

FOR LEASE | 7,500 SF



WEST LOS ANGELES OFFICE SPACE

10436 SANTA MONICA BOULEVARD | LOS ANGELES, CA 90025

RANDY CUDE

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FLOOR PLAN / AVAILABILITY

SUITE	(OFFICE) #	TENANT	SIZE
3005	1	VACANT	337
	2	VACANT	271
	3	Thomas Robert Kappeler	441
	4	Rachel Marks, Psy.D.	263
	5	Viviana Suaya, M.D.	386
	6	VACANT	322
	7	VACANT	269
3010	1	VACANT	338
	2	VACANT	340
	3	VACANT	423
	4	VACANT	382
3030	1	-	292
	2	VACANT	366
	3	Sherly Khodadad M.S., M.F.T.	476
	4	VACANT	366
	5	VACANT	329
3050	1	VACANT	2276
4TH FL	400	United Medical	7645



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AREA OVERVIEW

WEST LOS ANGELES OVERVIEW

Los Angeles, often referred to by its initials L.A., is the most populous city in the U.S. state of California. With roughly 3.9 million residents within the city limits as of 2020, Los Angeles is the second-most populous city in the United States, behind only New York City; it is the commercial, financial and cultural center of the Southern California region. Los Angeles has a Mediterranean climate, an ethnically and culturally diverse population, in addition to a sprawling metropolitan area.

The majority of the city proper lies in a basin in Southern California adjacent to the Pacific Ocean in the west and extending partly through the Santa Monica Mountains and north into the San Fernando Valley, with the city bordering the San Gabriel Valley to its east.

SURROUNDING NEIGHBORHOODS



EXCELLENT NEARBY AMENITIES



Museum Row has several attractions, such as the Peterson Automotive Museum, LACMA, Craft & Folk Art Museum, and La Brea Tar Pits. Other Amenities in close proximity include The Grove Outdoor Shopping Center, CBS Television Studio, and Fairfax District Studio

PARKS & RECREATION



Many large & beautiful parks are located within the City's boundaries including Beverly Gardens Park, Century Park, Cheviot Hills Recreation Center, Baldwin Hills Scenic Overlook, etc. The Los Angeles County Department of Parks and Recreation maintains just about 181 Parks.

EDUCATION



UCLA is a renowned public research university that provides various undergraduate and graduate degree programs in diverse fields. It is recognized as a Public Ivy and has a student population of 32,423 undergraduates with a high graduation rate of 91%.

TRANSPORTATION & FREEWAY ACCESS



Los Angeles is home to one of the country's best public transportation networks, including subways, light-rail, buses and shuttles to nearly every corner of the Greater Los Angeles area. The Los Angeles Purple Line will expand in the next four years.





LOS ANGELES COUNTY MUSEUM OF ART

LACMA's collections and particularly its exhibitions and programming have long been the most impressive in the city.
Petersen Automotive Museum



PETERSEN AUTOMOTIVE MUSEUM

Miracle Mile was the first commercial development in LA designed expressly for the benefit of drivers, and so a former department store makes an apt home for this museum of car culture.



LA BREA TAR PITS AND MUSEUM

Paleontologists are still at work here, having dragged more than 3.5 million fossils from the mire over the years. Many of these specimens are now on display in this delightfully old-fashioned museum.

BEVERLY GROVE OVERVIEW

Beverly Grove is an affluent neighborhood located in the central region of Los Angeles, California. It is bordered by Beverly Hills to the West, West Hollywood to the North, Fairfax to the East, and Mid-City to the South.

Beverly Grove is known for its popular shopping and dining destinations, including the Grove outdoor mall, Farmers Market, West 3rd Street shopping district, Beverly Center, LA Brea Tar Pits, Petersen Automotive Museum, LACMA and Cedars-Sinai, one of the top hospitals in Southern California.



FARMERS MARKET

Located next to The Grove, the Farmers Market has been a staple of the Beverly Grove community since 1934. It features dozens of food stalls and vendors selling everything from fresh produce to international cuisine.



CBS TELEVISION CITY

This iconic television production facility has been home to many famous TV shows, including The Price is Right, The Late Late Show with James Corden, and The Carol Burnett Show.



