

# FOR LEASE

RETAIL/OFFICE SPACE AVAILABLE IN PRIME WEST LA LOCATION

12112 SANTA MONICA BLVD | LOS ANGELES, CA 90025



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# RETAIL/OFFICE SPACE AVAILABLE IN PRIME WEST LA LOCATION

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## FEATURES + AMENITIES

- MAIN + MAIN LOCATION IN THE HEART OF WEST LA
- AMPLE PARKING IN REAR LOT WITH ONSITE ATTENDANT
- CLOSE TO THE 405 + 10 FREEWAY
- HIGH VISIBILITY FRONTAGE (APPROX. 65 FEET) ON BUSY SANTA MONICA BLVD
- PROMINENT DISPLAY SIGNAGE ON 22' TALL STORE FRONT
- BOW TRUSS CEILINGS & POLISHED CONCRETE FLOORS

## STRONG AREA DEMOGRAPHICS

- 3-MILE RESIDENTIAL POPULATION: 285,867
- 3-MILE AVERAGE ANNUAL HOUSEHOLD INCOME: \$130,431

## NEIGHBORING RETAILERS



| DEMOGRAPHICS SNAPSHOT | 1-MILE    | 3-MILE    | 5-MILE    |
|-----------------------|-----------|-----------|-----------|
| POPULATION            | 48,293    | 285,867   | 551,315   |
| AVG HH INCOME         | \$107,099 | \$130,431 | \$131,183 |

EXCLUSIVELY REPRESENTED BY

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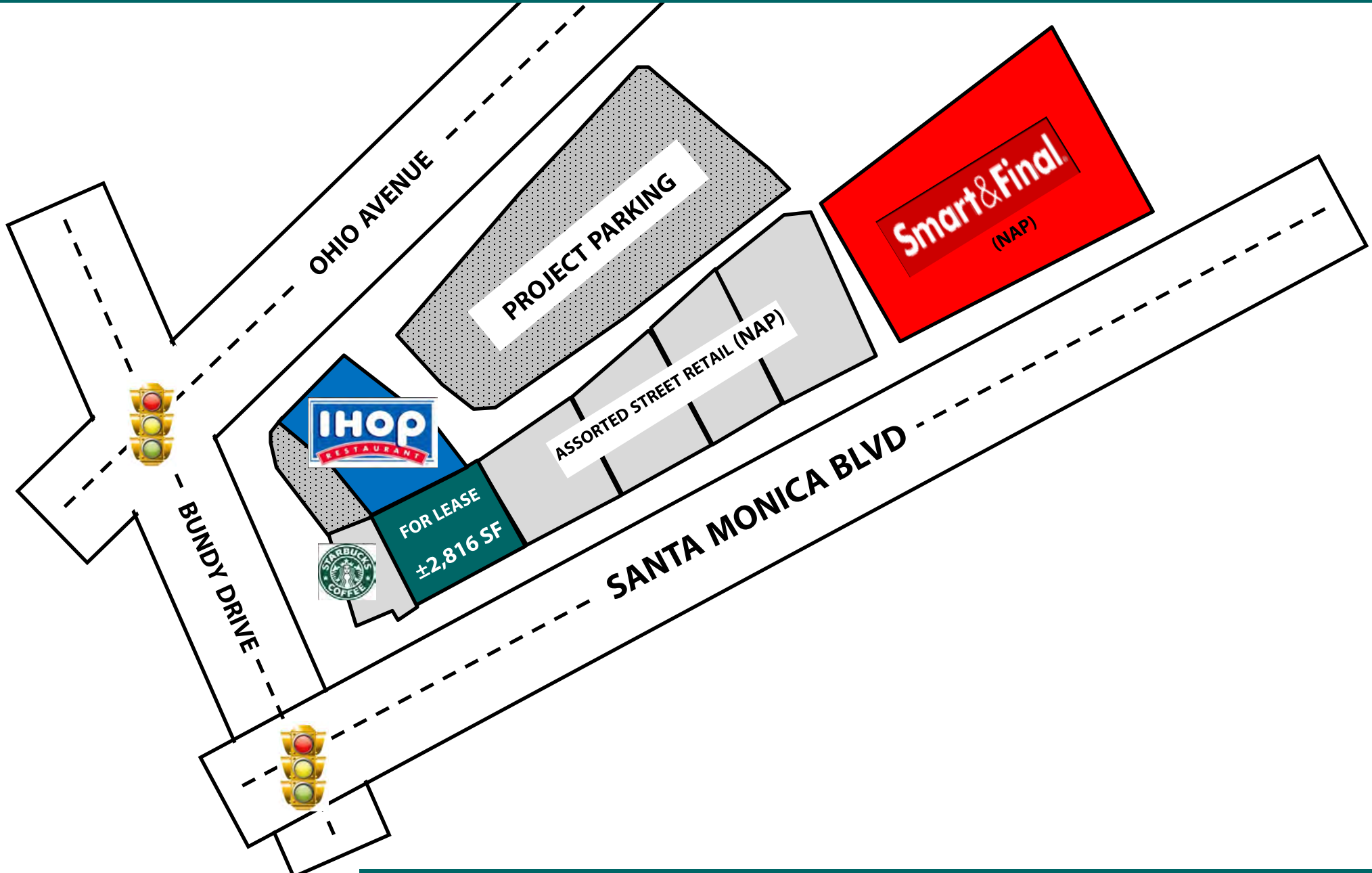
# ADDITIONAL PICTURES

