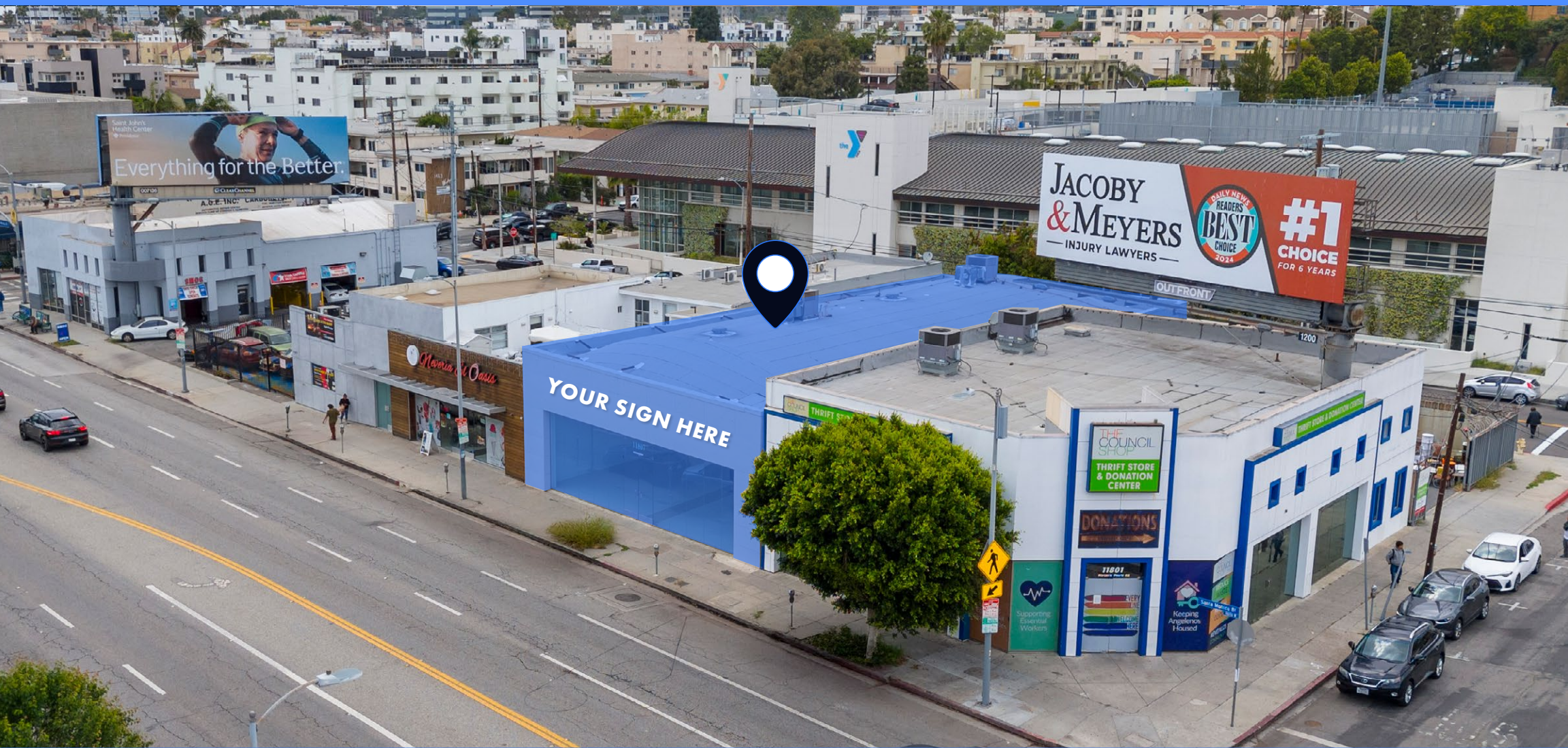


SANTA MONICA BLVD

RETAIL OPPORTUNITY



11807 SANTA MONICA BLVD

Los Angeles, CA 90025 | Leasing Brochure

