

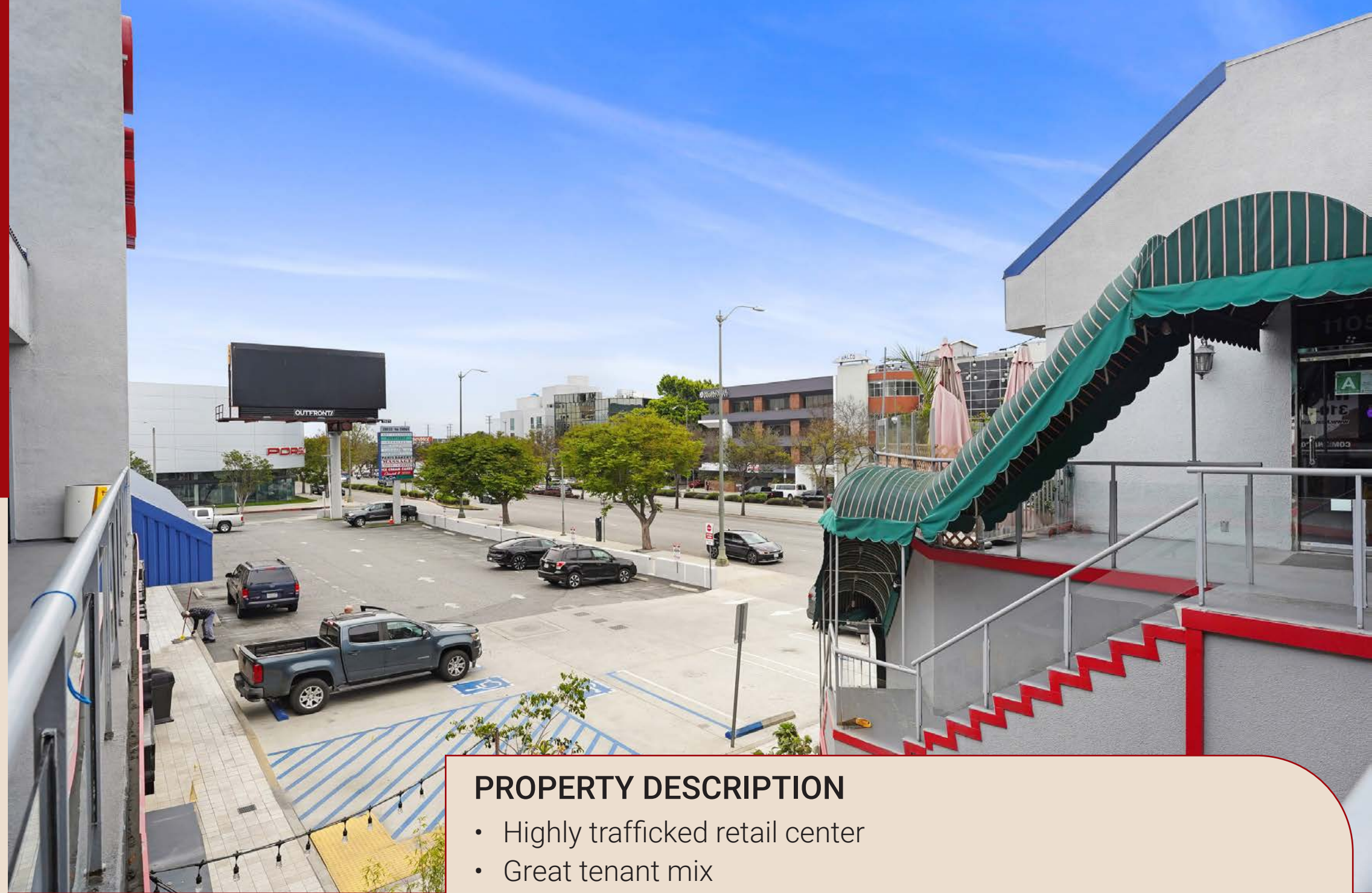
FOR LEASE

# 11031-11061

## SANTA MONICA BOULEVARD



**11031-61**  
**SANTA MONICA BLVD**  
LOS ANGELES, CA 90025



CONTACT:



ERICA  
**TAYLOR**  
Senior Vice President

taylor@westmac.com

D: 310.966.4388 | C: 909.702.1211

DRE#: 01948923

### PROPERTY DESCRIPTION

- Highly trafficked retail center
- Great tenant mix
- Onsite parking with valet service
- High ceilings in each suite
- Restaurant spaces available
- Pylon signage opportunity

### LOCATION DESCRIPTION

- Great West Los Angeles location
- Minutes from Century City, UCLA, Beverly Hills
- Signage along Santa Monica Blvd, "Gateway to Century City"

The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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LOS ANGELES, CA 90025