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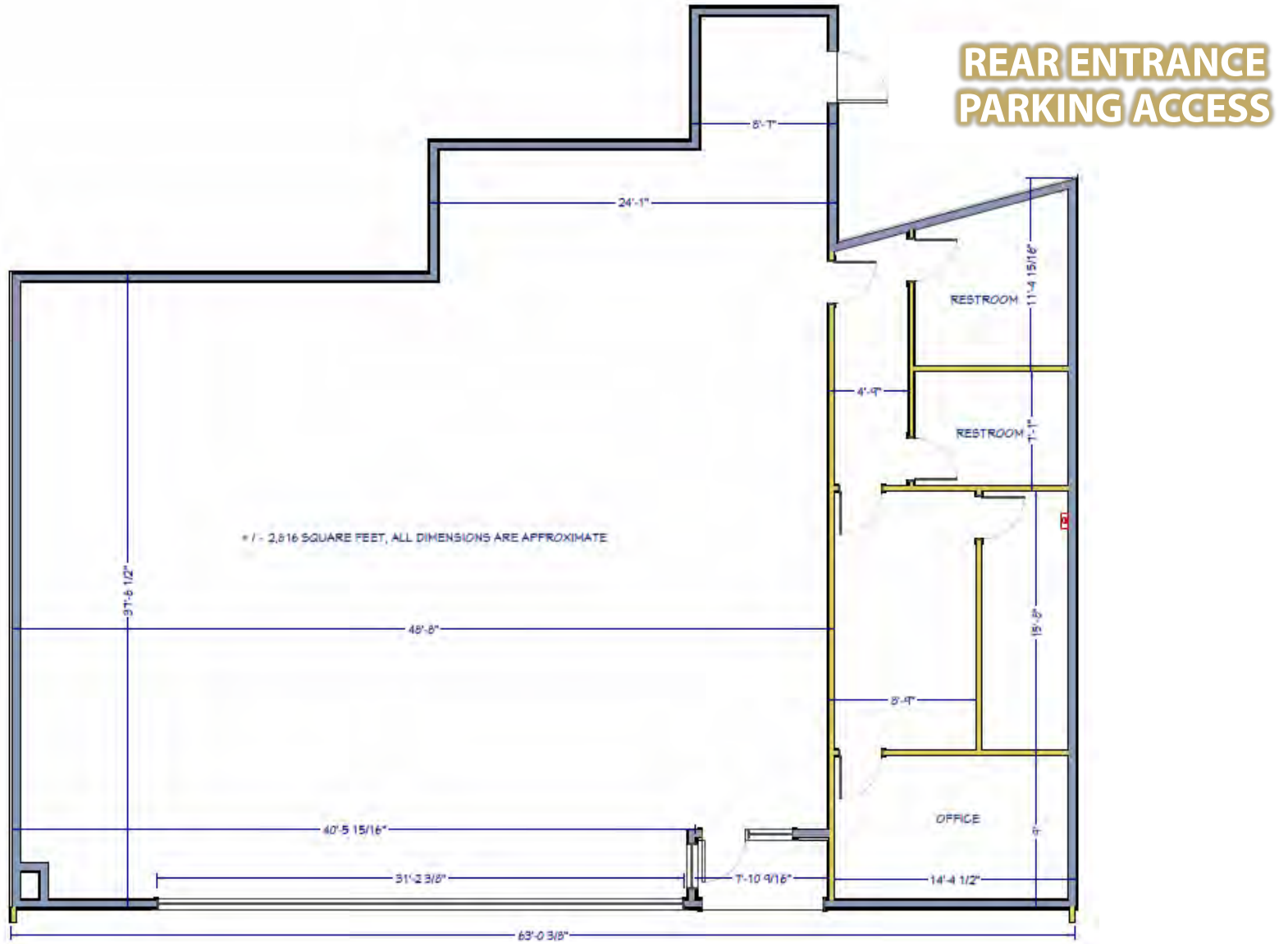
# SITE PLAN

