

11700 NATIONAL BOULEVARD, LOS ANGELES, CA 90064



FLAGSHIP RETAIL CORNER | **FOR LEASE**



RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

11700 National Boulevard, Los Angeles, CA 90064

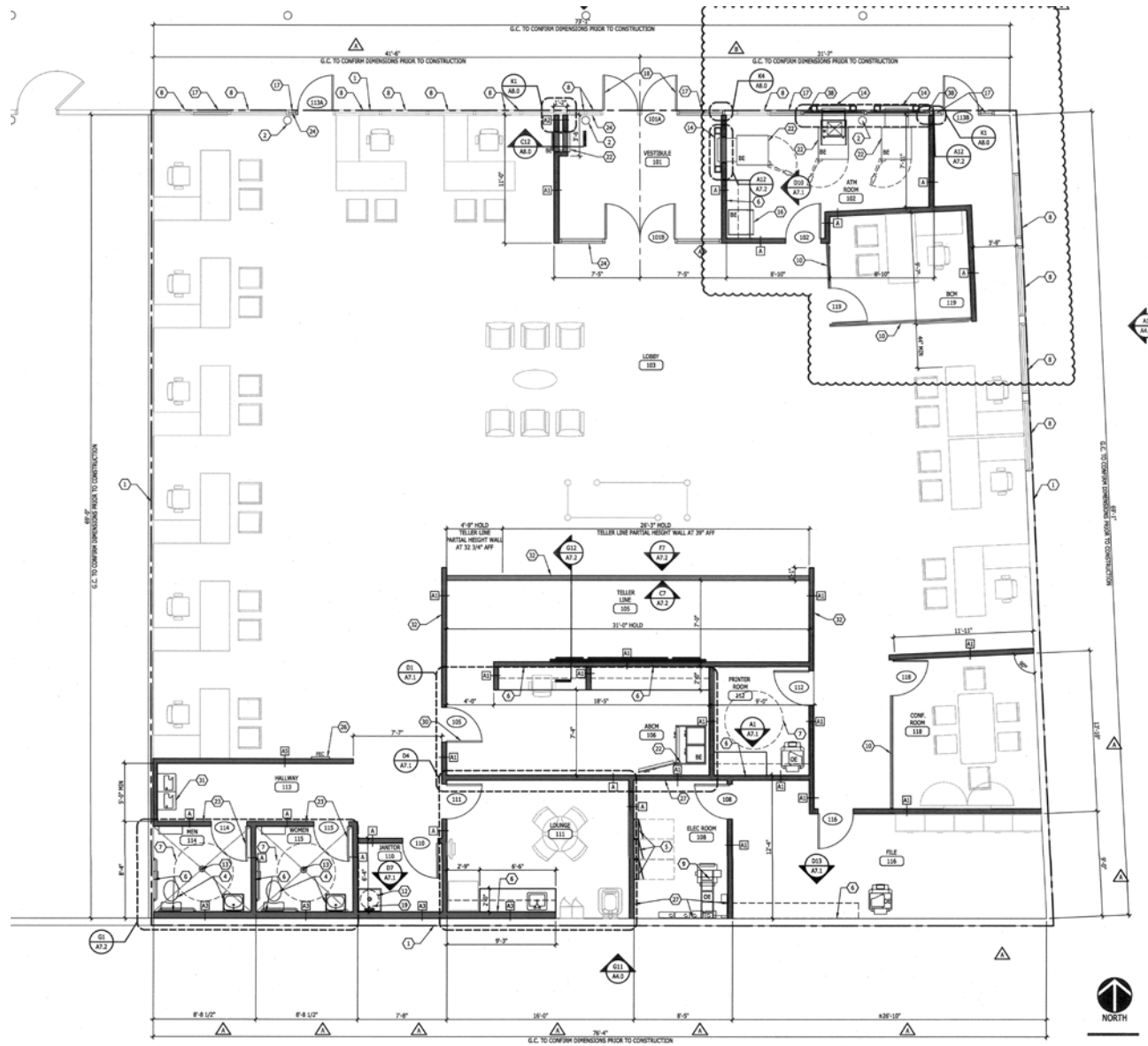
- SIZE:** Approximately 5,285 square feet (divisible)
- RENT:** \$3.75 per square foot per month, NNN
(\$4.25 per square foot per month if divided)
NNN estimated to be \$0.85 per square foot per month
- TERM:** 5 - 10 years
- PARKING:** Abundance of parking in surface lot
- AVAILABLE:** October 2020



