

11762  
SAN VICENTE BLVD.  
BRENTWOOD, CA

PRIME  
RETAIL  
SPACE





# THE PROPERTY

1,290 SF AVAILABLE

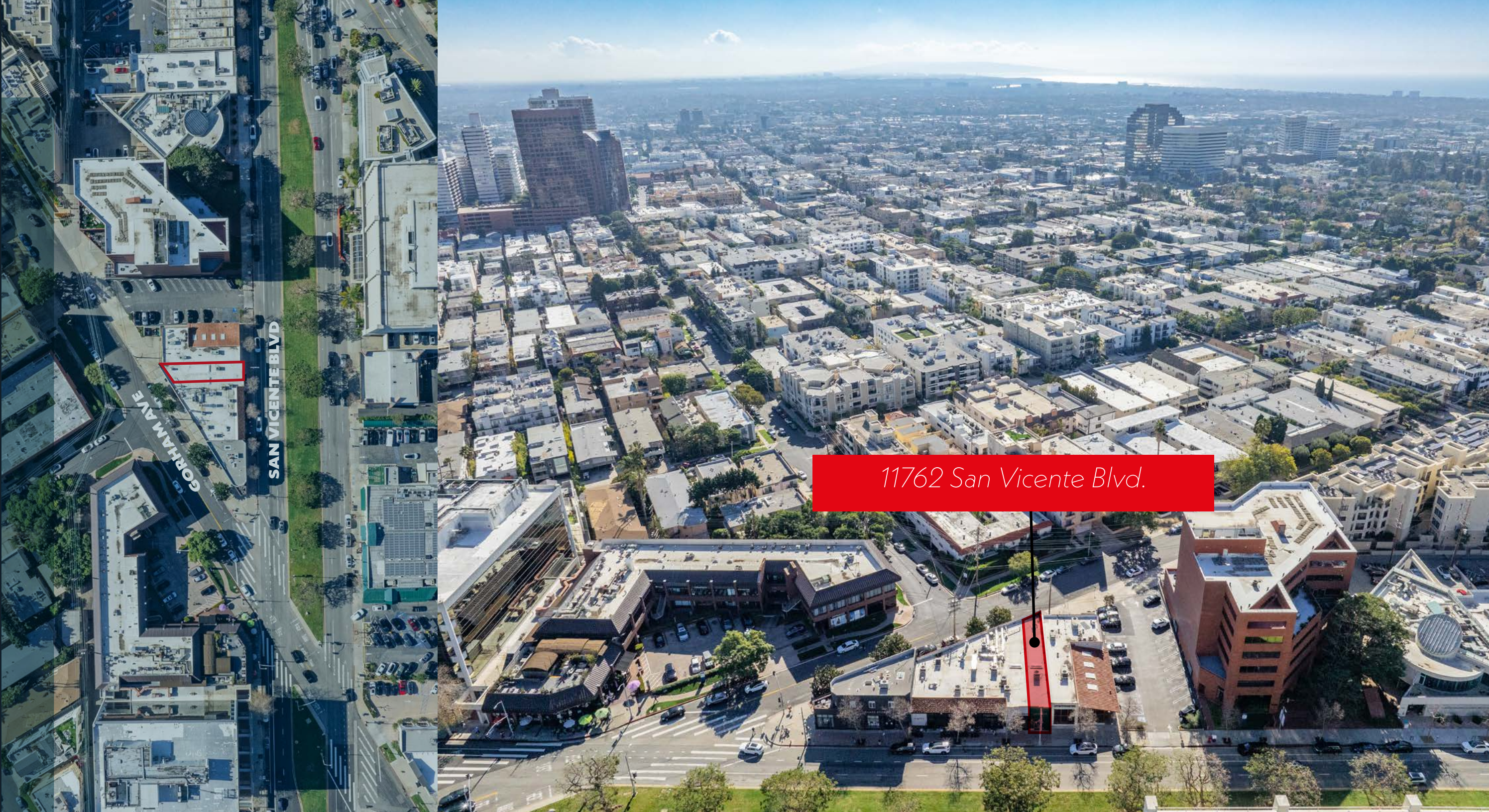
Prime retail and restaurant opportunities in one of the most desirable and affluent neighborhoods of Los Angeles. Nearby tenants include Lululemon, Alfred Coffee, Soul Cycle, Katsuya, Pizzana, Baltaire, Orangetheory Fitness, Great White, Bluemercury, Sweetgreen, Whole Foods, Susie Cakes, Milk & Honey, Jon & Vinny's and Joe & The Juice.