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# FLOOR PLAN

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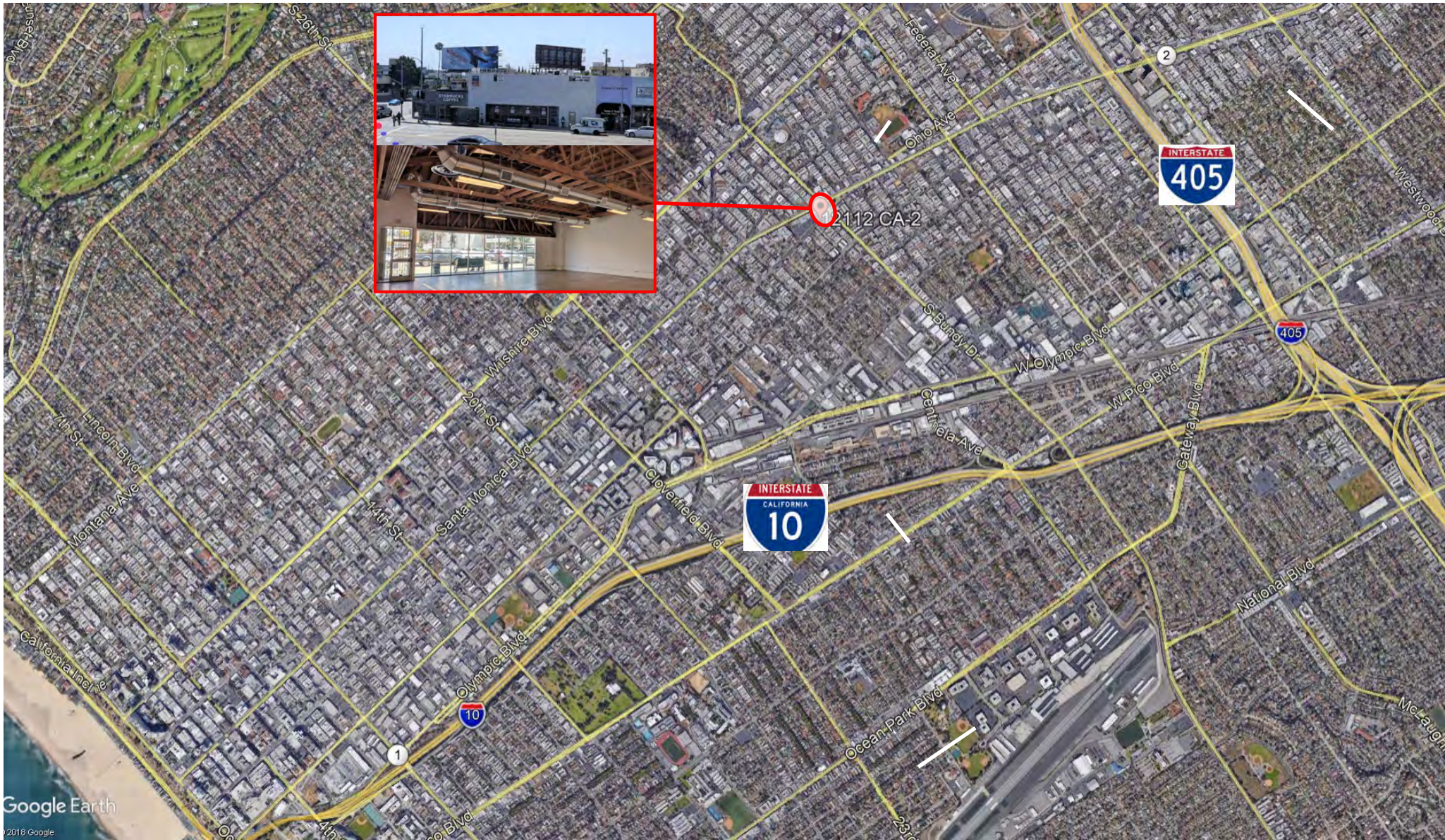