MATTHEWS™

PROPERTY HIGHLIGHTS

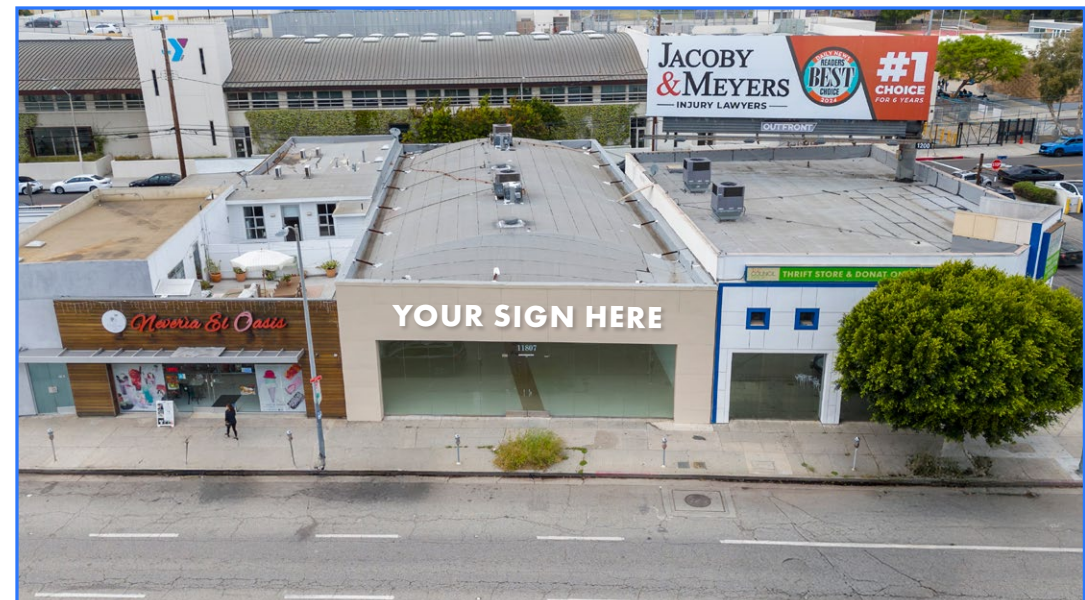
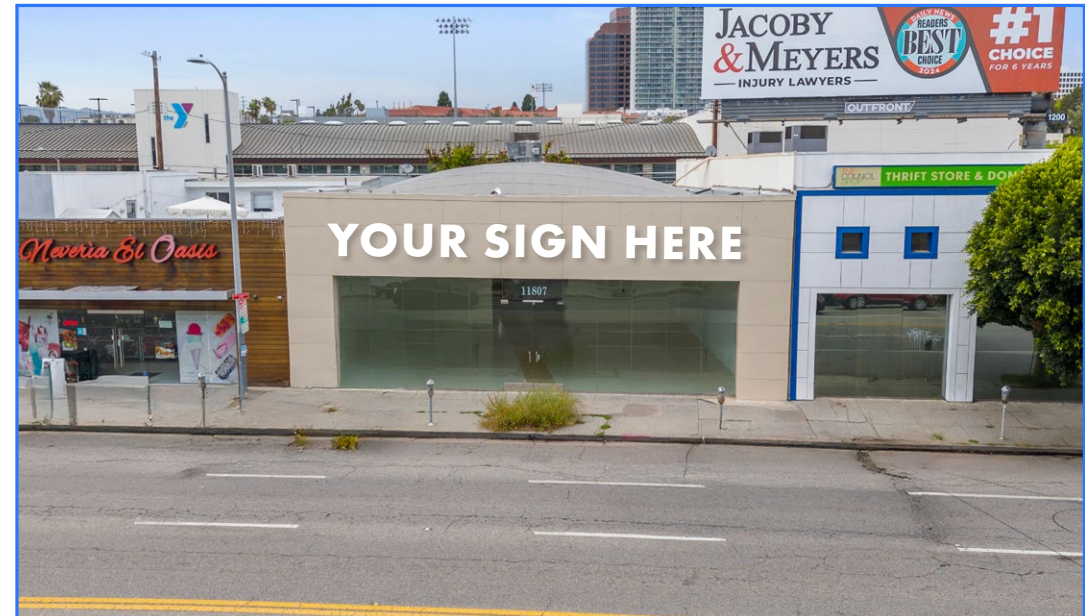
±6,732 SF
SPACE AVAILABLE