- Pole and building signage
- High traffic signalized corner
- Neighbors include Whole Foods Market, Starbucks, Chipotle and more
- Very desirable Colonial Corners location in high income residential neighborhood



FLOOR PLAN



www.parcommercial.com

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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



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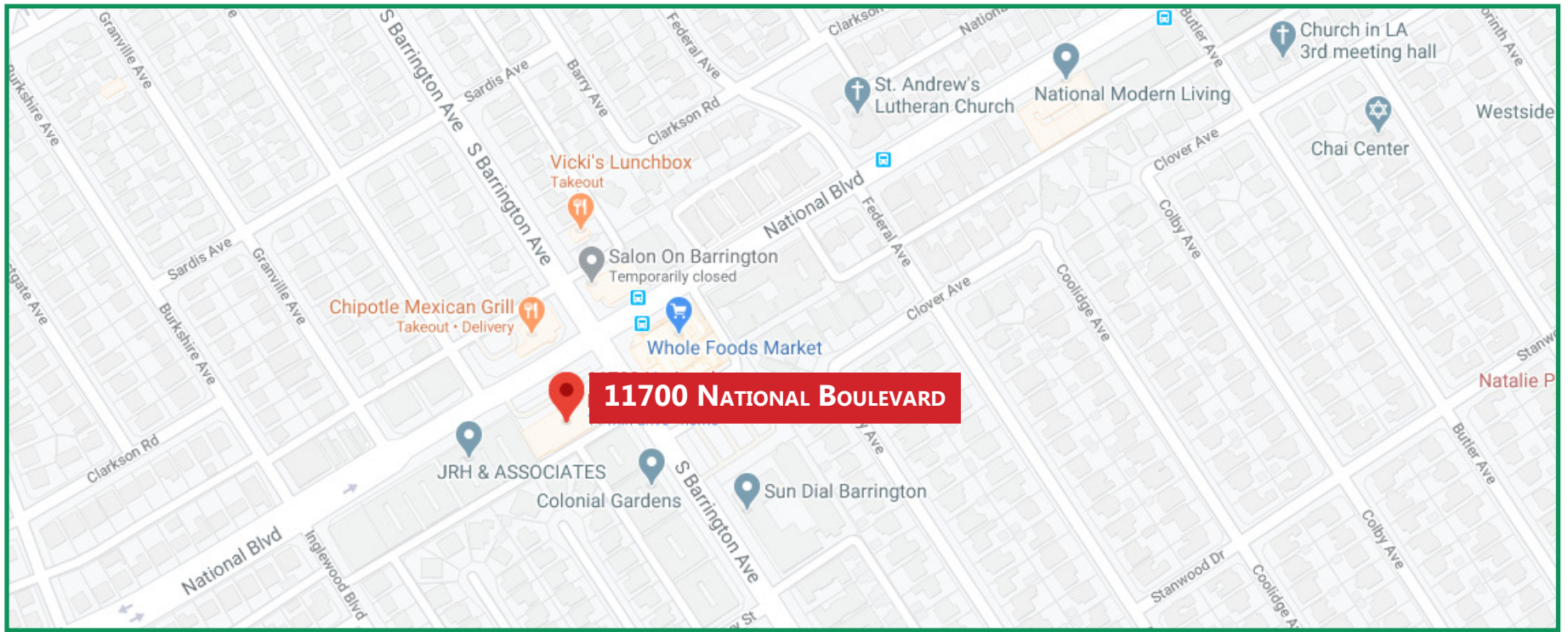
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POPULATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---|---------------|---------------|---------------|
| 2023 Projected Population | 31,047 | 367,874 | 687,688 |
| 2018 Estimated Population | 29,968 | 355,218 | 665,104 |
| 2010 Census Population | 27,623 | 328,253 | 619,098 |
| Growth 2018-2023 | 3.60% | 3.56% | 3.40% |
| Growth 2010-2018 | 8.49% | 8.21% | 7.43% |
| 2018 ESTIMATED HOUSEHOLD INCOME \$50,000 + | | | |
| \$50,000-\$74,999 | 14.99% | 15.17% | 14.53% |
| \$75,000-\$99,000 | 12.11% | 12.53% | 11.48% |
| \$100,000 + | 39.42% | 40.32% | 42.13% |
| TOTAL | 66.52% | 68.02% | 68.14% |
| 2018 Estimated Average HH Income | \$106,451 | \$109,971 | \$114,444 |
| 2018 Estimated Households | 13,019 | 166,337 | 300,149 |



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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 seaside 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 13,582, with approximately 12,061 people per square mile. 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.

