



COMMERCIAL
ASSET GROUP



the
NOW

RETAIL SPACES FOR LEASE IN BRENTWOOD

11819 WILSHIRE BLVD, LOS ANGELES, CA 90025

PROJECT HIGHLIGHTS



- After an extensive remodel, The Now in Brentwood is nearing completion with a January 31 planned grand opening
- Already 50% preleased, this modernized 2 story shopping center in Brentwood forming into the west side's premiere health/wellness/fitness destination
- The remaining balance of spaces consists of both food service and retail spaces with the ability to do other non-traditional retail concepts
- With significant underground parking accessible from both Wilshire & the rear of the center, The Now marks one of the best opportunities in Brentwood for expansion

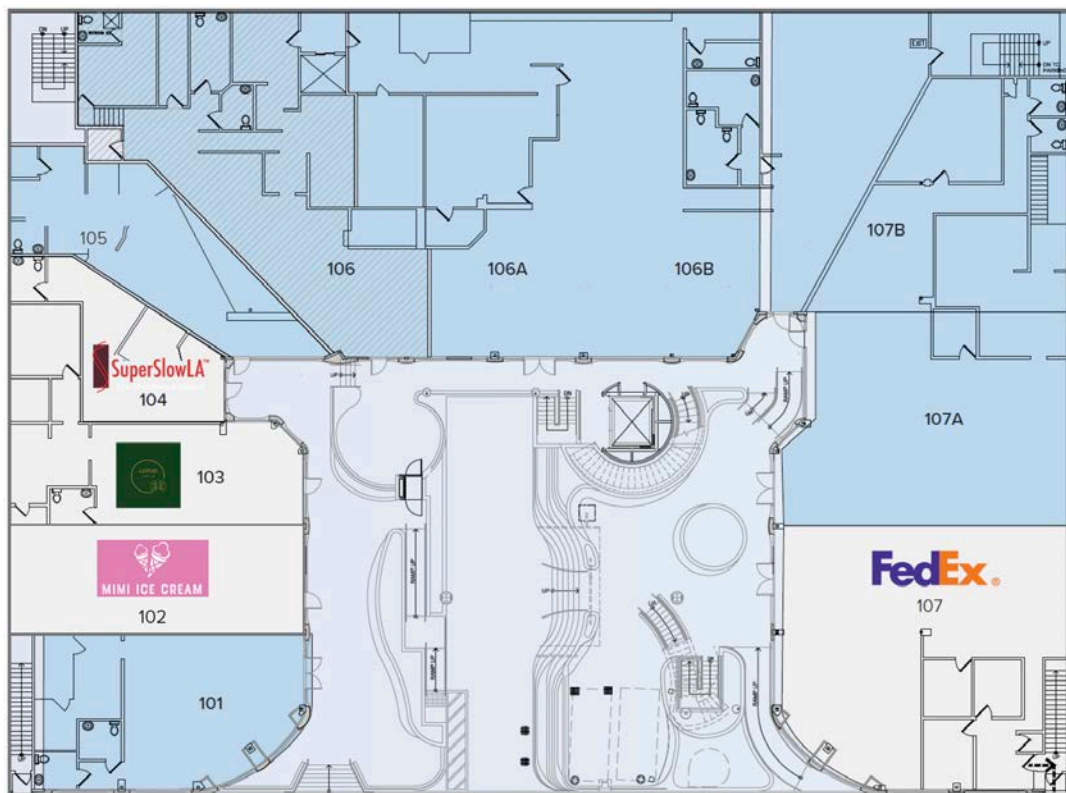
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FIRST FLOOR SITE PLAN



WILSHIRE BLVD
(44,993 CPD)

