

**12401 WILSHIRE BOULEVARD
LOS ANGELES, CA 90025**

**FOR LEASE
PRIME GROUND FLOOR**

RETAIL / BANK / RESTAURANT / MEDICAL / OFFICE



California Realty Group, as exclusive advisor, proudly presents **FOR LEASE – 12401 WILSHIRE BLVD., WEST. LOS ANGELES, CA.** Ground floor retail and medical spaces are available with outstanding street presence. The property includes a former bank site with a walk-in vault measuring 2,310 rentable square feet, and a former physical therapy space of 1,703 rentable square feet. These suites provide excellent visibility, prominent signage, high ceilings and large windows that allow for ample natural light. The property also offers a large parking lot which provides convenient access to the building. Tenants in this building include Unplug Meditation Center, a pilates studio and a dental office on the ground floor, as well as executive-style law and therapy offices on the second and third floors.

12401 WILSHIRE BLVD., is situated at the corner of Wilshire Boulevard and Carmelina Avenue, West Los Angeles, (bordering Brentwood and Santa Monica) in CA. The building is located on a major thoroughfare with direct access to Downtown Los Angeles. It is surrounded by a variety of retail shops and services including regional and national grocery stores, coffee shops, restaurants, drugstores, and medical facilities.

The property's location has affluent household incomes along with significant daily traffic counts. Additionally, this site provides easy access to public transportation and is conveniently positioned near the 405 and 10 freeways.

CALIFORNIA REALTY GROUP

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Suite 200

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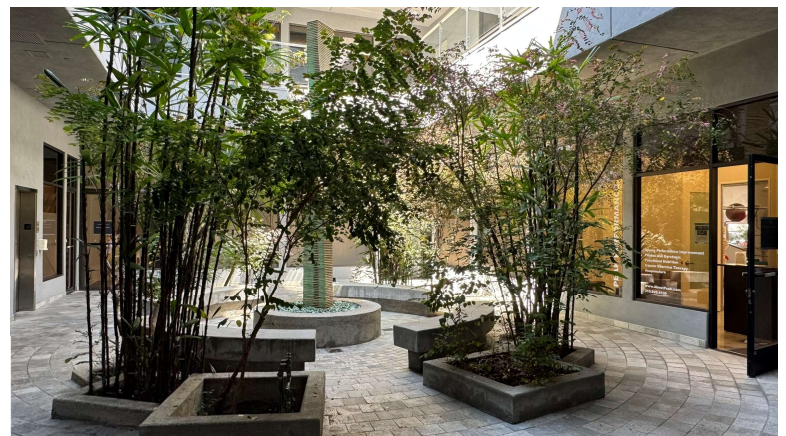
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All Measurements are approximate. All information contained herein should be independently verified by prospective Tenant.

PROPERTY DETAILS

ADDRESS: 12401 Wilshire Boulevard
Los Angeles, CA 90025

PRICE:	Upon Request
SPACE 1-SUITE 100:	2,310 rentable sf
SPACE 2-SUITE 105:	1,703 rentable sf
SPACE 3-SUITE 103:	TBD
BUILDING SIZE:	33,800 sf (Title)
CEILING HEIGHTS:	11'-9" to tile
LAND:	29,724 sf (Title)
PARKING:	78 + Attendant
APN#:	4264-019-036
YEAR:	1978 (Title)



PROPERTY HIGHLIGHTS

- PRIME RETAIL OPPORTUNITY LOCATED AT THE HIGHLY-VISIBLE CORNER OF WILSHIRE BLVD AND CARMELINA AVE

- GROUND FLOOR RETAIL SPACES AVAILABLE INCLUDING A FORMER FULLY BUILT-OUT BANK SPACE WITH WALK-IN VAULT AND FORMER PHYSICAL THERAPY SPACE, BOTH OFFERING EXCEPTIONAL VISIBILITY, HIGH CEILINGS, EXCELLENT SIGNAGE, AND ABUNDANCE OF PARKING

- STRONG DEMOGRAPHICS AND TRAFFIC COUNTS WITH EASY ACCESS TO PUBLIC TRANSPORTATION AND CONVENIENTLY POSITIONED NEAR THE 405 AND 10 FREEWAYS