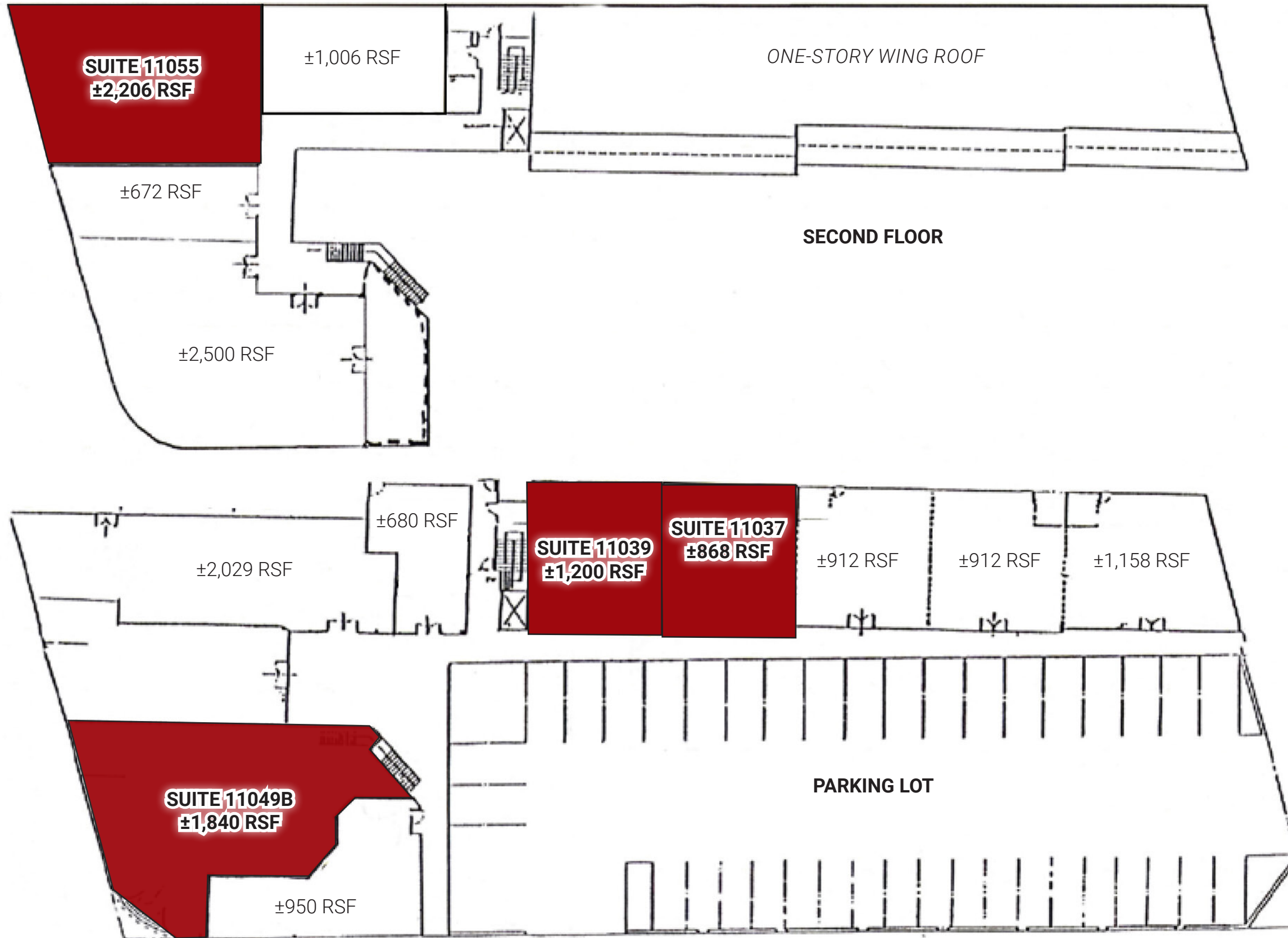
**Size:** ±1,200 – ±2,206 square feet  
**Rent:** \$2.95 – \$3.95 / sq. ft. / mo., NNN  
 (Triple net charges ±\$1.30\*/SF/Mo.)  
**Term:** Negotiable  
**TIs:** Negotiable

*\*1st year NNN cap for new qualifying tenants*

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SUITE	AVAILABLE SPACE	DESCRIPTION
11037	±868 RSF	No hood food use ideal for ice cream. Full refrigeration and upgraded 400 AMP power. Operator might require key money.
11039	±1,200 RSF	Raw retail space
11047	±1,703 RSF	Interior corner restaurant space with equipment <b>LEASED</b>
11049 A	±950 RSF	Corner café space ideal for coffee / beverage user with great frontage on Santa Monica Blvd <b>LEASED</b>
11049 B	±1,840 RSF	Retail or office use with Santa Monica Blvd signage available ( Available July 2026)
11055	±2,206 RSF	\$2.95 psf for second floor retail or office space ready for tenant improvements

