

PROPERTY
FOR LEASE

11901 SANTA MONICA BOULEVARD

Erica L. Taylor

Vice President

WESTMAC Commercial
Brokerage Company



11901

SANTA MONICA BLVD

LOS ANGELES, CA 90025

CONTACT:



taylor@westmac.com
D: 310.966.4388 | C: 909.702.1211
DRE#: 01948923



PROPERTY DESCRIPTION

- Two-story multi-tenant retail center
- Elevators servicing all levels
- Common area restrooms and in-suite restrooms
- Free ground level parking and subterranean parking
- Pylon signage along Santa Monica Boulevard

LOCATION DESCRIPTION

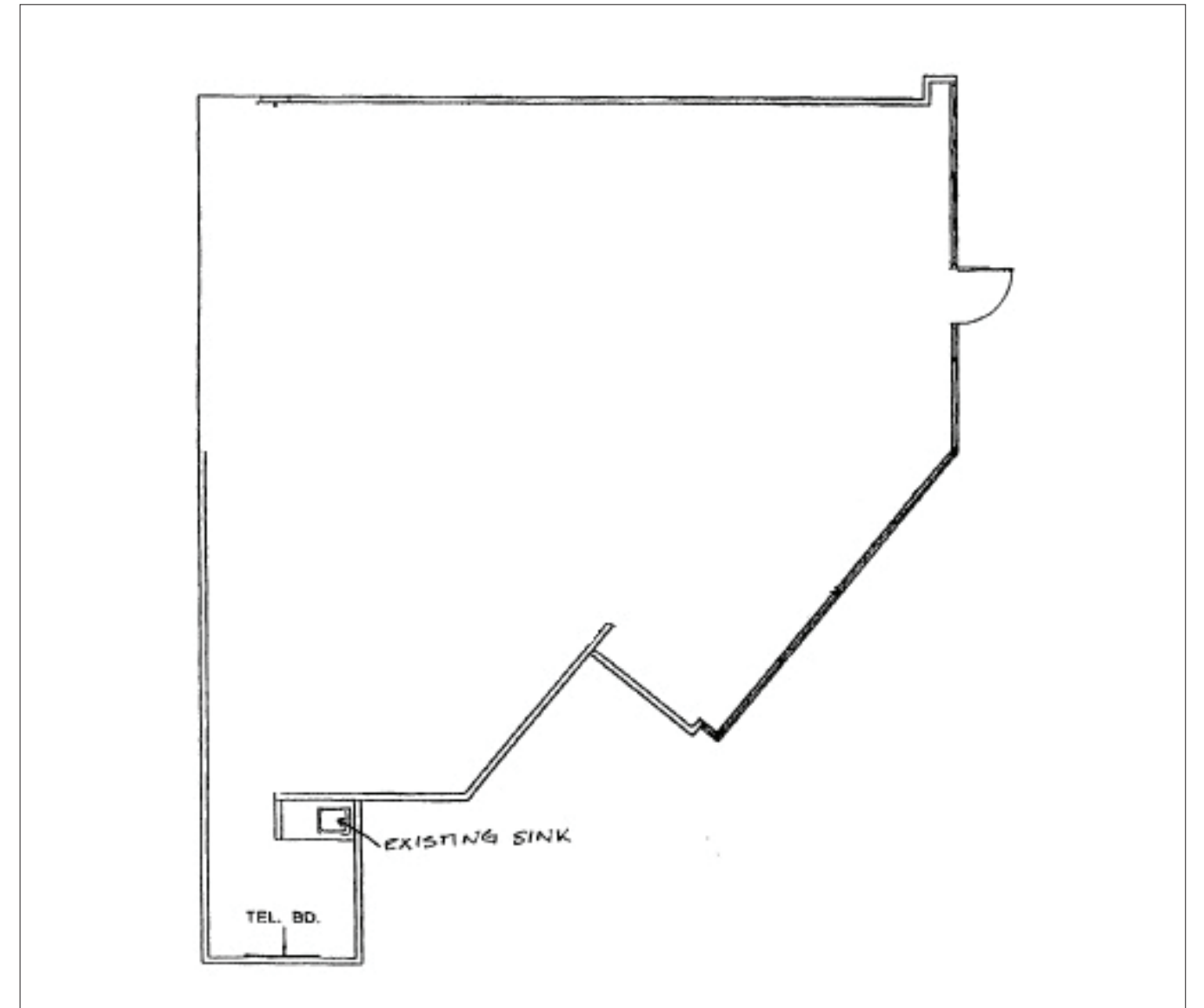
- Great central West Los Angeles location
- East of Bundy on the North side of Santa Monica Blvd
- Convenient access to both the 405 and 10 freeways
- Abundant new construction residential units along the Santa Monica corridor

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AVAILABLE SPACE Suite 204: Approximately 1,542 rentable square feet

RENTAL RATES \$2.48 per square foot, per month, NNN (\$1.32)

