

FOR LEASE

1,200 - 3,905 SQ. FT. OF PRIME
BRENTWOOD RETAIL SPACE
ON SAN VICENTE BLVD

RESTAURANT OR RETAIL USE

12025 SAN VICENTE BLVD
AT BUNDY DRIVE
BRENTWOOD, CA 90049



ERIC SACKLER | CALDRE #01057377
📍 11661 SAN VICENTE BLVD., 10TH FL STE 1001,
LA, CA 90049
📞 310.979.4990
✉ ERICSACKLER@GMAIL.COM



MATTHEW M. MAY | CALDRE #00912472
📍 15206 VENTURA BLVD., SUITE 302,
SHERMAN OAKS, CA 91403
📞 818.528.3999
✉ MATTHEW@MRA.LA

THE BEST PARKING IN BRENTWOOD

100+ SPACES OF SHARED
PARKING WITH VICENTE FOODS



SUBJECT PROPERTY



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BRENTWOOD GARDENS PLAZA
BARRY'S BOOTCAMP
Jemma DI MARE sweetgreen
taiko
california pizza kitchen

BALTAIRE RESTAURANT
Orangetheory FITNESS
Coral Tree Cafe
ORGANIC BREW • AMERICAN KITCHEN

The RealReal

PAIGE Theory
PURSUUVICTORY
1912

NORDSTROM LOCAL

Brentwood COUNTRY MART
HUDSON | GRACE

BRENTWOOD Country Club

勝 KATSUYA

MiniLuxe

Vicente Foods

JON & VINNY'S ITALIAN

milk + honey.

CHIN CHIN corepower YOGA
burgerlounge
THE ORIGINAL grass-fed BURGER

ALFRED

THE SHADE STORE

PIZZANA
SusieCakes

CHIPOTLE MEXICAN GRILL
JUAN JUAN saloon
JUICE CRAFTERS
rejuvenate your life

Starbucks

rag & bone NEW YORK

WHOLE FOODS MARKET

Mendocino Farms

TOSCANA

PECORINO RESTAURANT

a.o.c. SUGARFISH BY SUSHI NOZAWA
Coffe Luxxe
AN ARTISANAL EXPRESSION
New York Bagel Company
SOULCYCLE
earthbar

TAKAO RESTAURANT
PALMERIE RESTAURANT
BARNEY'S GOURMET HAMBURGERS

SUBJECT PROPERTY

SAN VICENTE BLVD 32,774 VPD



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THE SPACE DETAILS

Available Space:	3,050 SF Ground Floor Retail 855 SF Lower-Level
Divisible To:	1,200 SF - 1,800 SF
Rent:	\$5.50 - \$8.50 Per SF NNN
NNN:	Approx \$1.50 Per Square Foot
Parking:	100+ Spaces

INCOME

2020 EST.	1 MILE	3 MILES	5 MILES
Population 2027	33,437	229,652	458,299
Attended College	90.1%	87%	74%
2020 AVG. Household Income	\$123,091	\$117,662	\$102,769

CONSUMER SPENDING

Apparel	\$31 M	\$190M	\$381M
Entertainment & Hobbies	\$97M	\$579M	\$1.165M
Health Care	\$30M	\$182M	\$369M



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ADDITIONAL PHOTOS



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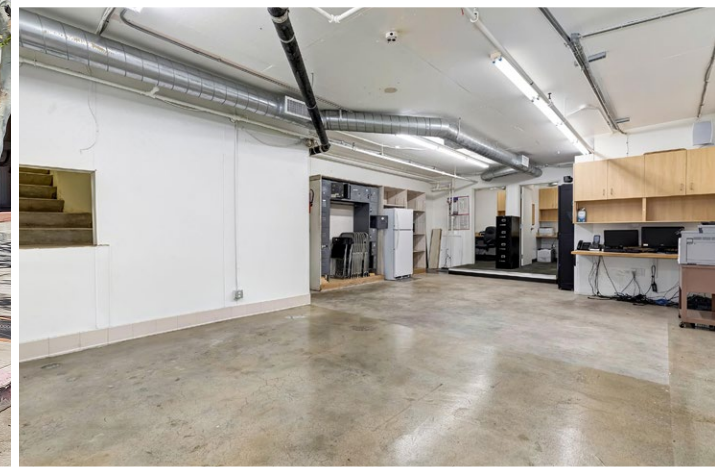
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LOCATION LOCATION LOCATION

