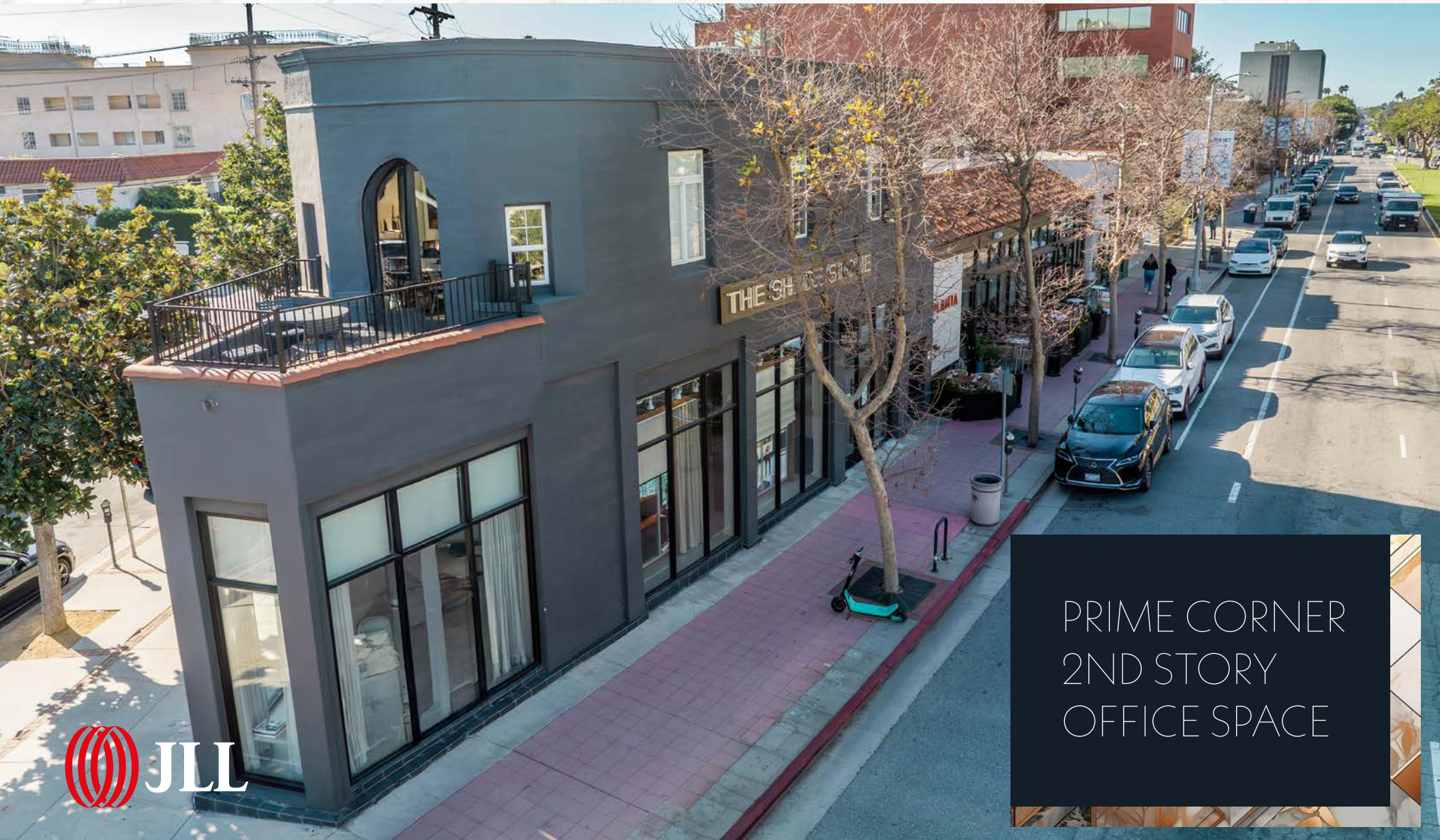


# 11752

SAN VICENTE BLVD.

BRENTWOOD, CA



PRIME CORNER  
2ND STORY  
OFFICE SPACE



# THE PROPERTY

*30,000+ CPD*  
on San Vicente Boulevard

*91*  
Walk Score at Location

*1,605 SF 2ND FLOOR OFFICE SPACE*

- Beautifully designed second-floor office space located above The Shade Store at a prominent Brentwood corner
- Fully built out and move-in ready
- Newly renovated interiors featuring wood flooring and glass-fronted offices
- Large private patio
- Abundant natural light with sweeping views over San Vicente Boulevard
- Excellent parking options: 27 onsite spaces with parking attendant, plus ample metered street parking
- Pricing upon request