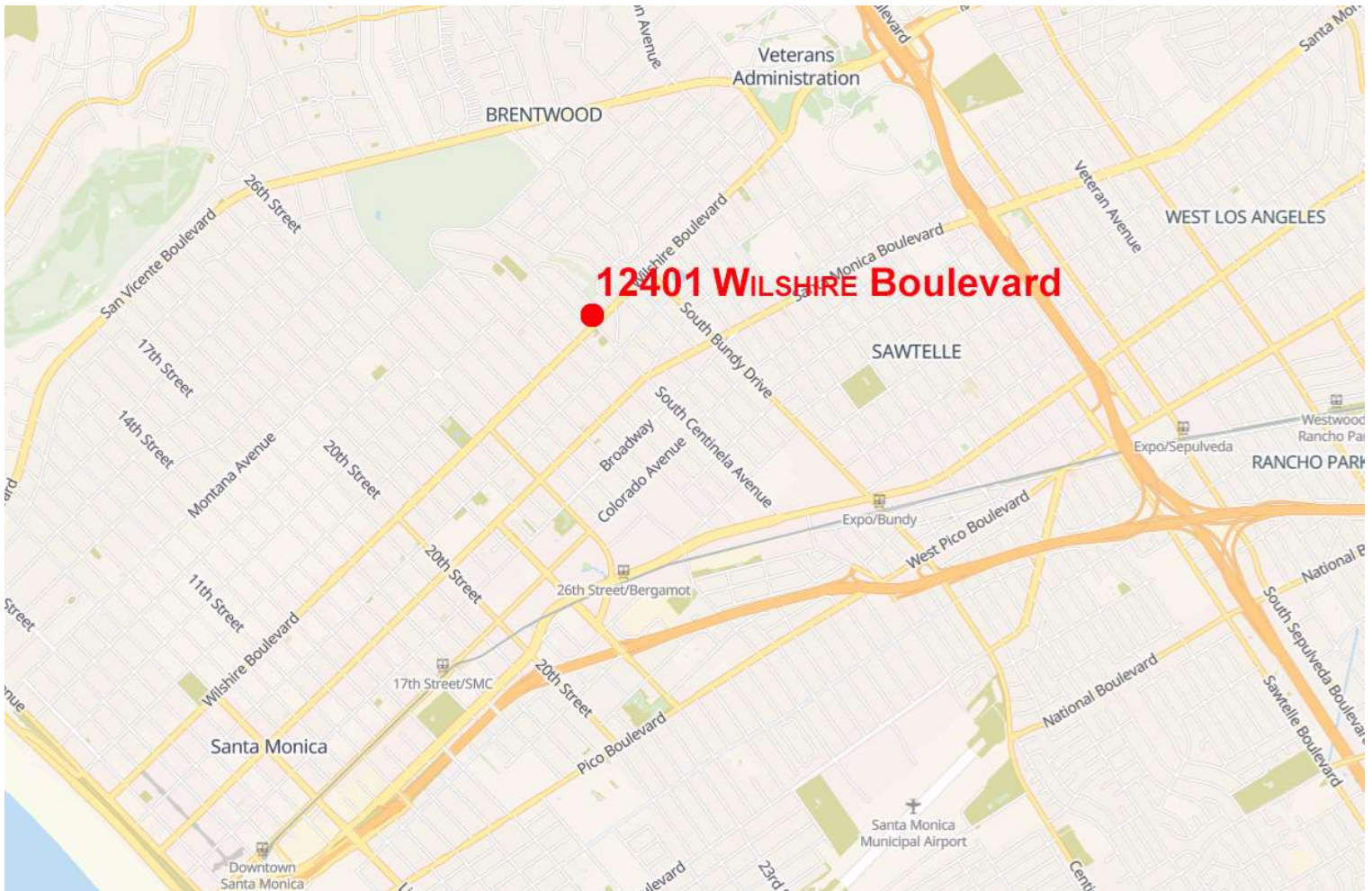
- WALKING DISTANCE TO AN ABUNDANCE OF NATIONAL AND REGIONAL TENANTS INCLUDING NOTABLE COFFEE SHOPS AND RESTAURANTS, DRUG STORES AND MEDICAL FACILITIES

- SURROUNDED BY MAJOR GROCERS INCLUDING BRISTOL FARMS, EREWHON, TRADER JONES, WHOLE FOODS AND RALPHS. THERE IS A VARIETY OF RESTAURANTS AND COFFEE SHOPS INCLUDING, THE HABIT, MILO AND OLIVE, PADERIA BAKEHOUSE, KATSU BAR, AND MANY MORE

