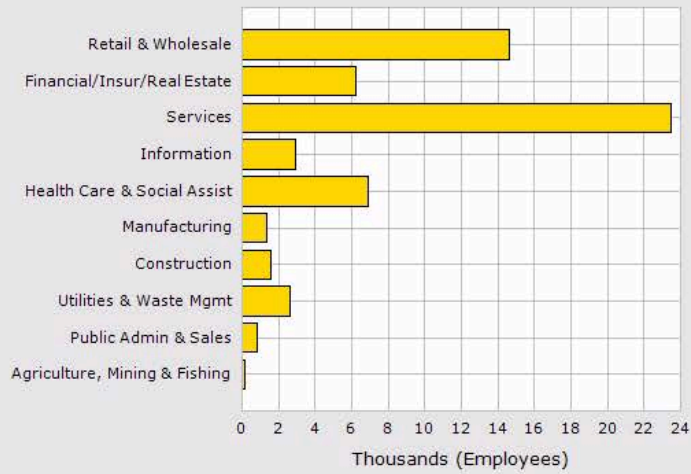
MAP



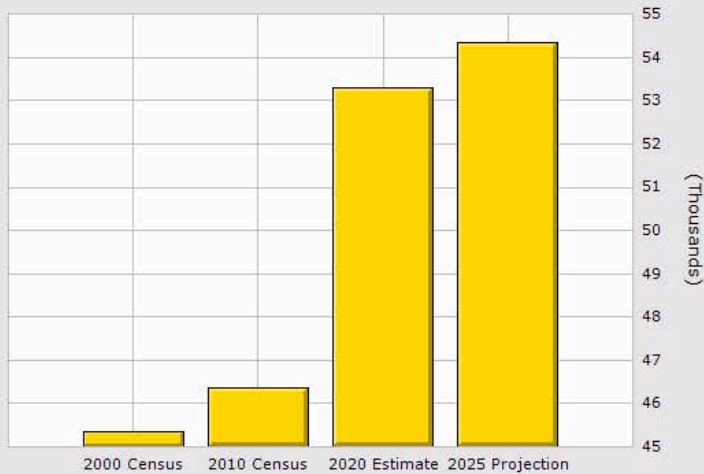
AERIAL



NEIGHBORING TENANTS



	1 Mile	2 Mile	3 Mile
Population			
2020 Total Population:	53,285	156,134	278,656
2025 Population:	54,360	158,020	280,897
Pop Growth 2020-2025:	2.02%	1.21%	0.80%
Average Age:	37.90	38.90	39.50
Households			
2020 Total Households:	27,148	74,041	125,582
HH Growth 2020-2025:	1.68%	0.94%	0.59%
Median Household Inc:	\$87,380	\$91,272	\$95,583
Avg Household Size:	1.90	2.00	2.10
2020 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$872,785	\$1,023,430	\$1,052,716
Median Year Built:	1972	1968	1965