- Rent available upon request

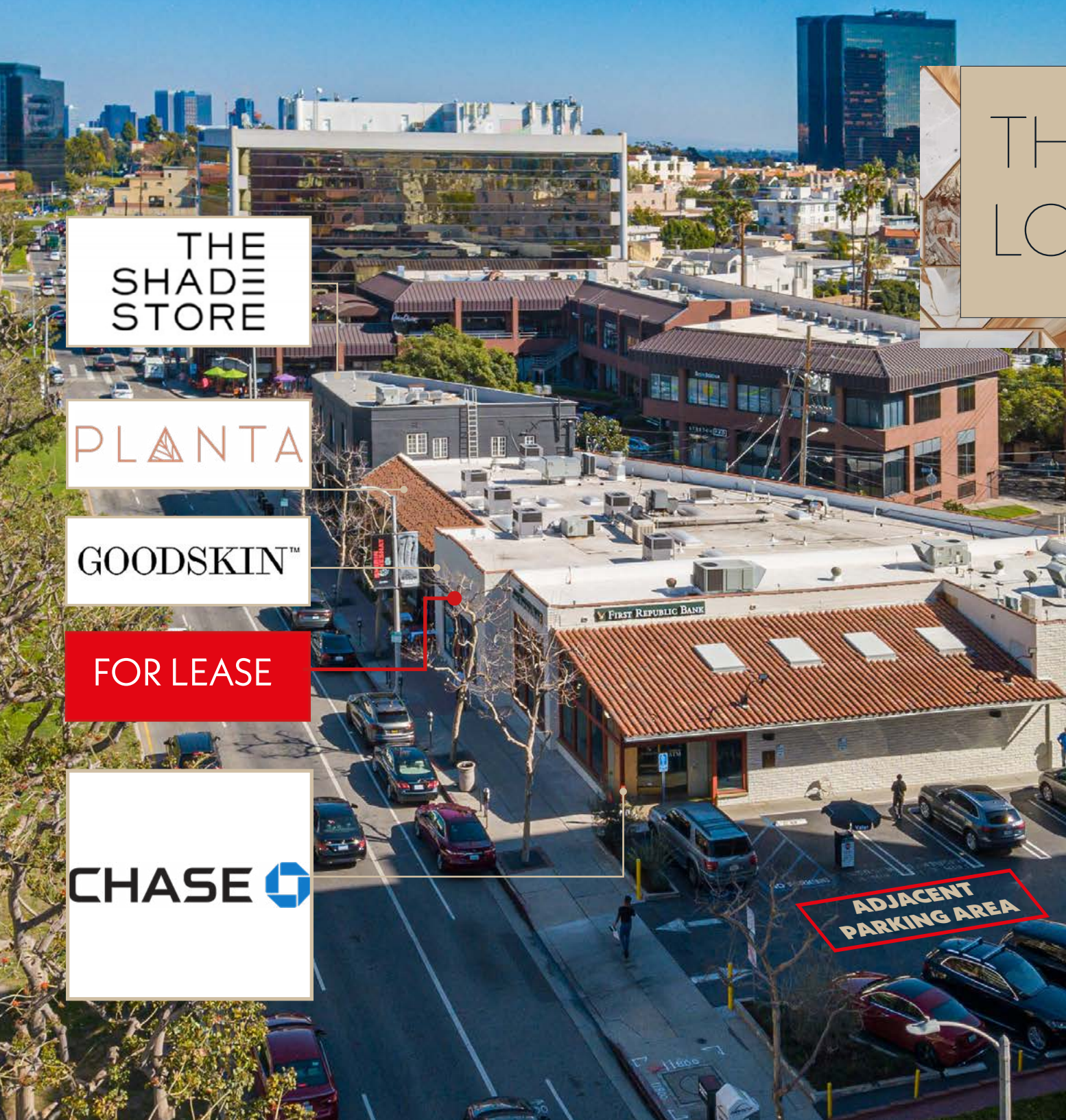
Parking: Onsite parking attendant for adjacent lot & metered street parking available.

30,000+ CPD  
on San Vicente Boulevard

91  
Walk Score at Location







THE  
SHADE  
STORE

PLANTA

GOODSKIN™

FOR LEASE

CHASE

# THE LOCATION

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## NEW LINE-UP OF RETAILERS & RESTAURANTS

### Demographics

Est. Pop	131,245
Employees Pop	143,897
Average HH Income	\$190,934
Median Home Value	\$1.54 M
Total HH Expenditure	\$6.6B
College Degree+	61,702 (70.8%)
Estimated Households	57,120