## SANTA MONICA BLVD



## AERIAL PHOTOS

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## AREA RETAILER MAP

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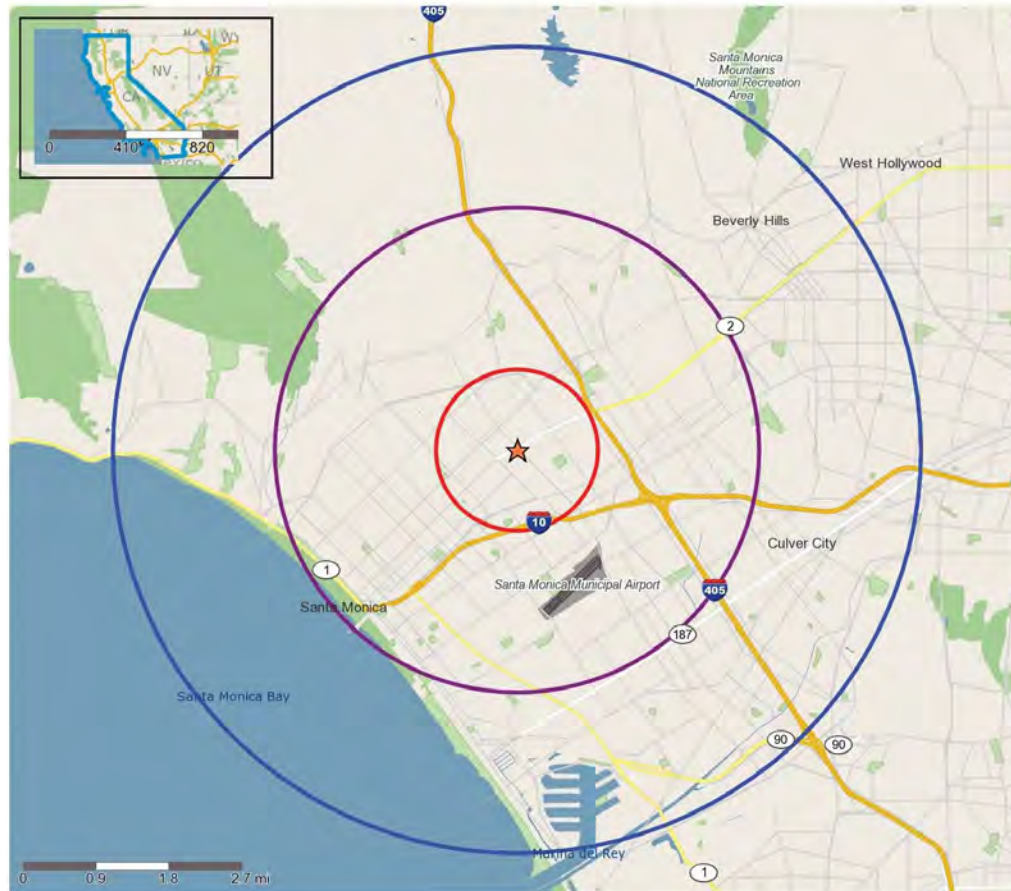