\$3.25 PSF NNN
ASKING RENT

RETAIL/ ENTERTAINMENT
POTENTIAL USE

AVAILABLE
NOW

- **Retail Storefront:** offering a differentiated and high-quality workplace environment with panoramic views of the San Fernando Valley.
- **Ceiling Height:** Up to ~22 ceilings, creating an open, flexible retail/tenant space.
- **Walkability:** Excellent walkability with a Walk Score of 93 (Walker's Paradise)
- **Transit & Accessibility:** Good access to public transit and major thoroughfares; close to the 405 Freeway and within a few miles of the beach and major West LA hubs such as Brentwood and Westwood.
- **Traffic Exposure:** Positioned on one of LA's most heavily traveled retail corridors with strong vehicle traffic counts (over ~34,000 vehicles/day).
- **Demographics & Demand:** Surrounded by dense residential neighborhoods, higher-income households, and a stable daytime workforce supporting retail/street front businesses.
- **Versatility:** Space suitable for retail, specialty use, fitness, wellness, service businesses, offices, etc., with open plan potential.

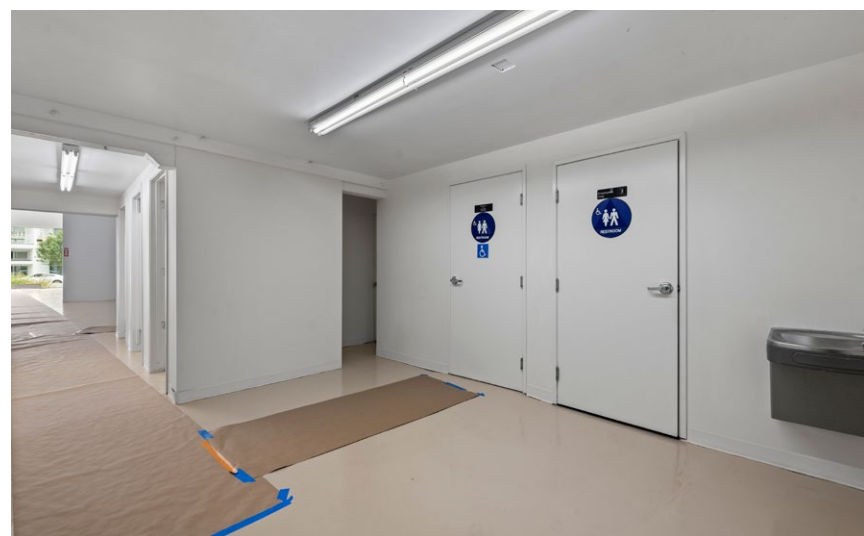


LOCATED ALONG SANTA MONICA BLVD | WALK SCORE 93/100

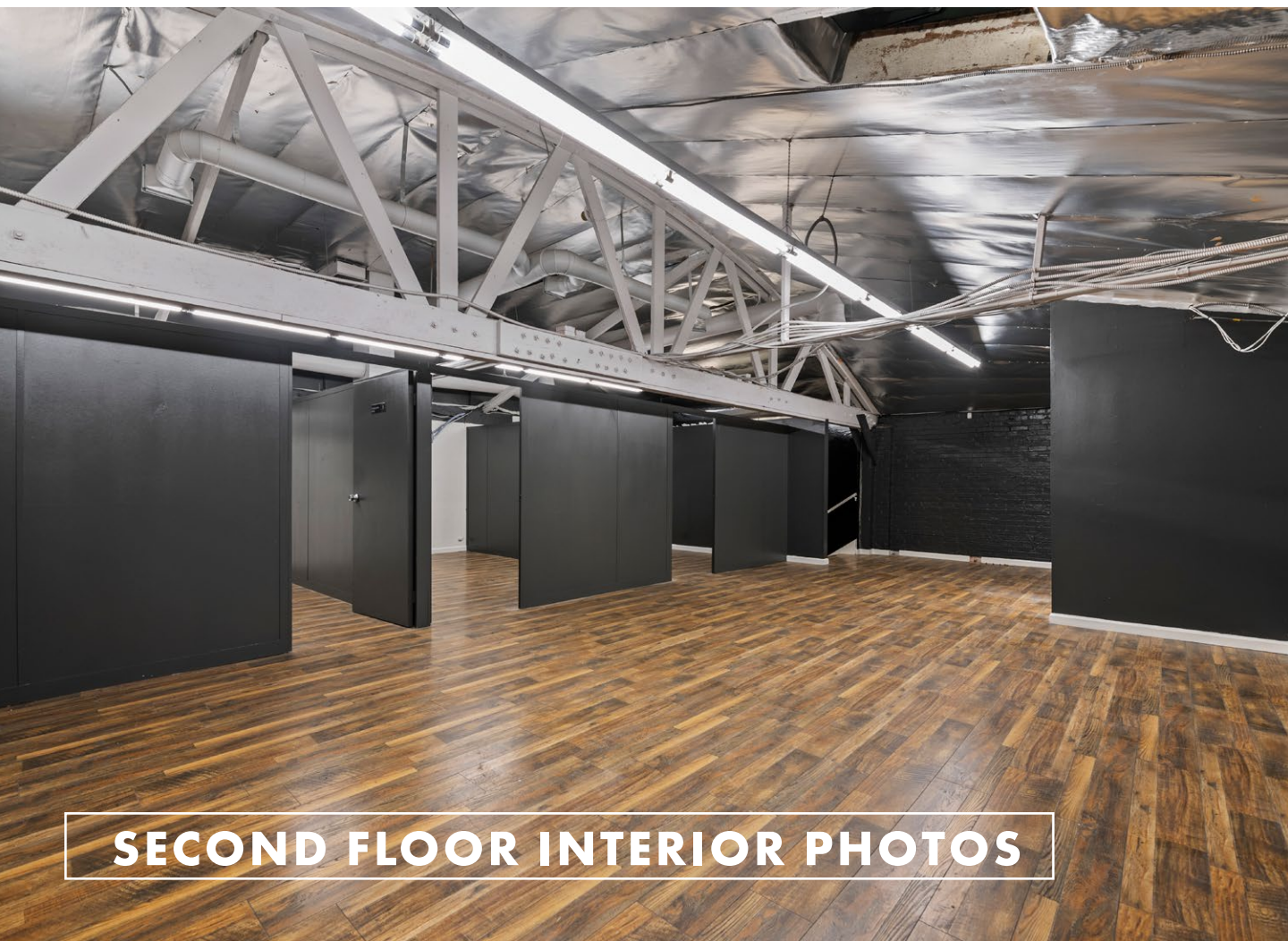
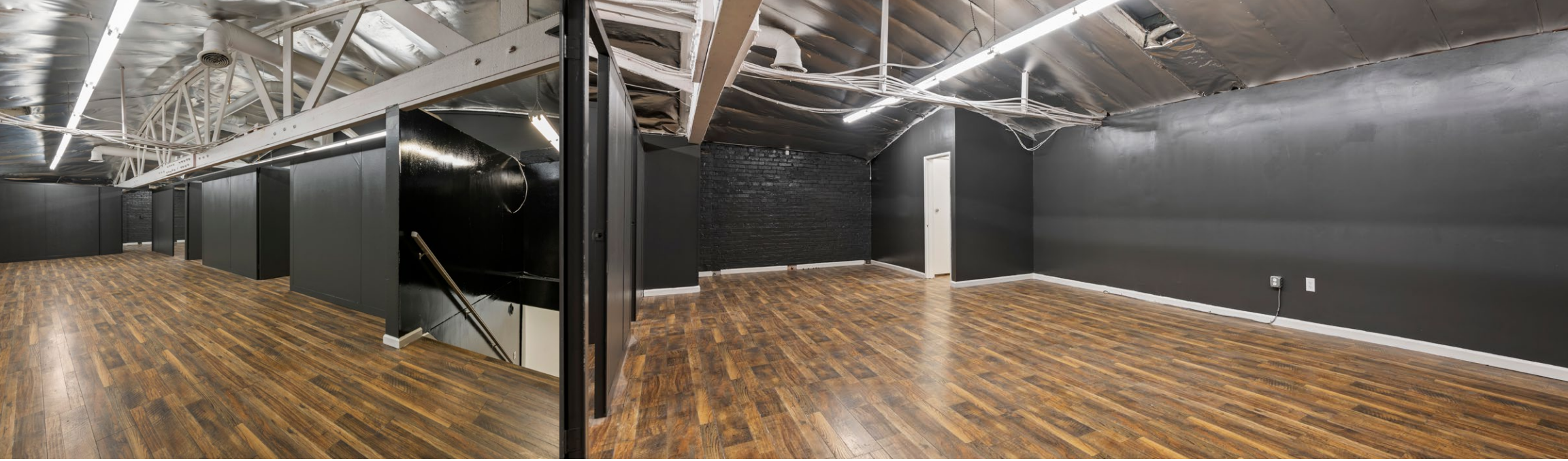


