

FOR LEASE

2ND FLOOR OFFICE SPACE

11691 NATIONAL BLVD | LOS ANGELES, CA 90064



RAFAEL PADILLA

DRE#00960188

310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM

ARTUR PETER

DRE#01068613

310.395.2663 x102

ARTHUR@PARCOMMERCIAL.COM



PROPERTY OVERVIEW

SIZE: 1,497 Square Feet

RENT: \$3.35 Per Square Foot Per Month, MG, Net
Utilities + Janitorial

TERM: 3 -10 Years

PARKING: Customer Parking to the Rear of the
Building, Complemented by Non-Metered Street
Parking

AVAILABILITY: Immediately

KEY FEATURES

- » Ground Floor Entrance, Operable Windows, Air Conditioning, and Two Private Restrooms
- » Neighboring Retailers Include The Hive, Yama Market, Chipotle, and more!
- » Highly Desirable Colonial Corners Location in Affluent, High Income Residential Neighborhood

11691 NATIONAL BLVD | LOS ANGELES, CA 90064



RAFAEL PADILLA

DRE#00960188

310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM

ARTUR PETER

DRE#01068613

310.395.2663 x102

ARTHUR@PARCOMMERCIAL.COM

PARCOMMERCIAL.COM

All information furnished is from sources deemed reliable and which we believe to be correct, but no 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 Broker. You are advised to conduct an independent investigation to verify all information.





RAFAEL PADILLA

DRE#00960188

310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM

ARTUR PETER

DRE#01068613

310.395.2663 x102

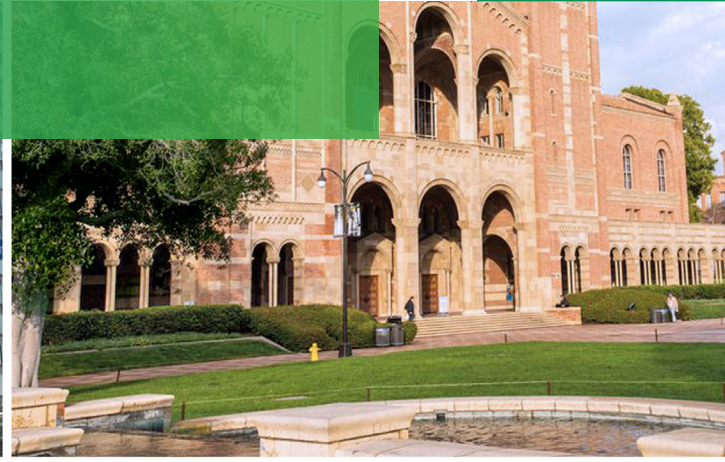
ARTHUR@PARCOMMERCIAL.COM

PARCOMMERCIAL.COM

All information furnished is from sources deemed reliable and which we believe to be correct, but no 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 Broker. You are advised to conduct an independent investigation to verify all information.



COMMUNITY OVERVIEW



Mar Vista is a vibrant Westside neighborhood where residential charm meets urban energy. This diverse community blends single-family homes with walkable retail corridors, attracting young professionals, families, and established residents who value convenience and connectivity.

Strategically positioned near UCLA, Westwood, and Sawtelle's celebrated Japantown, West LA offers metropolitan access with distinct local character. The area's professional workforce reflects Los Angeles' multicultural tapestry, with residents in their late 30s forming a dynamic mix of renters and homeowners across diverse ethnic and linguistic backgrounds.

Community appeal centers on exceptional lifestyle amenities: abundant parks and green spaces provide recreation, while Santa Monica Mountains trails and beaches lie minutes away. Sawtelle Boulevard's culinary scene and the Santa Monica/Pico corridors deliver premier dining and shopping, creating a neighborhood identity defined by both cultural richness and everyday convenience.

RAFAEL PADILLA

DRE#00960188

310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM

ARTUR PETER

DRE#01068613

310.395.2663 x102

ARTHUR@PARCOMMERCIAL.COM

PARCOMMERCIAL.COM

All information furnished is from sources deemed reliable and which we believe to be correct, but no 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 Broker. You are advised to conduct an independent investigation to verify all information.



AREA OVERVIEW

11691 NATIONAL BLVD | LOS ANGELES, CA 90064



- | | | | | | |
|------------|---------------|-------------------------|-----------------------------|-------------------------|---------------------------|
| 1. RALPHS | 3. CHASE BANK | 5. MAR VISTA REC CENTER | 7. SANTA MONICA COLLEGE BUN | 8. SANTA MONICA AIRPORT | 10. SANTA MONICA BUSINESS |
| 2. STAPLES | 4. STARBUCKS | 6. MAR VISTA ELEMENTARY | CAMPUS | 9. 24 HOUR FITNESS | PARK |
| | | SCHOOL | | | 11. SOCIETY KITCHEN |

RAFAEL PADILLA

DRE#00960188

310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM

ARTUR PETER

DRE#01068613

310.395.2663 x102

ARTHUR@PARCOMMERCIAL.COM

PARCOMMERCIAL.COM

All information furnished is from sources deemed reliable and which we believe to be correct, but no 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 Broker. You are advised to conduct an independent investigation to verify all information.

