

FOR LEASE
WEST LOS ANGELES AUTO REPAIR



11827 SANTA MONICA BLVD, LOS ANGELES CA 90025



Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive Vice-President
(310) 458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

Property Highlights

Hard to find automotive repair property in a prime location at a signalized corner. Easy access to the 405 and 10 freeways. Situated amongst prime retail, restaurants, and heavy foot and car traffic. The location makes it easy to serve the Santa Monica, Brentwood, Westwood, and West Los Angeles market areas.

Availability

Available Now!

Size

Approximately 2,500 square feet.

Rental Rate

\$12,000 per month (Including NNN charges).

Lease Term

3-10 Years.

Parking

A large parking lot in the rear can easily accommodate 15 or more cars. There is also metered parking on Santa Monica Boulevard, and free street parking on Ohio Avenue.

Highlights

- Corner storefront, high visibility, bright, open space with high ceilings.
- 1 ADA bathroom.
- 2 drive-through in and out garages.
- 1 loading door.
- 1 brake lift.
- Mechanic pits for easy access to easily work on car repairs and oil changes.
- 1 business office.

Market Area

Prime West Los Angeles high traffic location.

Tenants

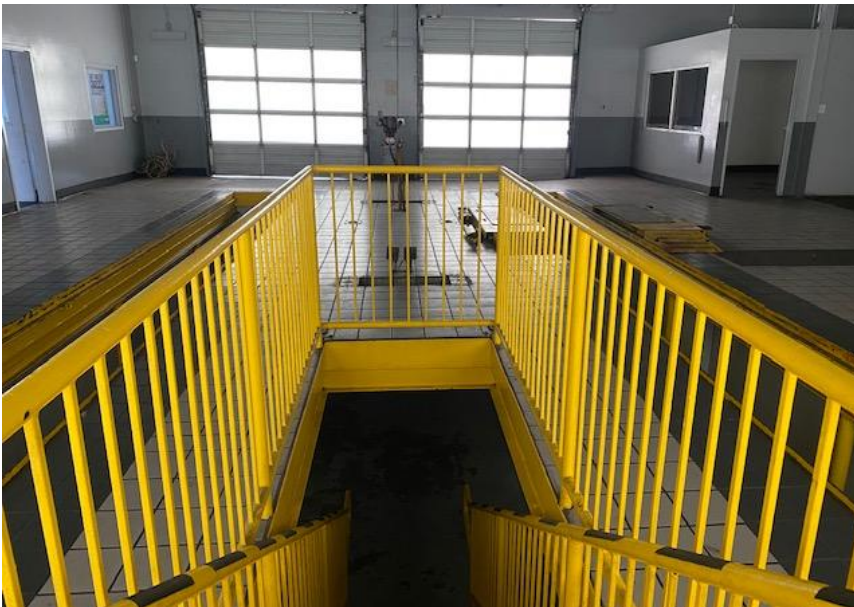
Tenants in the area include the new Target City across the street., Best Buy, Ralphs, Trader Joe's, Allans's Pet Center, Bed Bath & Beyond, Don Antonio's, Taco Bell, Home Carpets & Window Treatments,

Adjacent to **Sawtelle Japantown** a true gem of West Los Angeles. It is known for the trendy shops and restaurants centered on Sawtelle Boulevard. Take a stroll through the neighborhood and shop kitschy boutiques, nosh on delicious multicultural fare, and more. [Click here](#) for more information on **Sawtelle Japantown**.

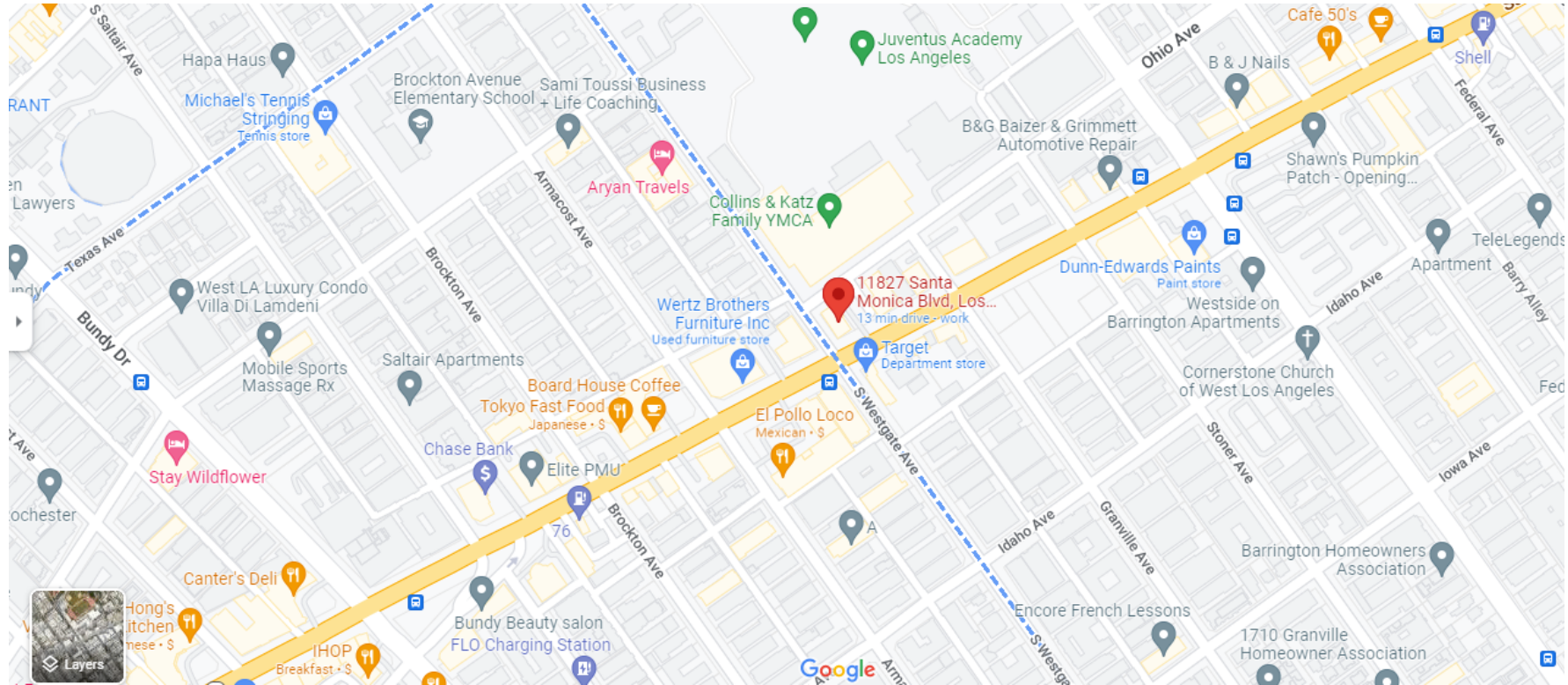
Demographics & Traffic Counts

- \$90,000.00 median household income.
- 348,000 households.
- 379,000 daytime employees.
- The average age is 39.
- 43,000 cars per day.









1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net
DRE BROKER # 00825237

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.