# DEMOGRAPHICS

12112 SANTA MONICA BLVD | LOS ANGELES, CA 90025

|   | 1 mile(s) | 3 mile(s) | 5 mile(s) |
|---|-----------|-----------|-----------|
| <b>Population: 2017B</b>                      |           |           |           |
| Total Population                              | 48,293    | 285,867   | 551,315   |
| Female Population                             | 51.41%    | 51.99%    | 51.70%    |
| Male Population                               | 48.59%    | 48.01%    | 48.30%    |
| Population Density                            | 15,370    | 10,109    | 7,019     |
| Population Median Age                         | 35.7      | 37.2      | 38.5      |
| Employed Civilian Population 16+              | 30,051    | 158,151   | 303,971   |
| % White Collar                                | 82.1%     | 83.5%     | 81.7%     |
| % Blue Collar                                 | 17.9%     | 16.5%     | 18.3%     |
| Total Q4 2017 Employees                       | 52,682    | 275,218   | 476,514   |
| Total Q4 2017 Establishments*                 | 6,102     | 26,882    | 50,359    |
| Population Growth 2000-2010                   | 3.98%     | 4.33%     | 3.68%     |
| Population Growth 2017B-2022                  | 1.51%     | 2.17%     | 2.02%     |
| <b>Income: 2017B</b>                          |           |           |           |
| Average Household Income                      | \$107,099 | \$130,431 | \$131,183 |
| Median Household Income                       | \$74,135  | \$79,495  | \$78,701  |
| Per Capita Income                             | \$55,974  | \$62,807  | \$61,804  |
| Avg Income Growth 2000-2010                   | 47.82%    | 32.50%    | 30.07%    |
| Avg Income Growth 2017B-2022                  | 14.44%    | 13.74%    | 13.85%    |
| <b>Households: 2017B</b>                      |           |           |           |
| Households                                    | 25,155    | 135,570   | 257,284   |
| Average Household Size                        | 1.90      | 2.00      | 2.07      |
| Hhld Growth 2000-2010                         | 0.89%     | 2.03%     | 2.75%     |
| Hhld Growth 2017B-2022                        | 1.62%     | 2.53%     | 2.63%     |
| <b>Housing Units: 2017B</b>                   |           |           |           |
| Occupied Units                                | 25,155    | 135,570   | 257,284   |
| % Occupied Units                              | 96.13%    | 95.86%    | 95.93%    |
| % Vacant Housing Units                        | 3.87%     | 4.14%     | 4.07%     |
| Owner Occ Housing Growth 2000-2010            | 14.76%    | 1.71%     | 3.50%     |
| Owner Occ Housing Growth 2000-2022            | 16.02%    | 5.45%     | 9.02%     |
| Owner Occ Housing Growth 2017B-2022           | 0.89%     | 1.23%     | 2.10%     |
| Occ Housing Growth 2000-2010                  | 0.89%     | 2.03%     | 2.75%     |
| Occ Housing Growth 2010-2022                  | 8.29%     | 9.82%     | 9.75%     |
| Occ Housing Growth 2017B-2022                 | 1.62%     | 2.53%     | 2.63%     |
| <b>Race and Ethnicity: 2017B</b>              |           |           |           |
| % American Indian or Alaska Native Population | 0.45%     | 0.32%     | 0.42%     |
| % Asian Population                            | 18.20%    | 16.98%    | 14.54%    |
| % Black Population                            | 2.69%     | 3.06%     | 4.09%     |
| % Hawaiian or Pacific Islander Population     | 0.11%     | 0.12%     | 0.15%     |
| % Multirace Population                        | 6.11%     | 5.71%     | 5.61%     |
| % Other Race Population                       | 7.08%     | 4.76%     | 6.80%     |
| % White Population                            | 65.37%    | 69.05%    | 68.38%    |
| % Hispanic Population                         | 16.95%    | 13.15%    | 17.10%    |
| % Non Hispanic Population                     | 83.09%    | 86.94%    | 83.00%    |



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- Trade Areas (in miles) - 1
- Trade Areas (in miles) - 3
- Trade Areas (in miles) - 5