- LOCATED ON MAJOR THOROUGHFARE WILSHIRE BLVD WITH DIRECT ACCESS TO SANTA MONICA, BRENTWOOD AND THE WEST SIDE OF LOS ANGELES

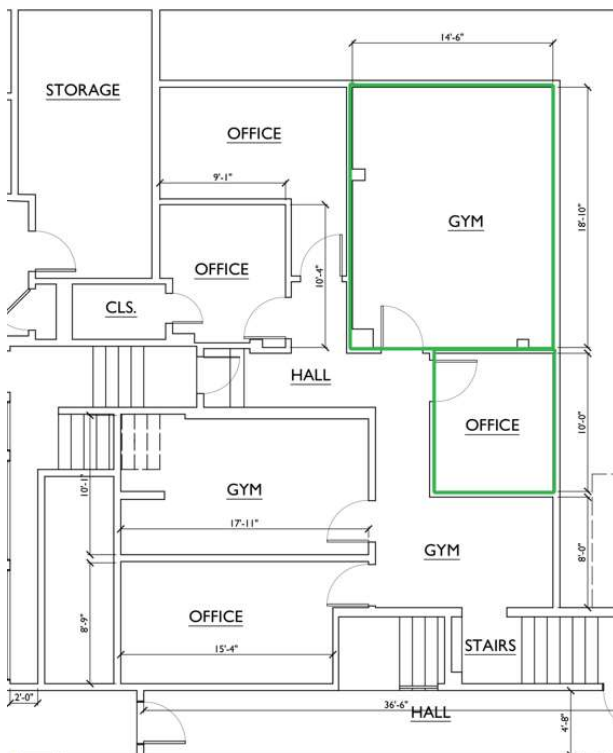
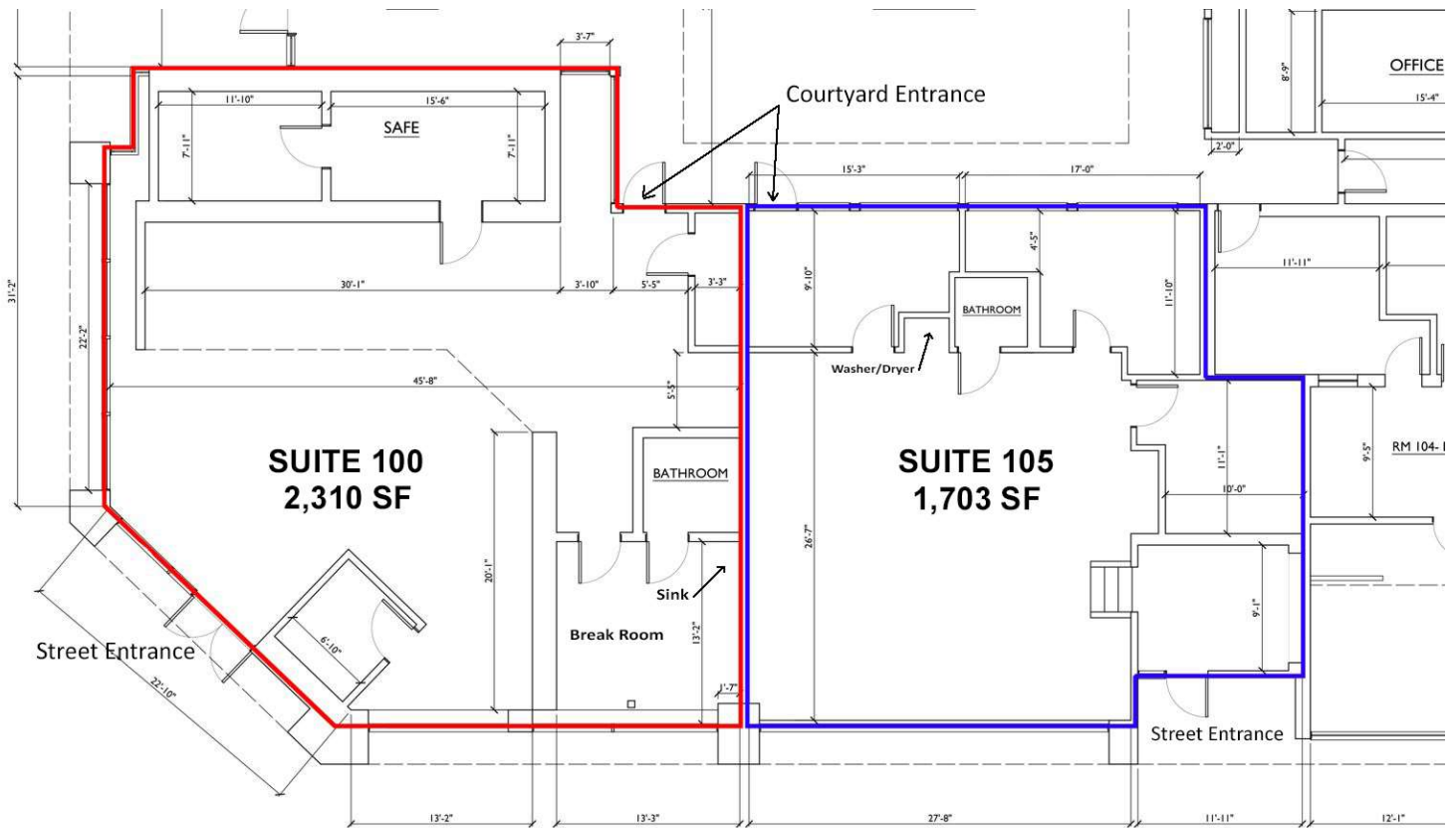
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LOCATION MAP



