

For Lease
Brentwood Place

Brentwood Place
11937-12015 Wilshire Blvd.
Brentwood, CA 90025

HIGH-END FITNESS
CONCEPT
COMING SOON!



a sentence

Total Wine
SPIRITS - BEER & MORE

NOW OPEN

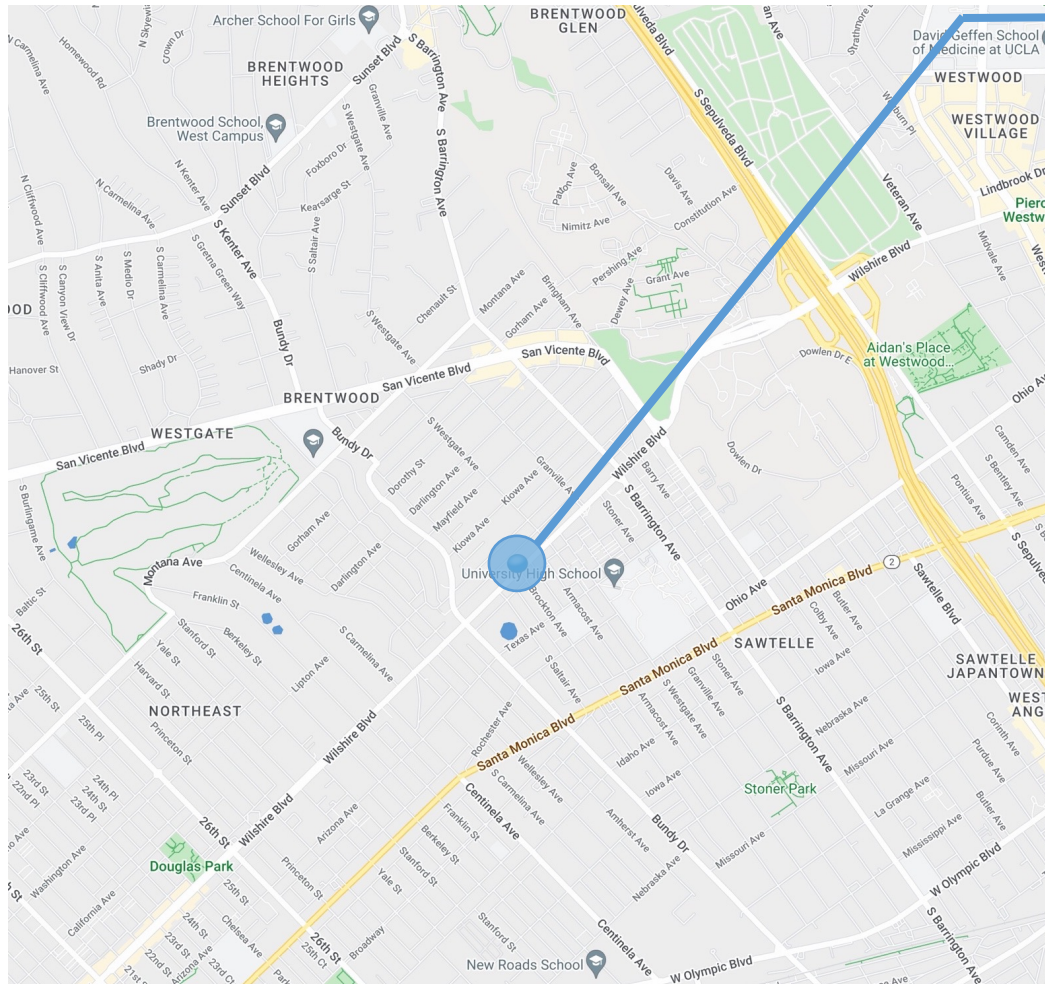
LATE NIGHT
WITH DEBORAH
WEEKNIGHTS

NEWMARK | PACIFIC

 **AXIOM**
Retail Advisors

For Lease Brentwood Place

11937-12015 Wilshire Blvd. Brentwood, CA 90025



Property Highlights:

