11754
SAN VICENTE BLVD.
BRENTWOOD, CA

PRIME
2ND GENERATION
RESTAURANT
OPPORTUNITY

JLL

Overview

THE PROPERTY

3,411 SF & 705 SF MEZZANINE AVAILABLE

Prime retail and restaurant opportunities in one of the most desirable and affluent neighborhoods of Los Angeles. Nearby tenants include: Alfred Coffee, Soul Cycle, Katsuya, Pop's Bagels, Matu, 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: 27 Dedicated onsite parking stalls, attendant for adjacent lot & metered street parking available.

30,000+ CPD
on San Vicente Boulevard

91
Walk Score at Location

THE LOCATION

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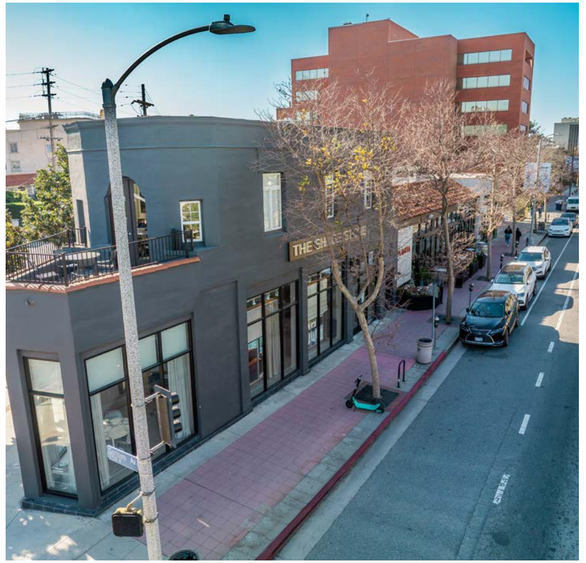
Demographics

Est. Pop	143,448
Employees Pop	144,067
Average HH Income	$201,973
Median Home Value	$1.68 M
Total HH Expenditure	$7.52B
Graduate Degree	32.8%
Estimated Households	58,969

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



NEIGHBORING TENANTS

THE SHADE STORE

CHASE BANK

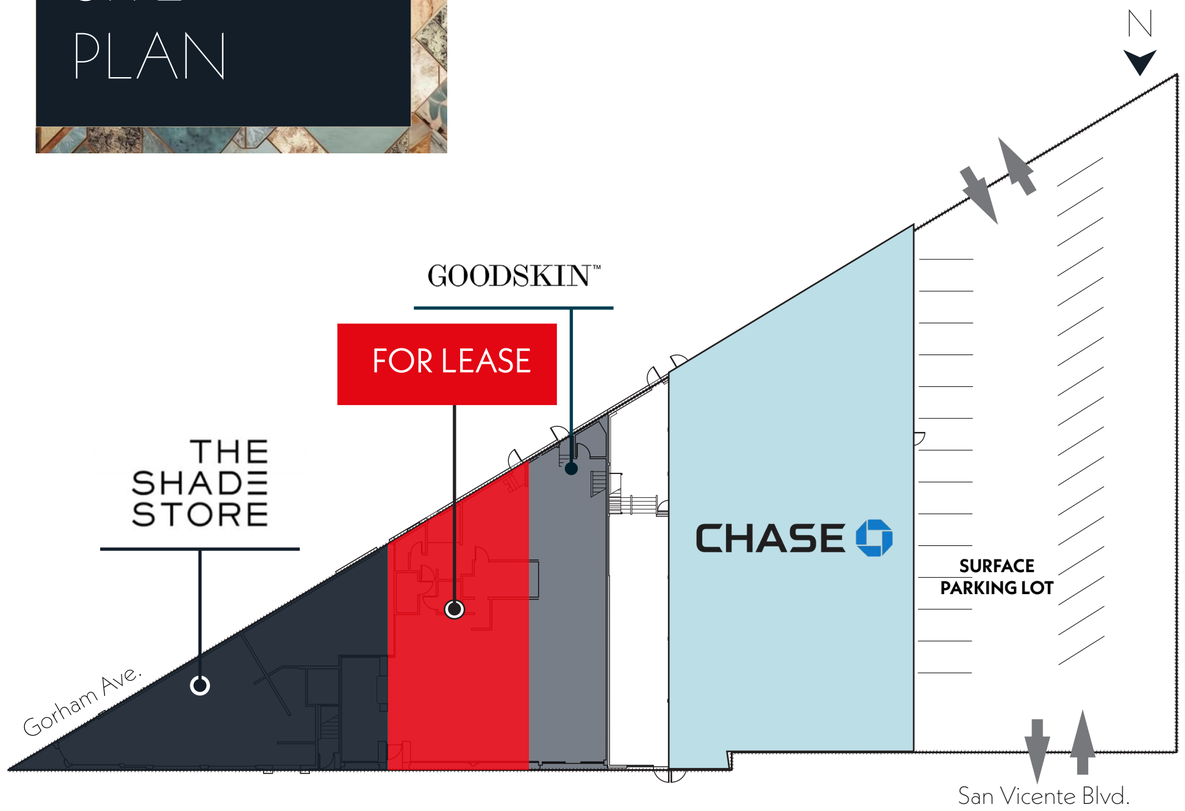
GOODSKIN

PREMIER BRENTWOOD RESTAURANT LOCATION

TOTAL GLA

3,411 SF +
705 SF Mezz

SITE PLAN



NEARBY AMENITIES
11754
SAN VICENTE BLVD.
BRENTWOOD, CA
SAN VICENTE BLVD
INTERSTATE 405
BRENTWOOD COUNTRY CLUB
matú
pressed juicery
Mendocino Farms
WHOLE FOODS MARKET
OSPI
sweetgreen
BALTAIRE RESTAURANT
orangetheory FITNESS
Coral Tree Café
TOSCANA
Myodetox
paiise
BARRY'S
Vicente Foods
Pop's BAGELS
PECORINO RESTAURANT
Helen's
JON+VINNY'S
milk + honey
SPA | RETREAT | SHOP
TU MADRE
citibank
THE SHADE STORE
WINSTON
BARNEY'S GOURMET HAMBURGERS
BACIO di LATTE
SusieCakes
PIZZANA
Claudio Pitalia
JUICE CRAFTERS
Caffe Luxxe
the lady & the sailor
CRAFTED IN THE USA
bluemercury
makeup · skincare · spa
SUGARFISH
earthbar
teleferic
BARCELONA 1992
JOE & THE JUICE
ALFRED
COFFEE & KITCHEN
AÇAI NATION
burgerlounge

Market Overview

Brentwood is a quiet, affluent 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.

MEET YOUR
NEIGHBORS

WHOLE FOODS MARKET

matū

BALTAIRE
RESTAURANT

JON & VINNY'S
ITALIAN

SUGARFISH
BY SUSHI NOZAWA

BLUE BOTTLE
COFFEE

JOE & THE JUICE
COFFEE, JUICE AND MUCH MORE

milk + honey
SPA | RETREAT | SHOP

teleferic
BARCELONA 1992

Vicente Foods

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BRENTWOOD, CA

FOR MORE INFORMATION, PLEASE CONTACT:

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