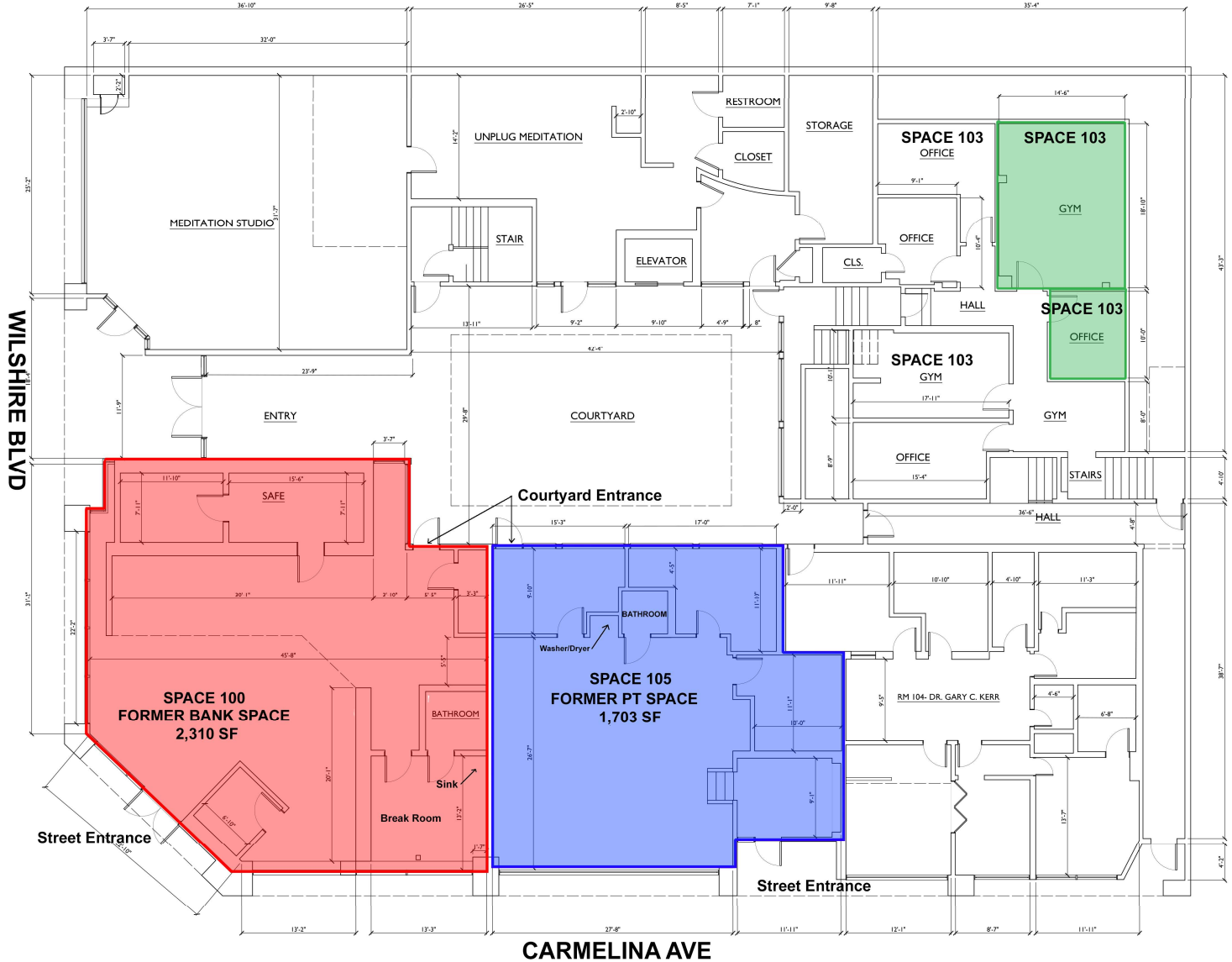
SPACE 1- SUITE 100
FORMER BANK SITE PLAN

