



For Lease

RESTAURANT & RETAIL SPACES AVAILABLE





Project Highlights

The recently renovated 11755 Wilshire is a Class "A" mixed-use office/retail building in Brentwood with over 337,440 RSF of office space and over 11,000 RSF of ground-floor retail, including a proposed 2,765 RSF café with a private patio.

Recent upgrades include a new lobby, a state-of-the-art conference center, living plant walls and more. The building's exterior including store fronts have been modernized and include wood backdrops for new retail/restaurant signage.

- Prime restaurant and retail spaces with high visibility on Wilshire Boulevard
- Opportunity to establish a destination restaurant featuring $\pm 2,765$ RSF of kitchen/dining space and an exclusive $\pm 1,100$ RSF patio.
- Exceptional exposure to over 40,000 cars daily, with access to over 1 million RSF of neighboring office users and 60,000 local residents.
- Competitive tenant improvement allowance available for tenants with strong credit.
- 3/1,000 parking ratio in covered seven-level parking structure in addition to metered street parking
- 24/7 building security
- Access the 405/10 freeways with ease

Available Spaces

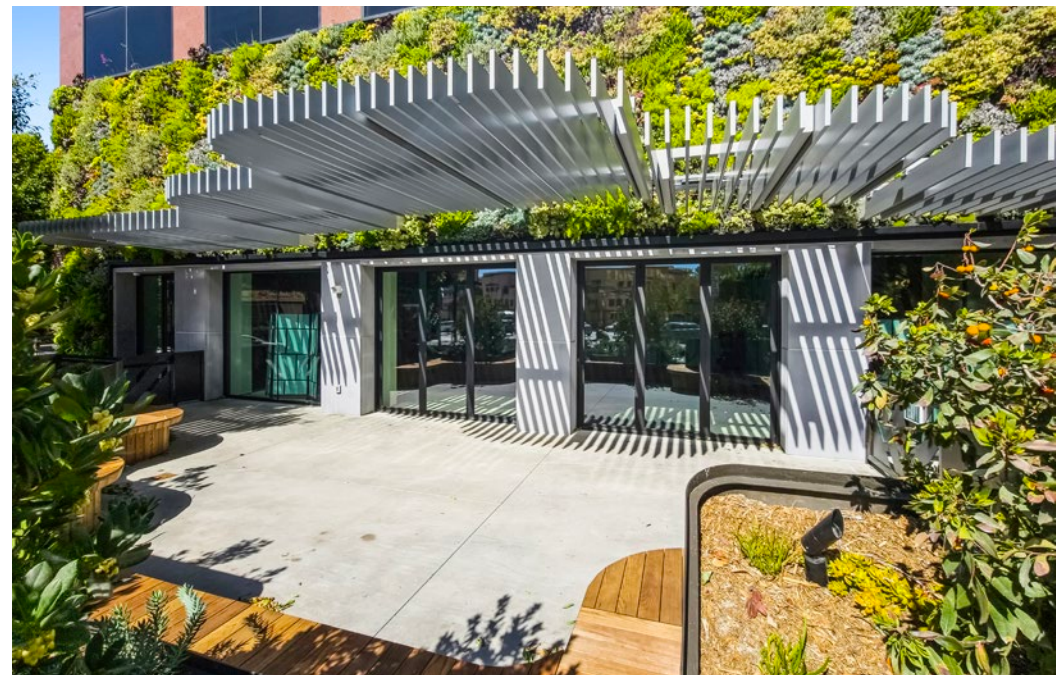
SUITE NUMBER	SPACE TYPE	SIZE	ASKING RENT
010	CORNER RESTAURANT	2,765 RSF	NEGOTIABLE
040	RETAIL	2,938 RSF	NEGOTIABLE
050*	FOOD	1,431 RSF	NEGOTIABLE
070	FOOD/RETAIL	1,304 RSF	NEGOTIABLE