TERM Negotiable

TENANT IMPROVEMENTS Negotiable

AVAILABLE 8/01/26



WESTGATE

11901
SANTA MONICA
BOULEVARD
LOS ANGELES,
CA 90025

WEST LOS
ANGLES

AMENITIES



THE
LIGHTBAY
FOUNDATION



Cedars
Sinai

University
High School



CHASE

ACE
AUTO



STAR
BAKERY
— EST. 1915 —



GIDDY'S
BRICK OVEN PIZZA • ICE CREAM



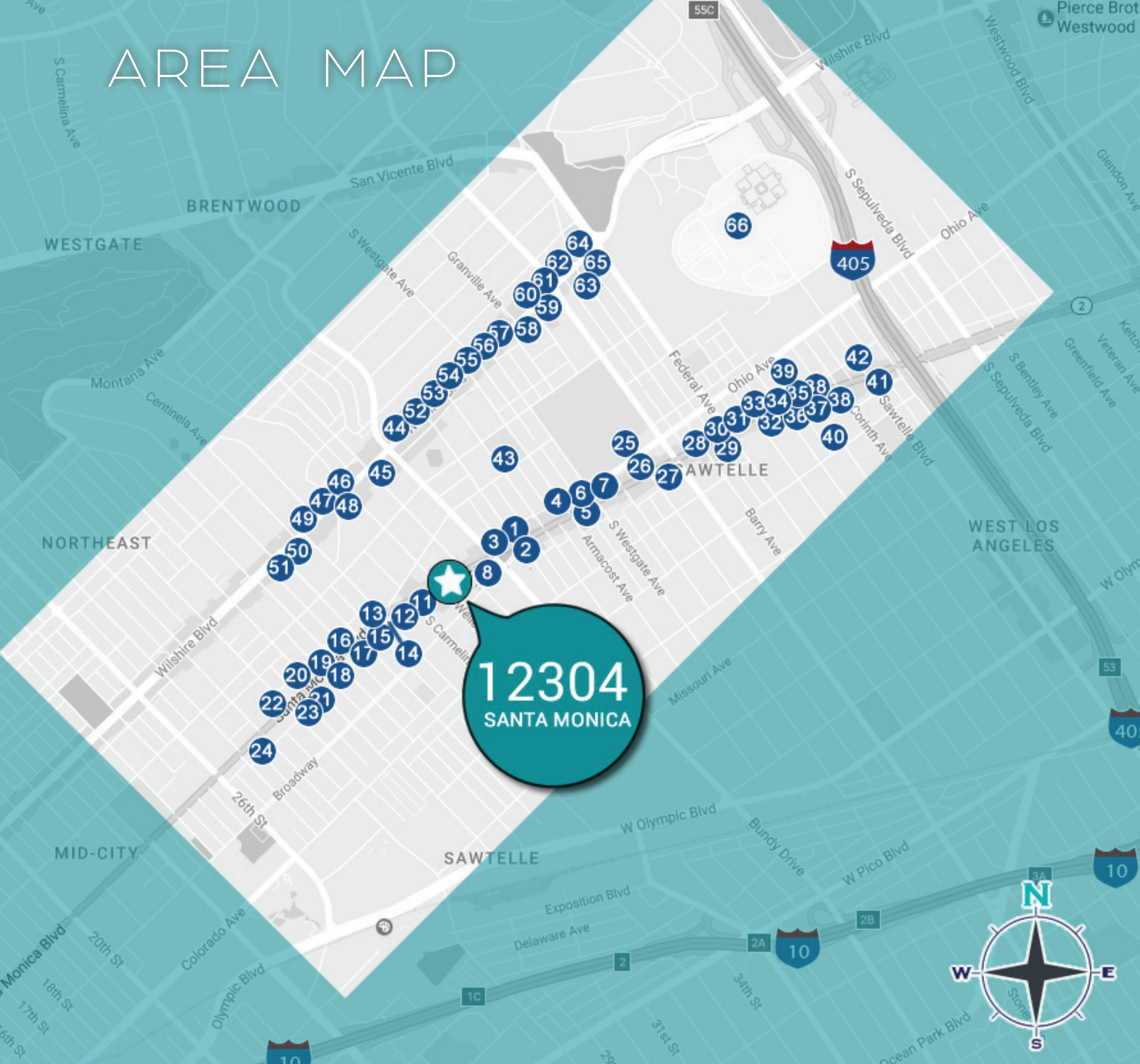
BAREFOOT
ATELIER

SANTA MONICA BLVD

BUNDY DR

SANTA MONICA

AREA MAP



1. Chase Bank
2. Guido's
3. Santa Monica Pavilion
4. Avis Car Rental
5. Verizon | Subway | H Salt Fish & Chips| UPS | El Polo Loco
6. Wertz Brothers
7. Westside Mercedes
8. Starbucks
9. Darya (covered by subject marker)
10. Smart & Final (covered by subject marker)
11. Jooji Garden
12. Koss Financial
13. SM Chrysler Jeep Dodge Ram
14. Keyboard Concepts
15. Santa Monica Mazda
16. Bay Cities Kitchens & Appliances
17. Santa Monica Auto Group
18. Hornburg Jaguar
19. Days Inn
20. SM School of Dance and Music
21. Josephine Press & Christopher John Gallery
22. UCLA Health SM - Pediatrics
23. Coogies
24. Automobile Club of S. California
25. University High School
26. Asakuma Sushi
27. Goodwill
28. En Sushi
29. Nook Bistro
30. Café 50's | Le Saigon | Qusqo Bistro
31. The Gym LA
32. SM Glatt Kosher Market
33. Blick Art Materials
34. Bank of America
35. Floyd's 99 Barbershop
36. Javan
37. USPS
38. Abby Lee Dance Co. LA
39. Backyard Butler Cinema
40. West LA Courthouse
41. Nuart Theatre
42. UCLA Thrift Shop
43. Brockton Avenue Elementary
44. Literati Café
45. U.S. Bank
46. Westside Pediatrics
47. Opus Bank
48. Halstrom Academy
49. OneWest Bank
50. BevMo
51. CVS
52. Ralphs
53. CVS
54. Fatburger
55. Ross
56. Consulate General of Austria
57. Q's Billiard Club & Restaurant
58. Consulate General of Israel
59. Barrington Plaza
60. The Palace Seafood & Dim Sum
61. The bw
62. India's Oven
63. Yoga Works Brentwood
64. Wells Fargo
65. The Coffee Bean & Tea Leaf
66. VA - Greater Los Angeles