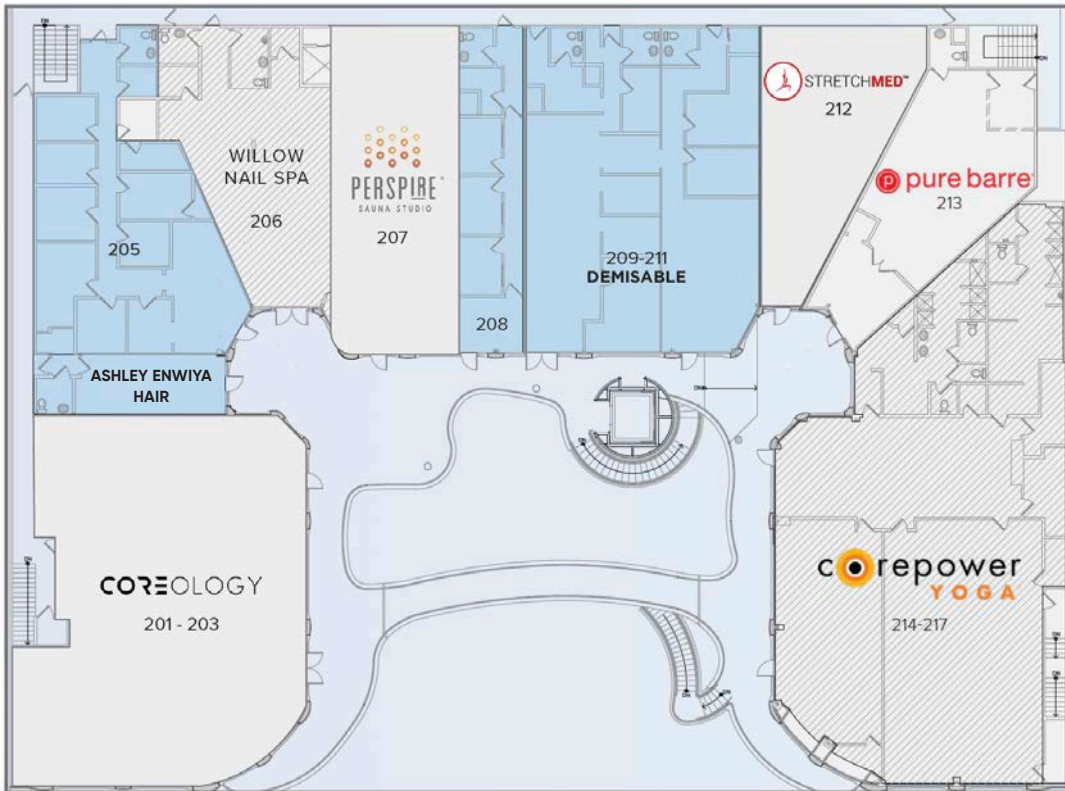
SPACE	USE	SIZE (SF)
101	RESTAURANT AVAILABLE	±1,363
102	MIMI ICE CREAM	±1,128
103	LOTUS INDIAN CAFE	±1,091
104	SUPERSLOW PERSONAL TRAINERS	±900
105	RESTAURANT AVAILABLE	±1,286
106	AVAILABLE	±2,512
106A	AVAILABLE	±2,995
106B	AVAILABLE	±3,000
107	FEDEX	±2,488
107A	AVAILABLE	±2,038
107B	AVAILABLE	±2,910*