SPACE 2- SUITE 105
FORMER PHYSICAL THERAPY SITE PLAN



GROUND FLOOR PLAN

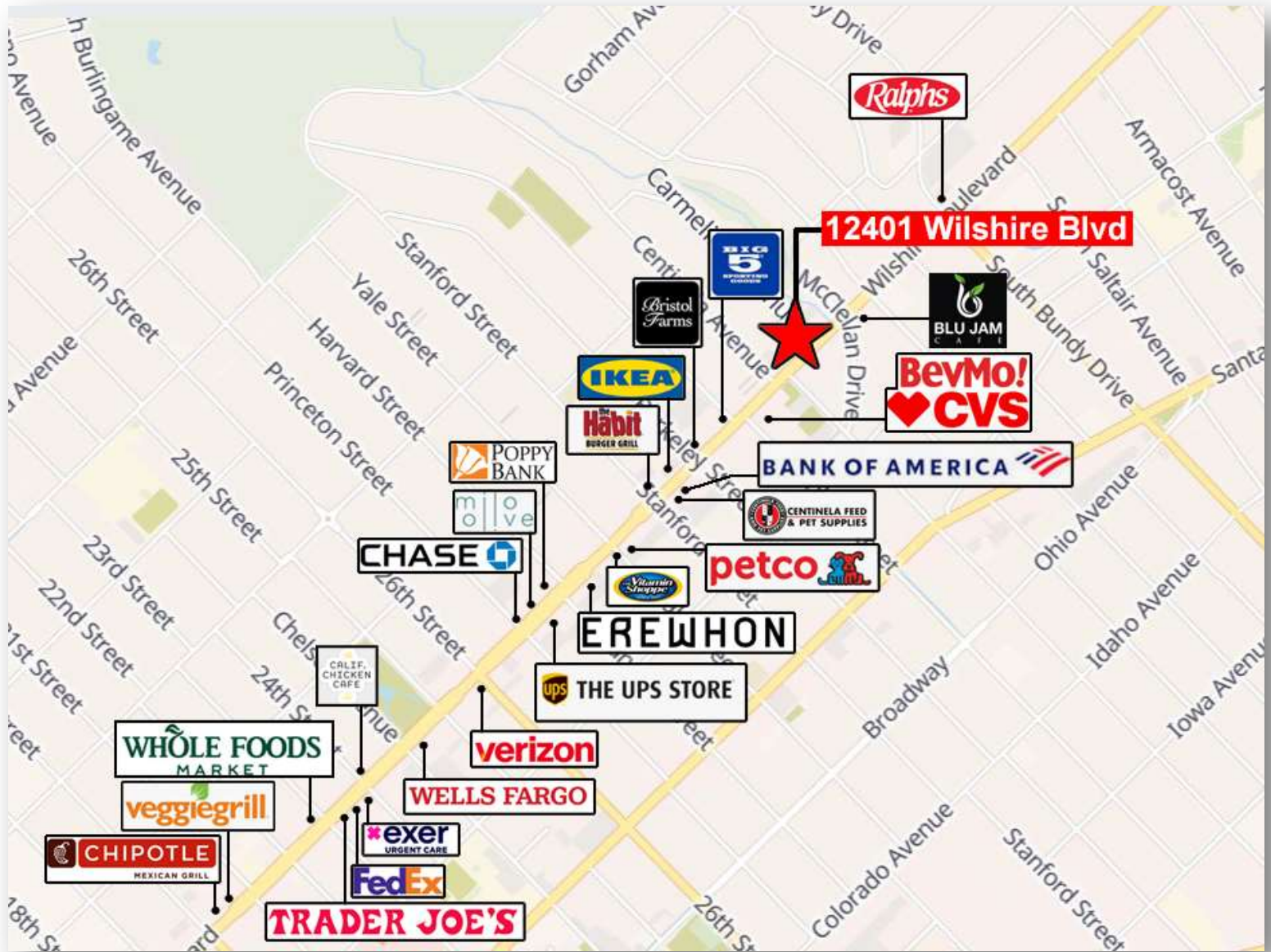
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SPACE 100 - RED: Former Bank Space: 2,310 SF
SPACE 105 - BLUE: Former Physical Therapy: 1,703 SF
SPACE 103 - GREEN: Former Gym/Office