- Center was recently remodeled with new awnings, paint & signage
- Prominent retail location along Wilshire Blvd. between Barrington Ave and Bundy Drive in Brentwood/West LA
- 2 levels of free parking for employees and customers
- High density, urban location: population of 271,490 with an average household income of \$206,927 within 3 miles
- Busy office & retail corridor boasting high traffic counts of 45,000 cars per day
- High daytime population: over 237,000 employees within 3 miles
- Area retailers include:



Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	54,902	271,490	546,238
AHH Income	\$175,120	\$206,927	\$209,930
Daytime Pop	48,053	237,019	472,216

NEWMARK | PACIFIC

BRYAN NORCOTT
213-298-3595
bryan.norcott@ngkf.com
CA DRE License# 0120077

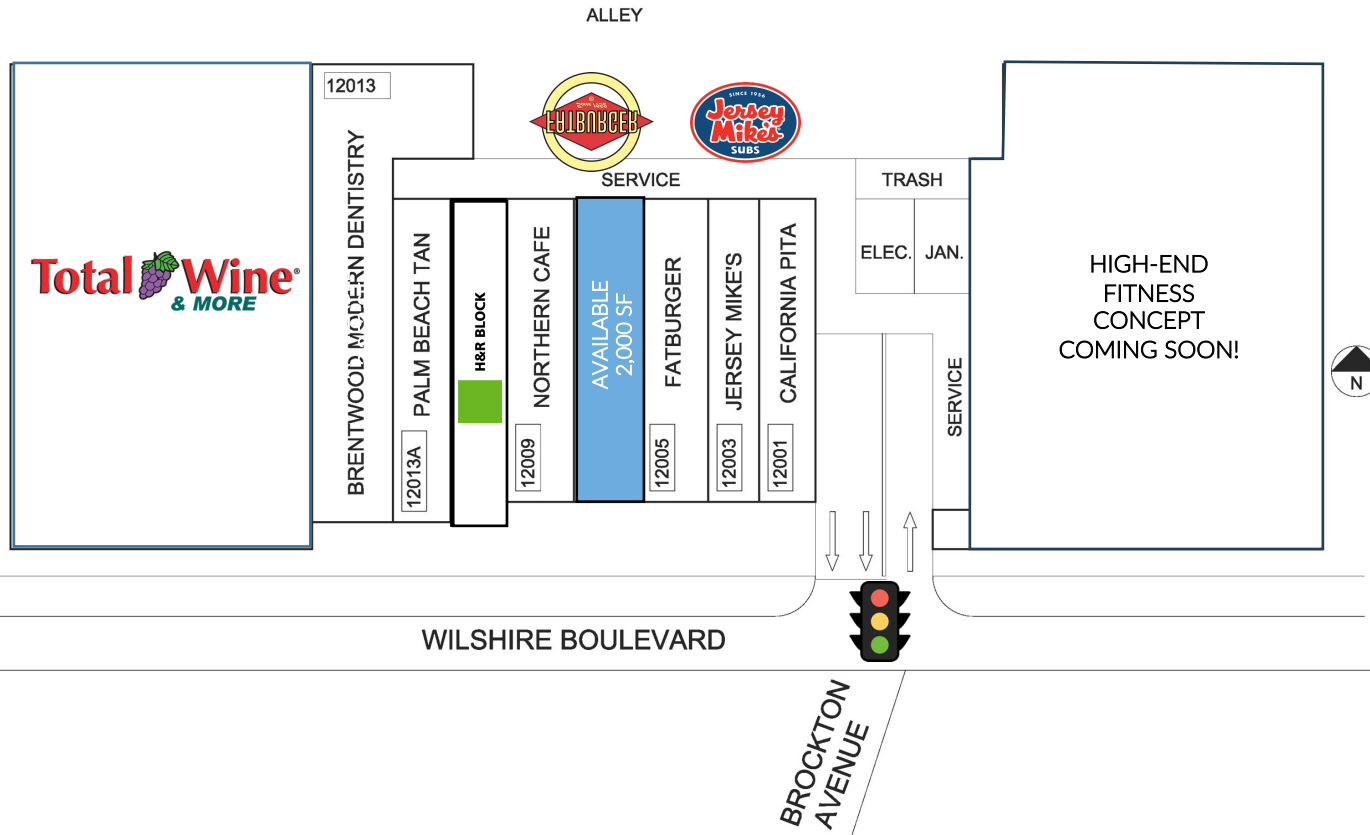
AXIOM
Retail Advisors
axiomra.com

LEA CLAY PARK
949-521-7437
lea@axiomra.com
CA DRE License# 01087365

STEPHANIE SKRBIN
949-521-7436
stephanie@axiomra.com
CA DRE License# 01405095

For Lease
Brentwood Place

11937-12015 Wilshire Blvd.
Brentwood, CA 90025



SUITE	TENANT	SF
11937	HIGH-END FITNESS	34,000 SF
12001	CALIFORNIA PITA	1,700 SF
12003	JERSEY MIKE'S	1,700 SF