*615 SF BASEMENT STORAGE AVAILABLE

BASE RENT: **\$5.50 - \$5.95 PSF/MO**

NNN = **±\$1.50 PSF/MO**

SECOND FLOOR SITE PLAN



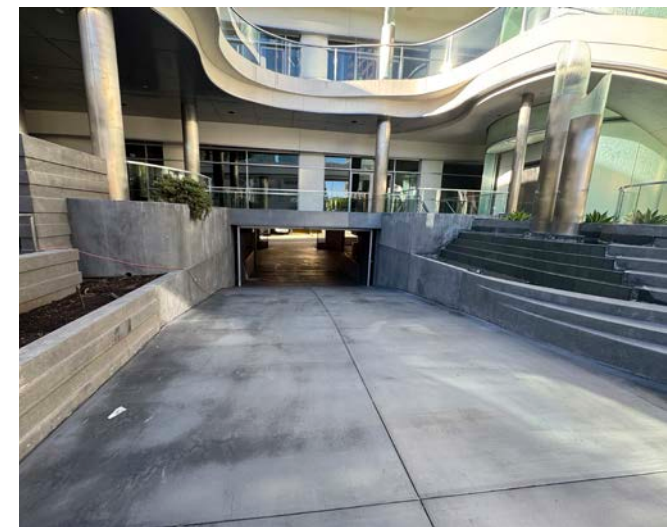
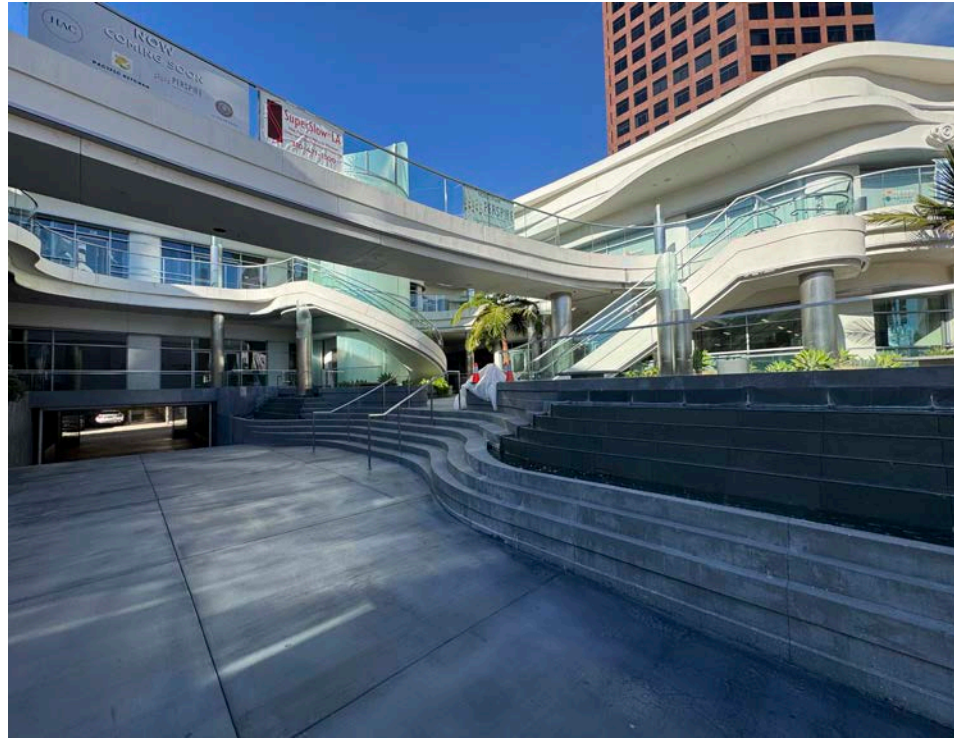
WILSHIRE BLVD
(44,993 CPD)

SPACE	USE	SIZE (SF)
201-203	COREOLOGY	±3,455
204	ASHLEY ENWIYA HAIR	±455
205	AVAILABLE	±1,770
206	WILLOW NAIL SPA	±1,205
207	PERSPIRE SAUNA STUDIO	±1,510
208	AVAILABLE	±796
209-211	AVAILABLE	±2,812
212	STRETCHMED	±1,201
213	PURE BARRE	±1,289
214-217	COREPOWER YOGA	±4,949

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ADDITIONAL PHOTOS



AERIAL



DEMOGRAPHICS

Perched on LA's Westside, at the base of the Santa Monica Mountains, Brentwood is an upscale neighborhood teeming with high-end boutiques, fine dining, and luxurious gardens. The main thoroughfare in the community is San Vicente Blvd, where eateries, cafes, and the historic Brentwood Country Mart sit along tree-lined avenues.

Brentwood is also home to the famous Getty Center, which boasts extensive museums, scenic gardens, and stunning views that draw millions of visitors every year. Sprawling estates and luxury apartments comprise the bulk of the rental market in Brentwood, providing many options for a lavish lifestyle in the hills.



TOTAL POPULATION:

1 MILE: 47,419

3 MILE: 245,392

5 MILE: 517,089

HOUSEHOLDS:

1 MILE: 25,674

3 MILE: 112,347

5 MILE: 241,674

INCOME:

1 MILE: \$165,495

3 MILE: \$195,004

5 MILE: \$193,793



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