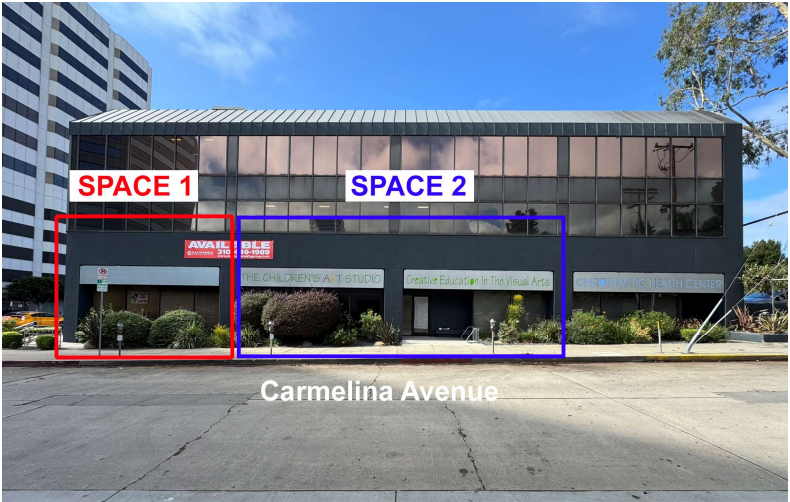
WILSHIRE BLVD RETAIL MAP

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PHOTOS

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SPACE 1 – FORMER BANK SPACE



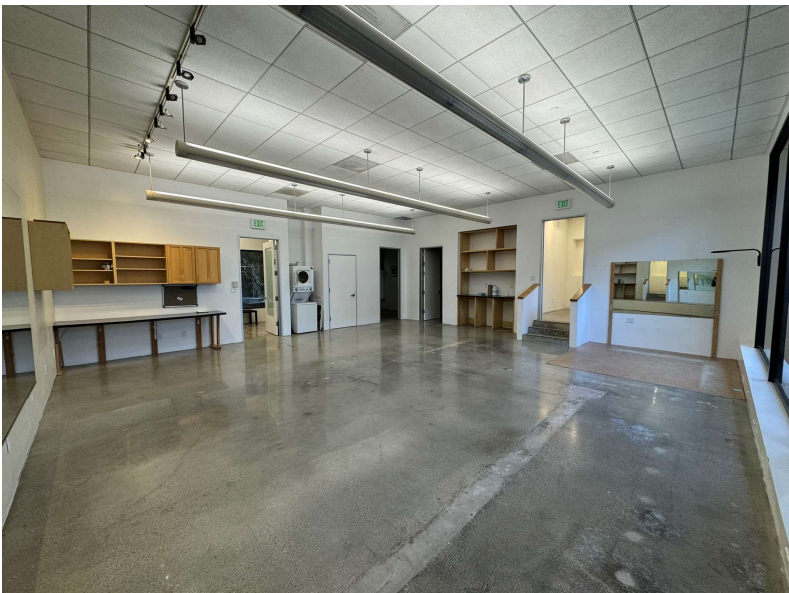
SPACE 2 – FORMER PT SPACE



Carmelina Ave - Entrance



Courtyard - Entrance





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