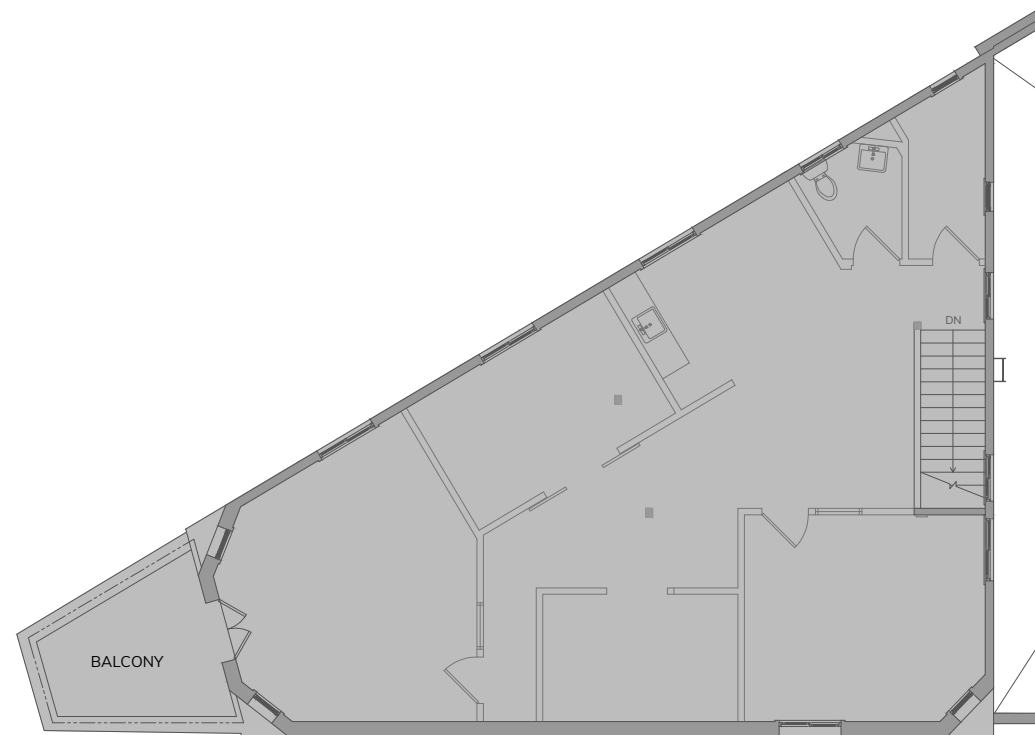


# THE SPACE



# FLOOR PLAN

  
**TOTAL GLA**  
1,605 SF  
2nd Floor



PREMIER BRENTWOOD OFFICE LOCATION



11752

SAN VICENTE BLVD.  
BRENTWOOD, CA



ADJACENT TENANTS



# NEARBY AMENITIES

11752  
SAN VICENTE BLVD.  
BRENTWOOD, CA



SAN VICENTE BLVD

BRENTWOOD COUNTRY CLUB

Map showing nearby amenities around 11752 San Vicente Blvd, Brentwood, CA. The map features a yellow line representing San Vicente Blvd and a red line representing Interstate 405. Various businesses are marked with callout boxes and logos, including:

- vicente Foods
- Mendocino Farms
- Pop's BAGELS
- matú
- WHOLE FOODS MARKET
- OSPI sweetgreen
- BALTAIRE RESTAURANT
- Orangetheory FITNESS
- Coral Tree Café
- OSPI sweetgreen
- BARRY'S
- TOSCANA
- Myodetox
- pause
- PECORINO RESTAURANT
- NEIGHBORLY
- WINSTON JUAN JUAN
- BARNEY'S GOURMET HAMBURGERS
- Caffe & Luave
- SUGARFISH
- earthbar
- bluemercury
- makeup • skincare • spa
- helen's
- JON • VINNY'S ITALIAN
- milk + honey SPA | RETREAT | SHOP
- TREN WOOD
- citibank
- TU MADRE
- MALOU COFFEE
- THE SHADE ROOM
- BACIO di LATTE GELATO PUNO
- SusieCakes
- PIZZANA
- JUICE CRAFTERS
- Infalana
- ALFRED COFFEE & KITCHEN
- ACAI NATION
- burgerlounge THE ORIGINAL GRASS-FED BURGERS
- telefèric BARCELONA 1992
- JOE & THE JUICE



# MAJOR EMPLOYERS

| Employer Name         | Number of Employees |
|-----------------------|---------------------|
| Google                | 2,067               |
| Facebook              | 1,499               |
| Riot Games, Inc.      | 1,332               |
| Snap Inc.             | 967                 |
| Penske Media Group    | 830                 |
| Universal Music Group | 650                 |
| Apple                 | 642                 |
| Snap Inc.             | 629                 |
| TikTok                | 613                 |
| Ares Management Corp  | 499                 |
| Hulu                  | 475                 |
| Beats Electronics LLC | 250                 |
| Endeavor Media Group  | 180                 |
| Fanatics              | 175                 |
| Kinetic Content       | 175                 |
| Amazon                | 50                  |



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.



NEIGHBORLY

BALTAIRE  
RESTAURANT



matú



milk + honey.  
SPA | RETREAT | SHOP

telefèric  
BARCELONA 1992



11752  
SAN VICENTE BLVD.  
BRENTWOOD, CA

FOR MORE INFORMATION, PLEASE CONTACT:

**BLAKE KAPLAN**

Managing Director  
LICENSE #02001158  
TEL: 909 702 3367  
Blake.Kaplan@jll.com

**DREW OLSON**

Vice President  
LICENSE #02051219  
TEL: 949 870 0565  
Drew.Olson@jll.com

**MATTHEW SIEGEL**

Executive Vice President  
LICENSE #02126635  
TEL: 516 784 0847  
Matthew.Siegel@jll.com