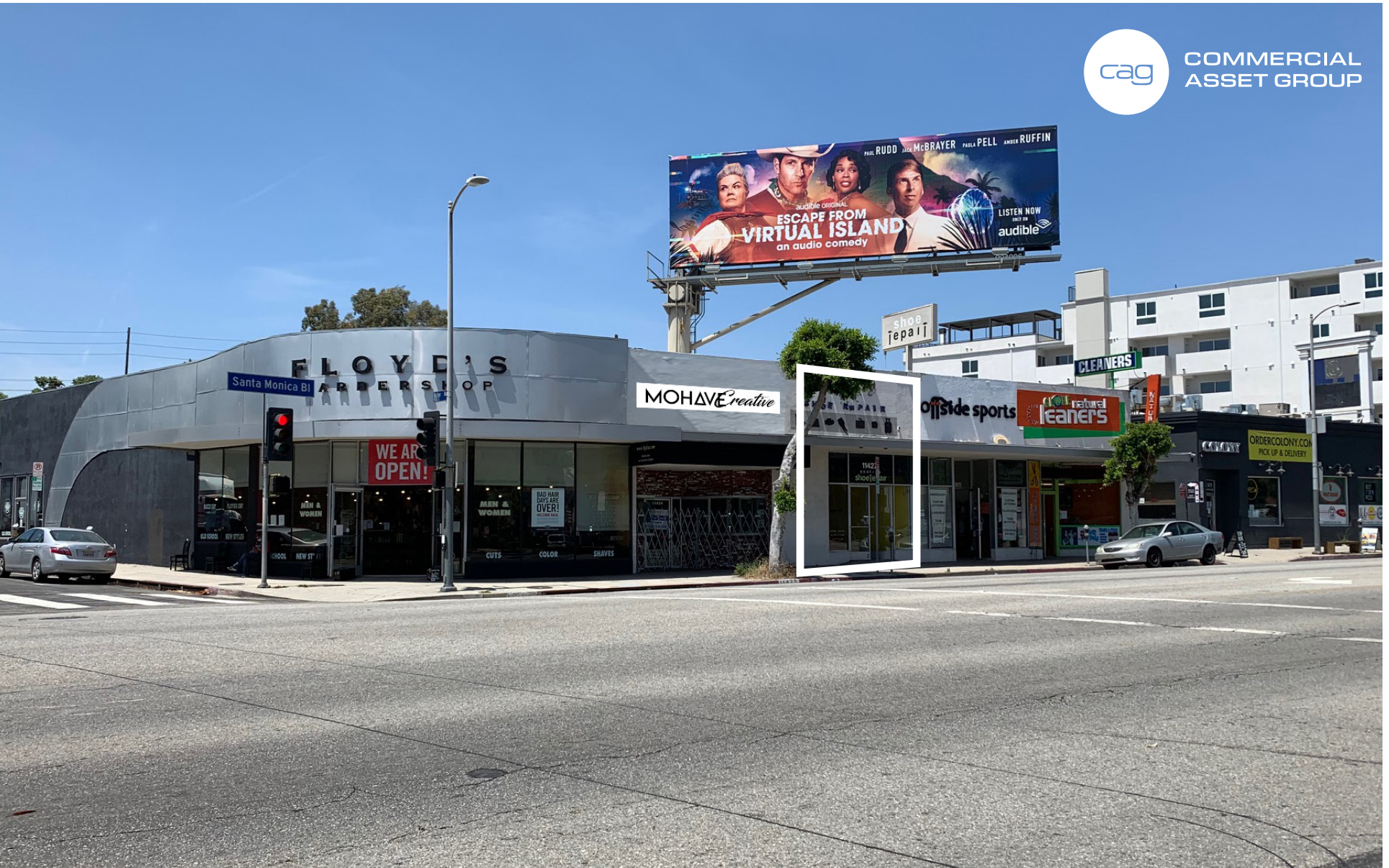


	1 Mile	2 Mile	3 Mile
Population			
2020 Total Population:	53,285	156,134	278,656
2025 Population:	54,360	158,020	280,897
Pop Growth 2020-2025:	2.02%	1.21%	0.80%
Average Age:	37.90	38.90	39.50
Households			
2020 Total Households:	27,148	74,041	125,582
HH Growth 2020-2025:	1.68%	0.94%	0.59%
Median Household Inc:	\$87,380	\$91,272	\$95,583
Avg Household Size:	1.90	2.00	2.10
2020 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$872,785	\$1,023,430	\$1,052,716
Median Year Built:	1972	1968	1965

DEMOGRAPHICS



COMMERCIAL
ASSET GROUP



ALEX SHABANI

SENIOR MANAGING DIRECTOR

P 310.272.7397

E ALEX@CAG-RE.COM

LIC. 01352902

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 818.385.1470

WWW.CAG-RE.COM LIC. 01876070