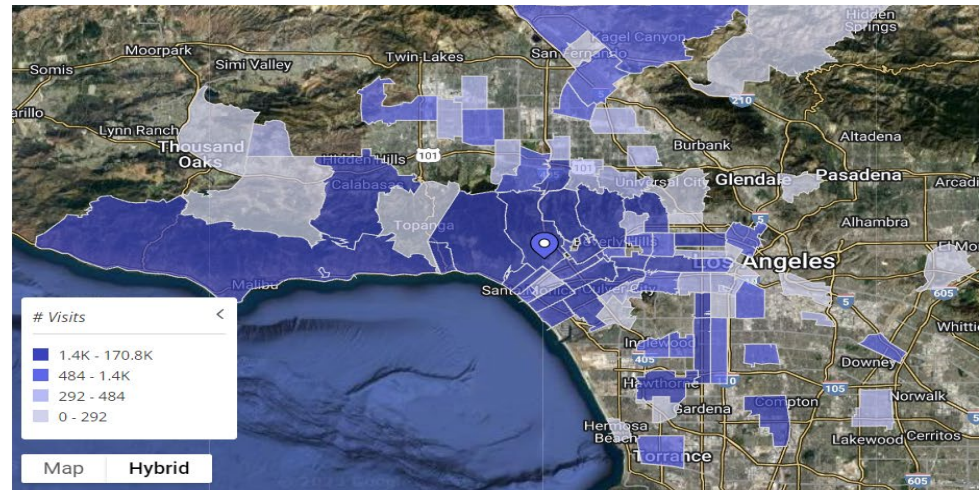
THE 3 PILLARS OF REAL ESTATE

Nothing is better than having potential customers parking and walk by your store on a daily basis. And many of the them do so multiple times a week.

The dark blue reflects the most loyal customer who shops more often. Traditional retail locations in Brentwood can't compete with the depth, diversity and total count.

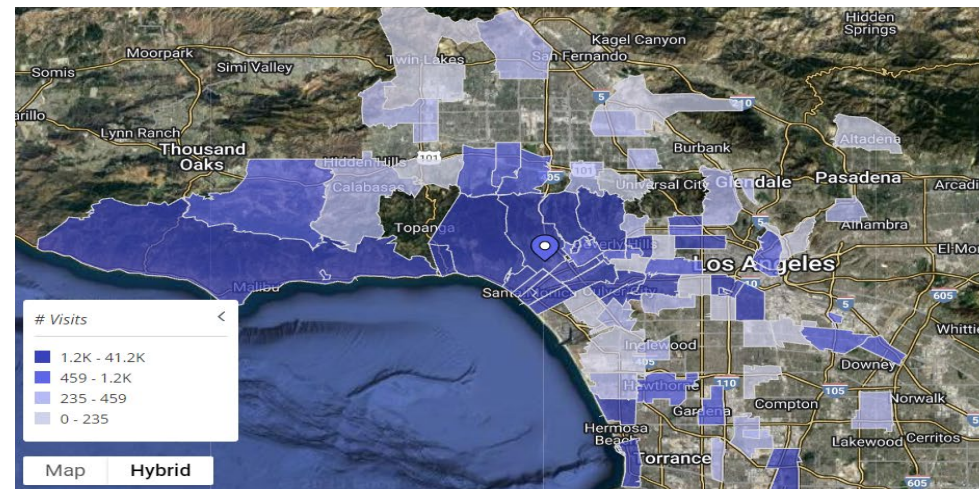
The diversity provides a broader and loyal customer base. We are creatures of habit. Convenience, customer service and value = Profitable Business

CUSTOMER JOURNEY FROM HOME TO STORE



Zipcode / City	Visits (% of Total)
90049 Los Angeles, CA	170.8K (50.6%)
90272 Los Angeles, CA	18K (5.3%)
90402 Los Angeles, CA	16.3K (4.8%)
90062 Los Angeles, CA	13.7K (4%)
90025 Los Angeles, CA	10.6K (3.1%)
90250 Los Angeles, CA	6.5K (1.9%)
90047 Los Angeles, CA	5.5K (1.6%)
90004 Los Angeles, CA	4.5K (1.3%)
90024 Los Angeles, CA	4.1K (1.2%)
90035 Los Angeles, CA	3.9K (1.2%)