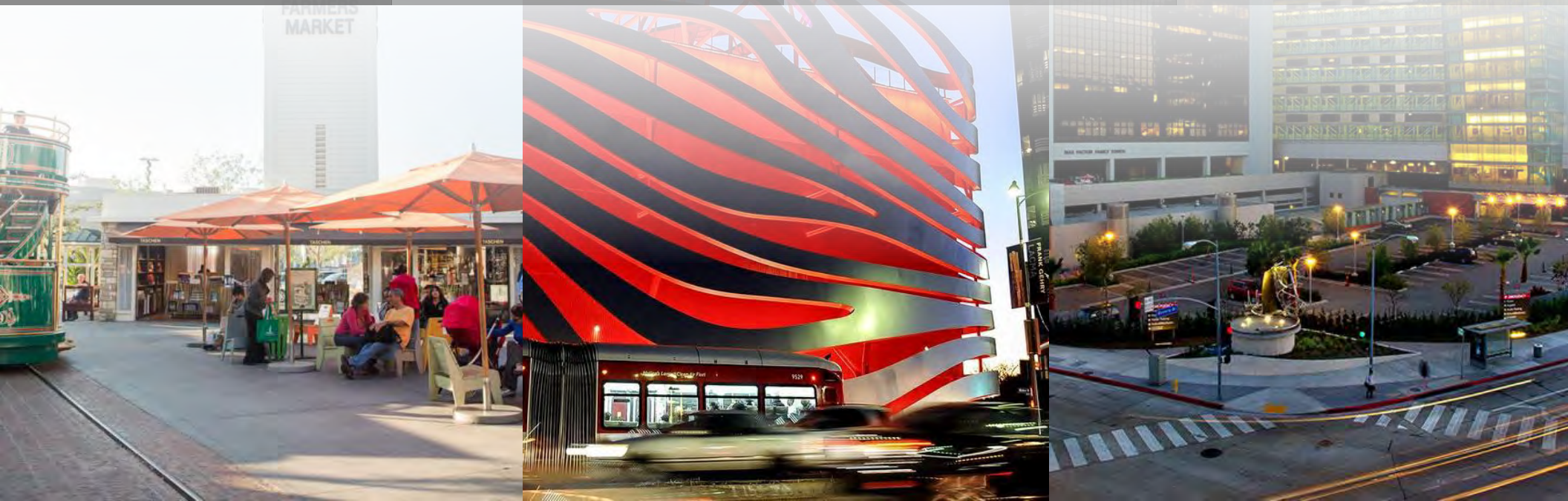
PETERSEN AUTOMOTIVE MUSEUM

This museum displays a vast collection of classic and modern cars, motorcycles, & other vehicles. It's located on Wilshire Boulevard and is a must-visit for automobile enthusiasts of any age.



THE GROVE

This outdoor shopping center is one of the most popular destinations in Beverly Grove, featuring a mix of high-end and midrange retailers, as well as restaurants, a movie theater, and a large central park.





WESTWOOD VILLAGE

WEST LOS ANGELES VA MEDICAL CENTER



DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	39,517	306,937	704,024
Estimated Households	19,072	133,264	316,612



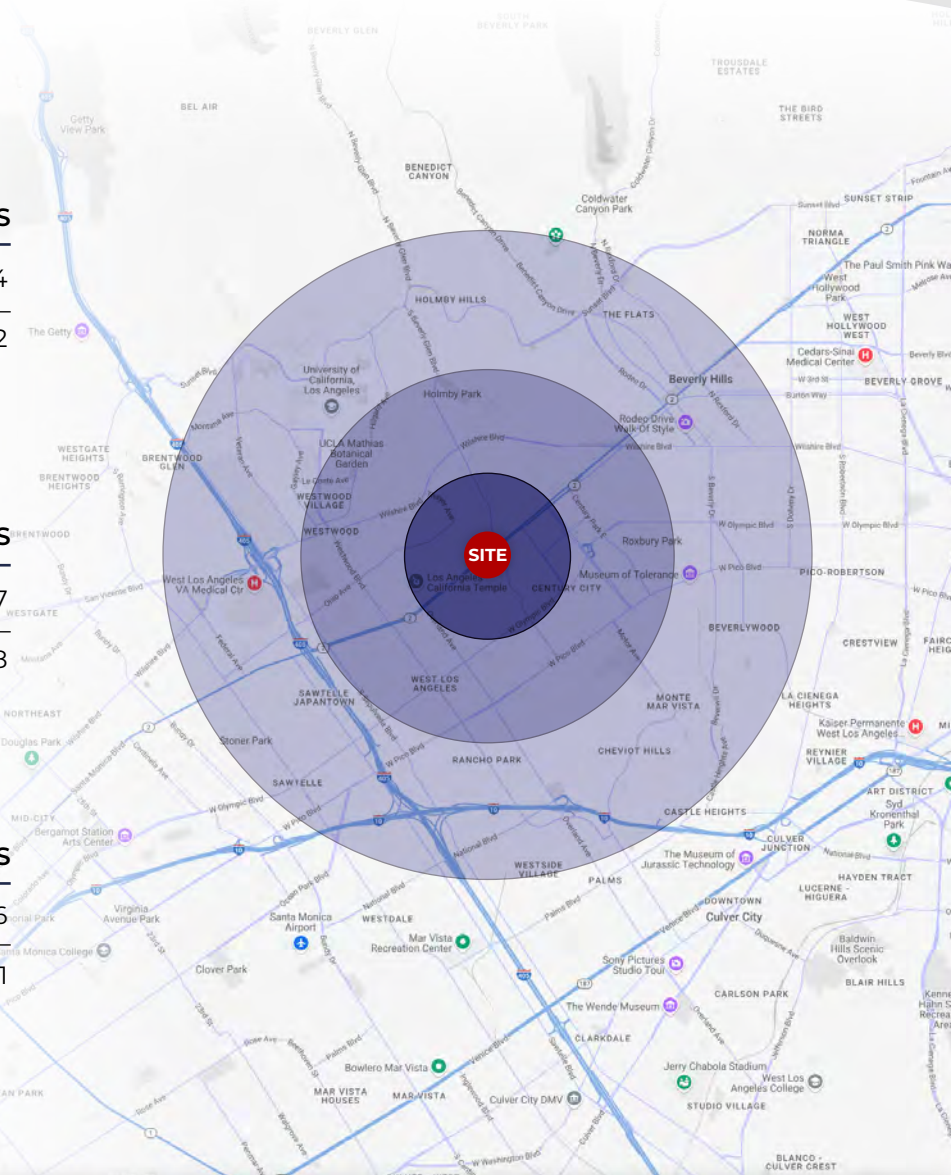
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$229,925	\$193,325	\$190,067
Median Household Income	\$128,347	\$121,311	\$118,658



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	7,013	39,359	71,716
Total Employees	63,103	295,669	520,381



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