# SITE MAP



# AREA MAP





SANTA MONICA FREEWAY

santa menica plaza

WESTWOOD BOULEVARD

SANTA MONICA BOULEVARD

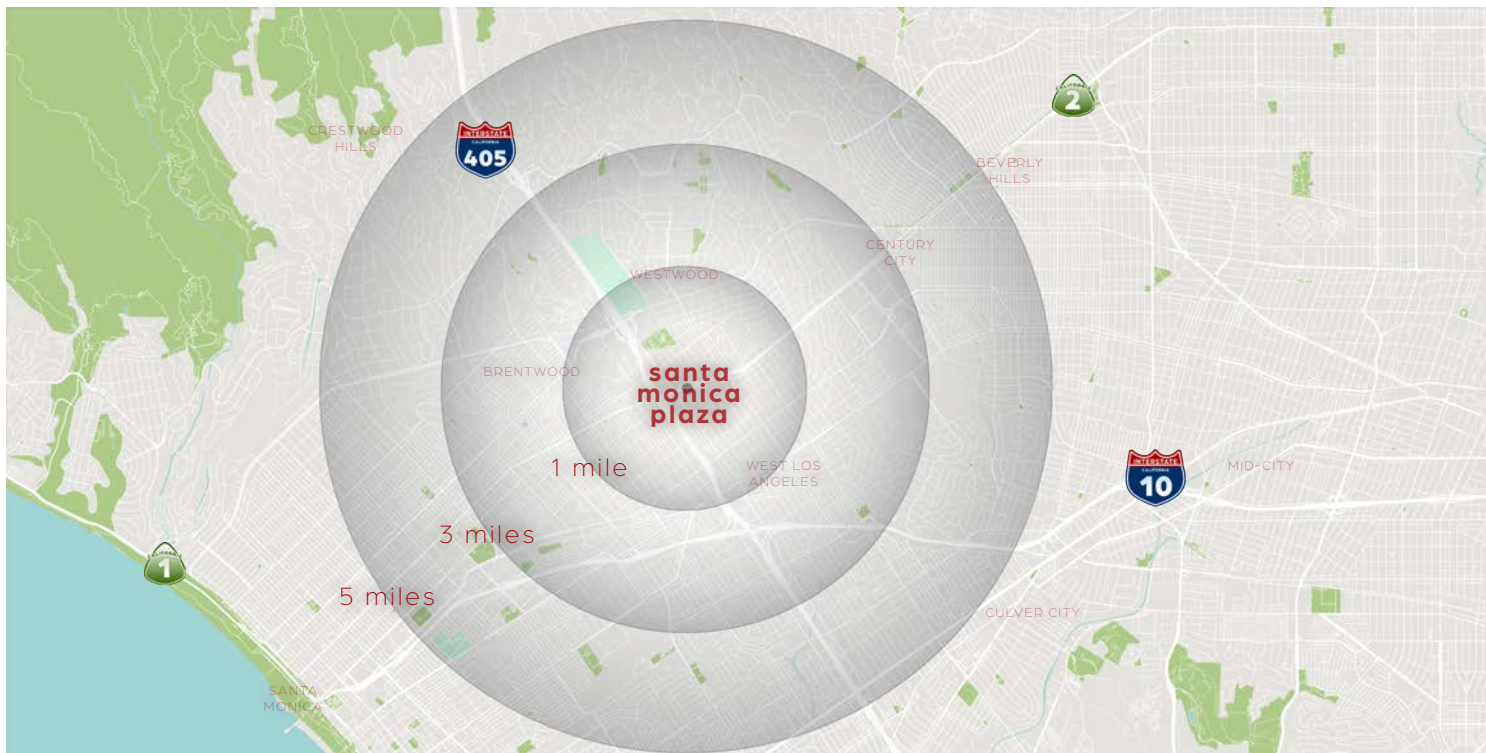
S. SEPULVEDA BOULEVARD

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	49,215	294,182	628,904
2029 Projection	48,623	289,521	617,011

HOUSEHOLD	1 Mile	3 Miles	5 Miles
2024 Households	23,785	127,255	285,318
2029 Projection	23,464	125,007	279,468
Median Home Value	\$ 1,037,597	\$ 1,104,695	\$ 1,103,955
Average Household Income	\$ 126,028	\$ 134,830	\$ 136,672
Median Household Income	\$ 97,475	\$ 103,156	\$ 104,413

BUSINESS	1 Mile	3 Miles	5 Miles
Total Businesses	7,515	39,476	76,595
Total Employees	49,662	308,645	580,240
Total Consumer Spending	\$ 813.1 M	\$ 4.6 B	\$10.3 B



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**WESTMAC**  
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