CUSTOMER JOURNEY FROM WORK TO STORE



Zipcode / City	Visits (% of Total)
90049 Los Angeles, CA	41.2K (12.2%)
90025 Los Angeles, CA	10.3K (3.1%)
90272 Pacific Palisades, CA	6.2K (1.8%)
90067 Los Angeles, CA	5.5K (1.6%)
90016 Los Angeles, CA	3.9K (1.2%)
90404 Santa Monica, CA	3.5K (1%)
90095 Los Angeles, CA	2.9K (0.9%)
90048 Los Angeles, CA	2.7K (0.8%)
90402 Santa Monica, CA	2.7K (0.8%)
90401 Santa Monica, CA	2.5K (0.8%)



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IT'S THE COMPANY YOU KEEP THAT MATTERS



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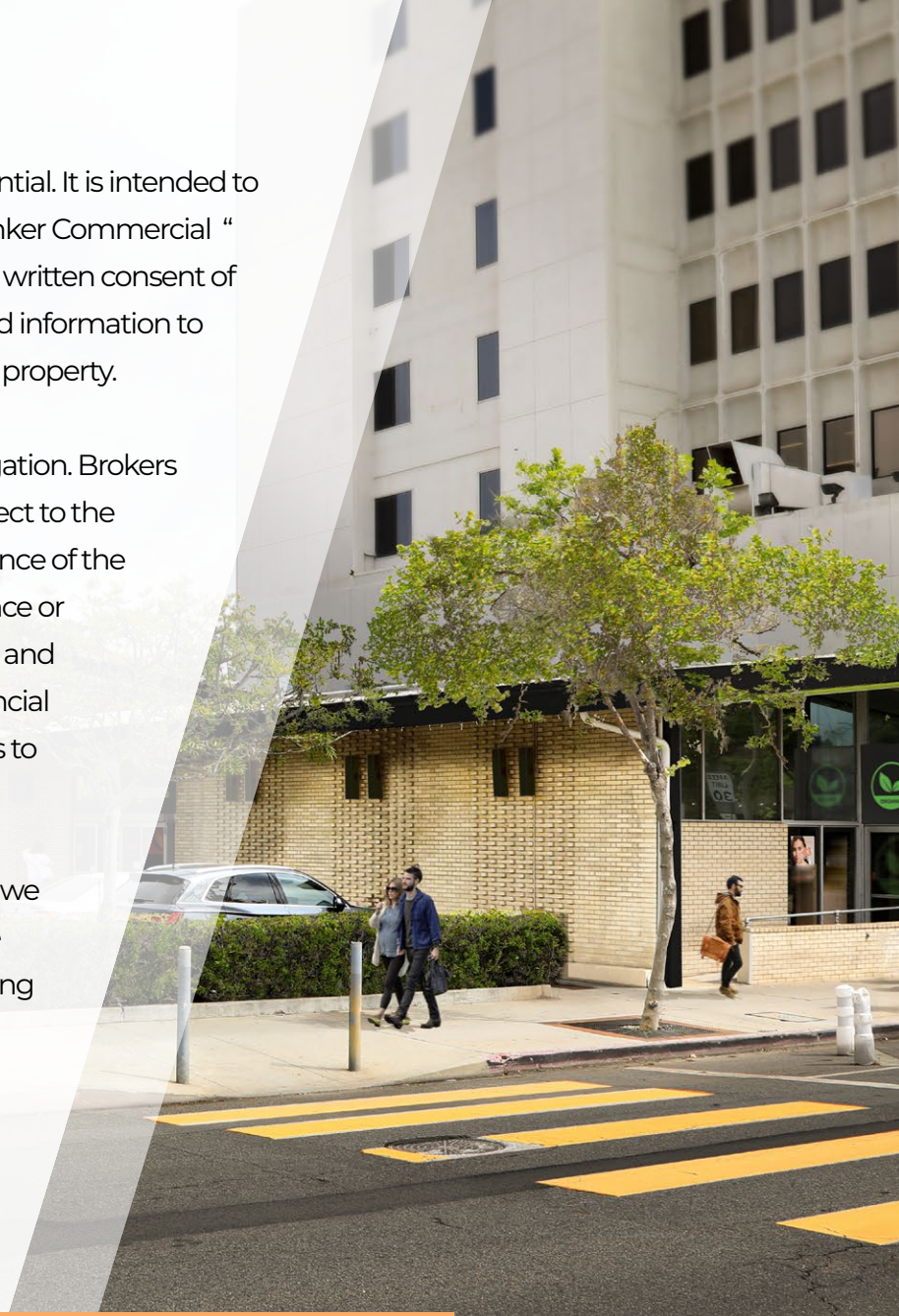


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The information contained herein is separate from a thorough due diligence investigation. Brokers have not made any investigation and make no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant’s plans or intentions to continue its occupancy of the subject property.

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