SANTA MONICA BLVD
E40,700 VPD





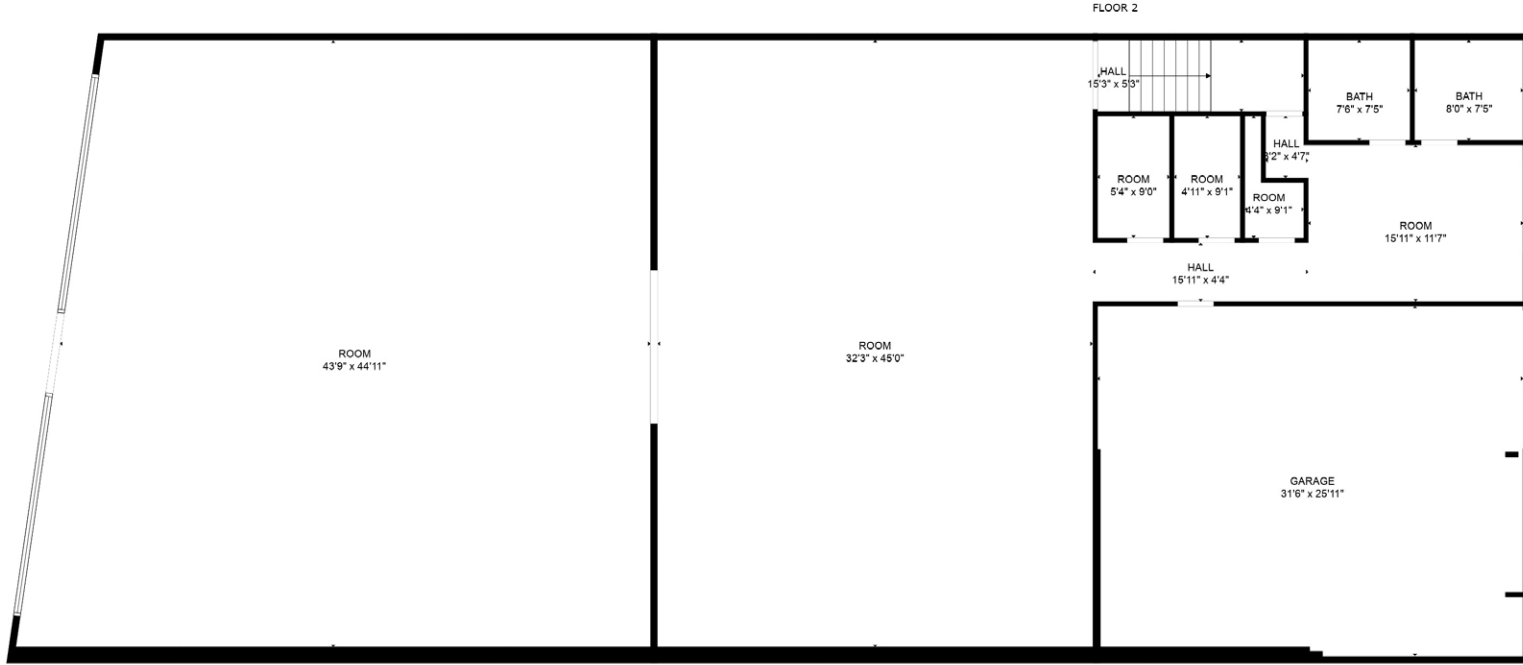
FIRST FLOOR INTERIOR PHOTOS



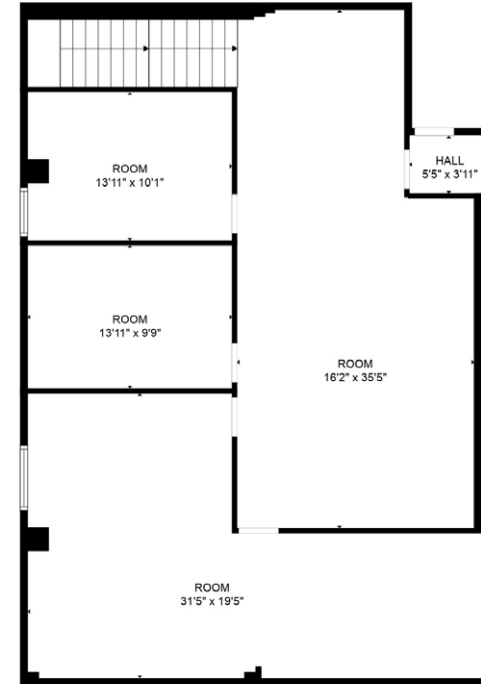
SECOND FLOOR INTERIOR PHOTOS

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



SANTA MONICA BLVD ±40,700 VPD



WOOD RANCH
— BBQ & GRILL —



GOODPEOPLE

 **University High School**
±1,422 Students



Subject Property



BOARD HOUSE COFFEE



 **The Amara**
±100 Units

Eden L Market



Santa Monica Blvd ± 40,700 VPD



WESCOM
Financial

Smart & Final.

satori

WEST LOS ANGELES, CA

The Santa Monica Boulevard corridor in West Los Angeles is a highly sought-after commercial and residential enclave that benefits from its central positioning between Beverly Hills, Century City, and Santa Monica. This stretch is characterized by strong daytime population density driven by nearby office hubs, medical institutions, and creative industry workplaces. The neighborhood attracts an affluent, well-educated demographic with significant disposable income, supporting a wide range of retail, dining, and service-oriented businesses. Proximity to UCLA, Westwood Village, and major employment centers enhances consistent foot traffic and consumer demand throughout the week.

The immediate area offers a mix of upscale retail, boutique storefronts, and neighborhood-serving tenants, creating a balanced commercial environment that caters to both local residents and destination visitors. Tree-lined streets, walkability, and access to major transit corridors—including the I-405 and key surface streets—further strengthen the area's accessibility. Additionally, ongoing mixed-use developments and adaptive reuse projects continue to modernize the corridor while maintaining its established character. High barriers to entry, limited available space, and sustained demand position this neighborhood as one of the most stable and competitive submarkets within Los Angeles for commercial real estate investment.

MARKET OVERVIEW



\$149,878 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

130,367 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

294,265 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$4.6B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY



11807 SANTA MONICA BLVD

Los Angeles, CA 90025 | Retail leasing

EXCLUSIVE LISTING AGENTS

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DAVID HARRINGTON | *BROKER OF RECORD* | Broker License No. 02168060 (CA) | Firm License No. 02168060 (CA)

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWS™