



10351

Santa Monica Boulevard
Los Angeles

For Lease
former Smith & Cohen

www.jllretail.com





PROPERTY HIGHLIGHTS

- Over 7,940 sf of improved restaurant space with walk-in cooler, exhaust hood and other improvements
- Located at the intersection of Santa Monica Blvd. and Beverly Glen Blvd., with 92,300 car per day traffic
- 262 parking spaces within integrated parking structure
- New branding opportunity within the parking lot
- EV charging stations to be installed by the beginning of summer
- Total GLA: 100,967 sf
- Other tenants in the building include BBC Studios, Fox21 Television Studios, Twentieth Television Inc. and Brand New

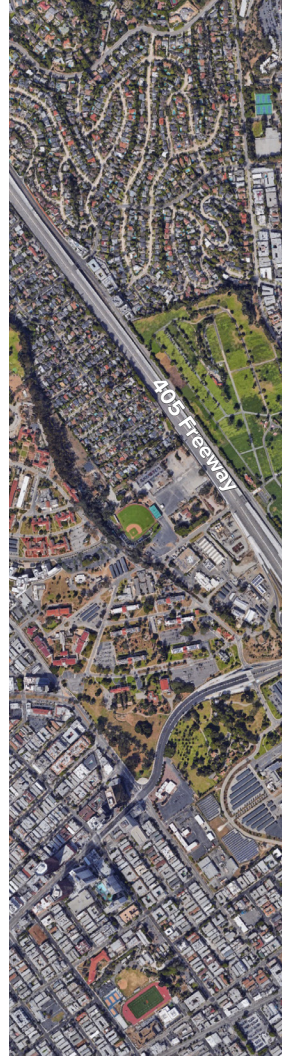
PROPERTY DETAILS

Restaurant Open Area	±3,265 SF
Restaurant Back of House	±1,607 SF
Storage Room	±623 SF
Open Area	±2,447 SF
TOTAL RESTAURANT SPACE	±7,942 SF





NEIGHBORING TENANTS at Westfield Century City mall



GOLDEN TRIANGLE BEVERLY HILLS

THE LOS ANGELES COUNTRY CLUB

University of California Los Angeles (UCLA)

Wilshire Blvd.

CENTURY CITY COMMERCIAL DISTRICT
Total Employee: 37,648
GLA Office: 11 msf

BEVERLY HILLS

WESTFIELD CENTURY CITY

SUBJECT PROPERTY

92,300 CPD Intersection

WESTWOOD

Santa Monica Blvd.

S Beverly Glen Blvd.

Olympic Blvd.

HILLCREST COUNTRY CLUB



WEST LOS ANGELES DEMOGRAPHICS



646,861
POPULATION

314,822 (2 MILES RADIUS)

967,414 (5 MILES RADIUS)
DAYTIME POPULATION



2M
RESIDENTS +
PROFESSIONALS

10.8+M SF
CLASS A
OFFICE SPACE

25M
ANNUAL VISITORS
TO WESTFIELD
CENTURY CITY



37.7M+ SF
OF EXISTING
RETAIL SPACE



3.6% RETAIL VACANCY
RATE AS OF Q3 2016

24.6%
of all retail stores are
restaurants, bars and cafes



\$137,801
MEDIAN HOUSEHOLD INCOME

44K+ BUSINESSES IN THE
WEST LA AREA

74,000
SQ.FT. RETAIL
SPACE UNDER
CONSTRUCTION



\$1,000,001
MEDIAN HOME VALUE

8,400+ RETAIL STORES



..... AREA DEMOGRAPHICS

32.2% age between 25 to 44

51.3% high school graduate or higher

47.6% bachelor's degree or higher

..... CONSUMER SPENDING

\$10.2B

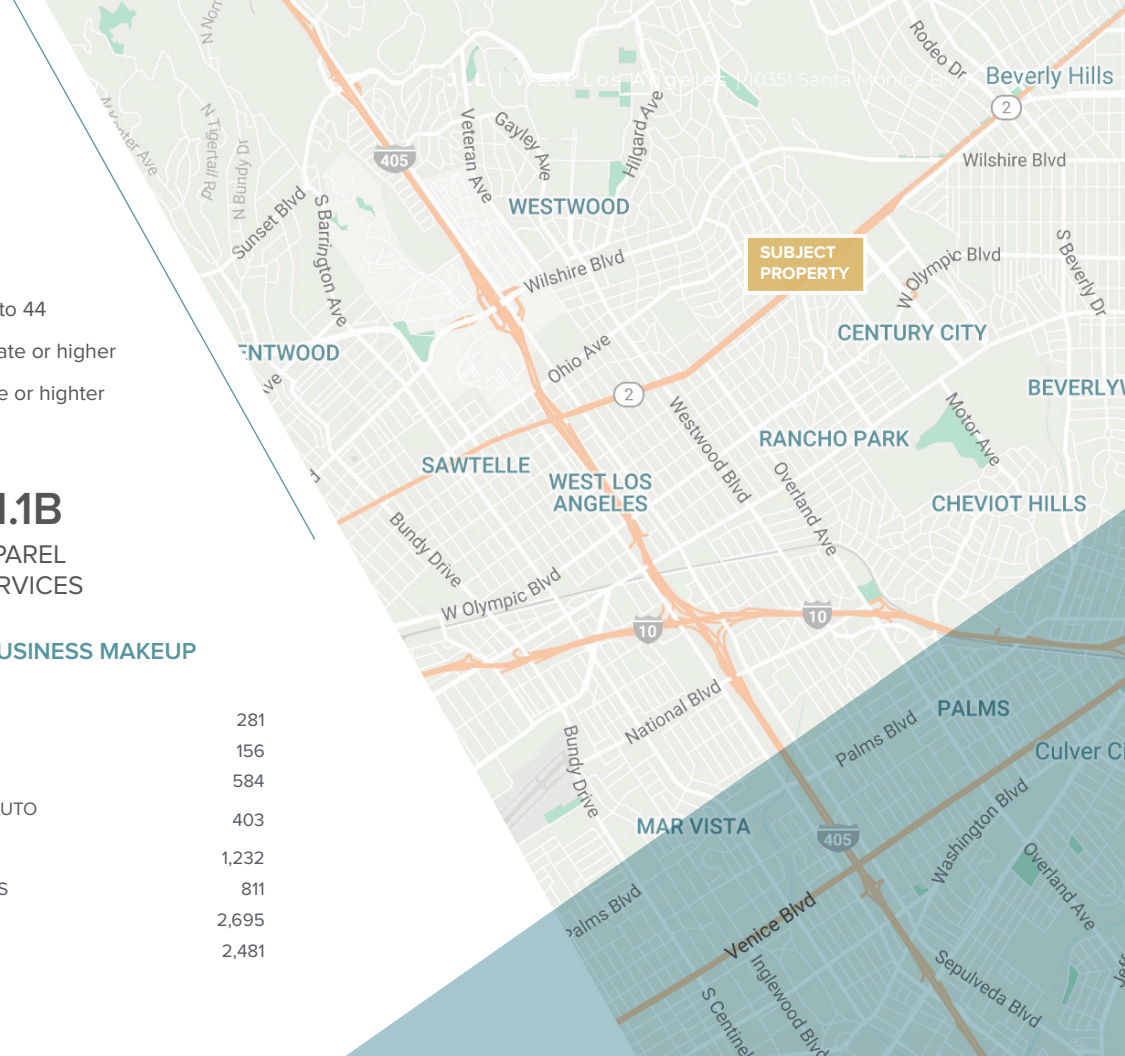
2017 RETAIL
GOODS

\$1.1B

APPAREL
& SERVICES

**A CLOSER LOOK AT THE BUSINESS MAKEUP
OF WEST LOS ANGELES**

HOME IMPROVEMENT	281
GENERAL MERCHANDISE STORES	156
FOOD STORES	584
AUTO DEALERS, GAS STATIONS, AUTO AFTERMARKET	403
APPAREL & ACCESSORY STORES	1,232
FURNITURE & HOME FURNISHINGS	811
EATING & DRINKING PLACES	2,695
MISCELLANEOUS RETAIL	2,481





Born from the backlot of historic Fox Studios, Century City is home to gleaming high rises and luxe hotels, where movers and shakers work and play. It is one of the key retail and shopping destinations in Southern California and the geographic center of the most affluent and densely populated areas within the entire market



This property is across the street from the iconic Century City Plaza, with the largest clusters of office space in the country. The area boasts 10.8 million square feet of Class A office space. Within 3 miles, you'll find 2 million+ residents and professionals, including many of the market's top employers such as J.P. Morgan, CAA and Fox.

As the upscale epicenter of Los Angeles, Century City is within immediate proximity to Beverly Hills, the most luxurious neighborhood in Los Angeles, as well as the city's most exclusive country clubs and top private schools. This defined trade area has an average household income of \$137,000+.

The Westfield Century City mall recently invested \$1 Billion to renovate this high-end flagship center. The mall was reconfigured and expanded to 1.3 million square feet. An outdoor atrium, AMC movie theater, valet parking and 90% new stores are just a few draws for the center's 25 million visitors per year.



West Los Angeles OVERVIEW



10351

Santa Monica Boulevard
Los Angeles

SCOTT BURNS

Executive Vice President
License #01237652
Tel +1 310 694 3188
scott.burns@am.jll.com

SHAUNA MATTIS

Senior Vice President
License #01071320
Tel +1 310 694 3190
shauna.mattis@am.jll.com

BLAKE KAPLAN

Associate
License # 02001158
Tel +1 424 901 8195
blake.kaplan@am.jll.com