**Available with 60-day notice*





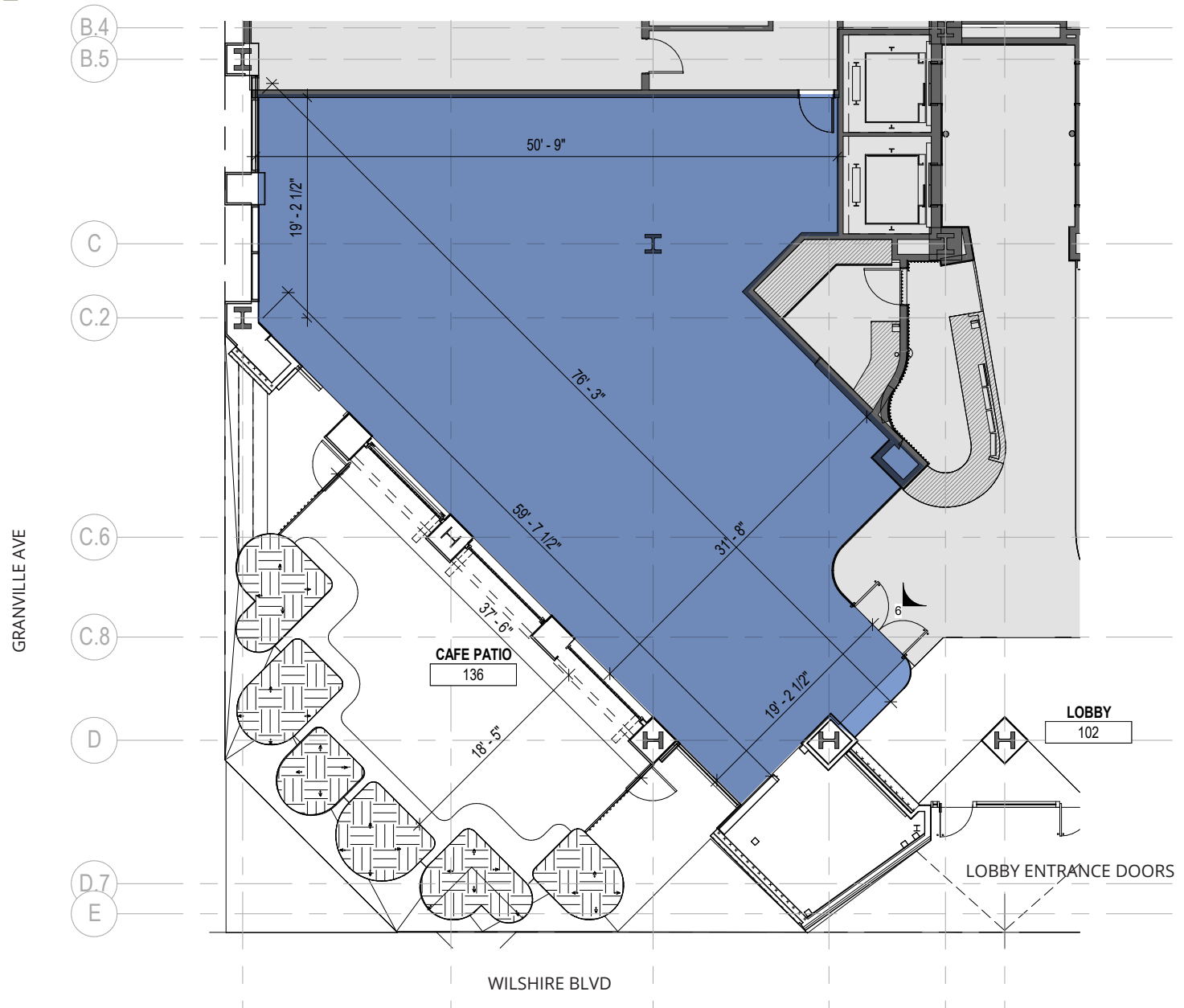
Prime Corner Restaurant Opportunity



Prime Corner Restaurant Opportunity



Cafe Floor Plan





51,074
Population

Type of Workers



Professional
49.98%



Education/Info
17.01%



Retail/Sales
12.07%

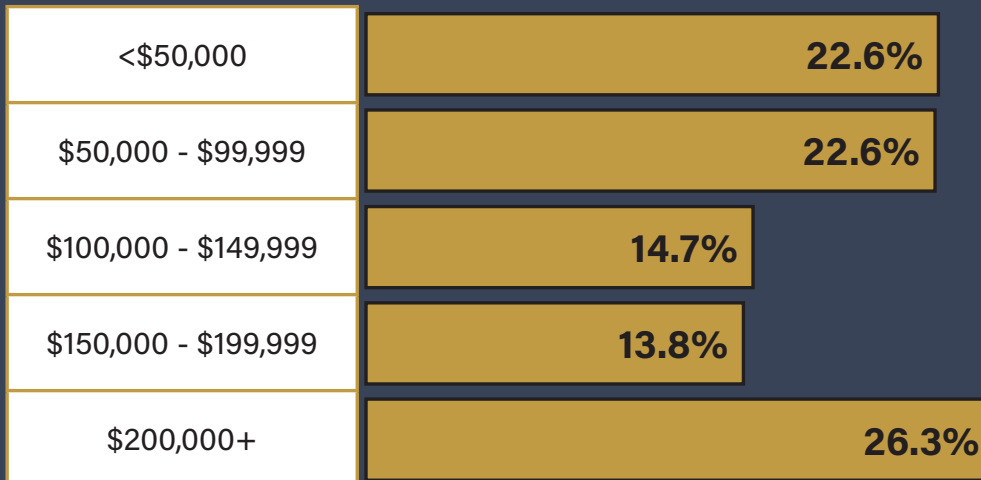


Financial/RE
9.26%



Other
11.68%

Annual Household Income



38
Median Age

\$114,692
Median HH Income

\$1,059,975
Median Home Value

A map of the Wilshire area in Los Angeles, California, showing 40 numbered locations. A callout box for '11755 WILSHIRE' is centered over location 18. The map includes street names like Montana Ave, Bundy Dr, and Wilshire Blvd, and landmarks like Brentwood Science Magnet and University High School.



Wilshire Blvd Street Front Retail



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**11755
WILSHIRE**