Source: Sites USA, generated for demos within 2 radius miles



## NEIGHBORING TENANTS



THE SHADE STORE



PLANTA



GOODSKIN

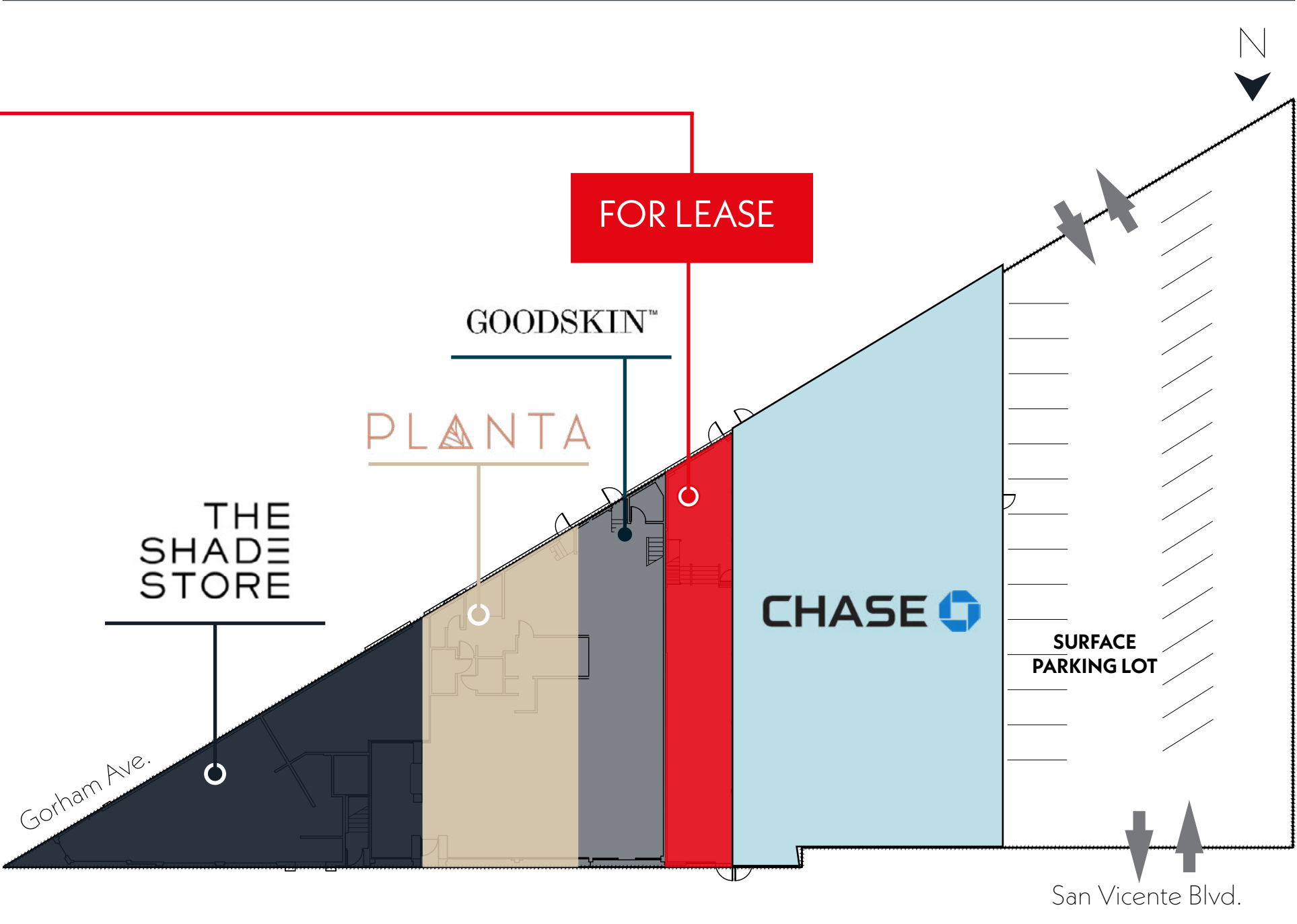


SITE  
PLAN



  
**TOTAL GLA**  
**1,290 SF**

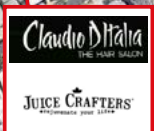
PRIME BRENTWOOD LOCATION





# NEARBY AMENITIES

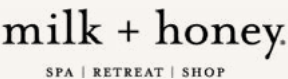
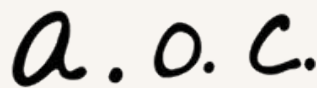
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Market Overview

Brentwood is a quiet, wealthy neighborhood on the Westside, located between Westwood and Santa Monica. Tree-lined streets with well-tended homes in a range of architectural styles stretch up into the hills. The main artery, San Vicente Boulevard, features classy Italian eateries and warm cafes, plus the historic Brentwood County Mart, a family-friendly retail hub. San Vicente Blvd. enjoys a busy pedestrian scene with a walk score of 91. The striking Getty Center museum boasts a world-class art collection and expansive city views.





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FOR MORE INFORMATION, PLEASE CONTACT:

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