12005	FATBURGER	2,000 SF
12007	AVAILABLE	2,000 SF
12009	DUMPLING WEI	1,700 SF
12011	H & R BLOCK	2,000 SF
12013A	PALM BEACH TAN	2,148 SF
12013	PACIFIC DENTAL	3,252 SF

NEWMARK | PACIFIC

BRYAN NORCOTT
213-298-3595
bryan.norcott@ngkf.com
CA DRE License# 01200077

AXIOM
Retail Advisors
axiomra.com

LEA CLAY PARK
949-521-7437
lea@axiomra.com
CA DRE License# 01087365

STEPHANIE SKRBIN
949-521-7436
stephanie@axiomra.com
CA DRE License# 01405095

NEW ELEVATIONS

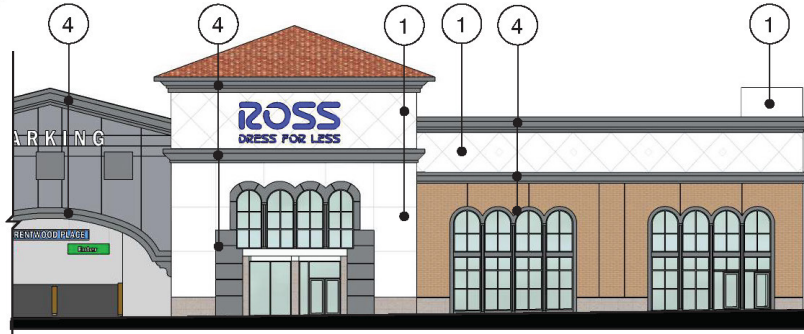
PROPOSED ELEVATION - OPTION 2A



OVERALL ELEVATION
SCALE: 1" = 30'



ENLARGED ELEVATION - A
SCALE: 1" = 20'-0"



- 1. WHITE WISP (OC-54) LRV: 78.4
BENJAMIN MOORE
- 3. SWEATER WEATHER GRAY (SW 9548)
SHERWIN - WILLIAMS
- 4. CHARCOAL SLATE (HC-178)
BENJAMIN MOORE

For Lease
Brentwood Place

11937-12015 Wilshire Blvd.
Brentwood, CA 90025



NEWMARK | PACIFIC

BRYAN NORCOTT
213-298-3595
bryan.norcott@ngkf.com
CA DRE License# 0120077

AXIOM
Retail Advisors
axiomra.com

LEA CLAY PARK
949-521-7437
lea@axiomra.com
CA DRE License# 01087365

STEPHANIE SKRBIN
949-521-7436
stephanie@axiomra.com
CA DRE License# 01405095

Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.