

12416 SANTA MONICA BLVD.  
LOS ANGELES, CA 90025

# Retail Space for Lease



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Smart & Final.

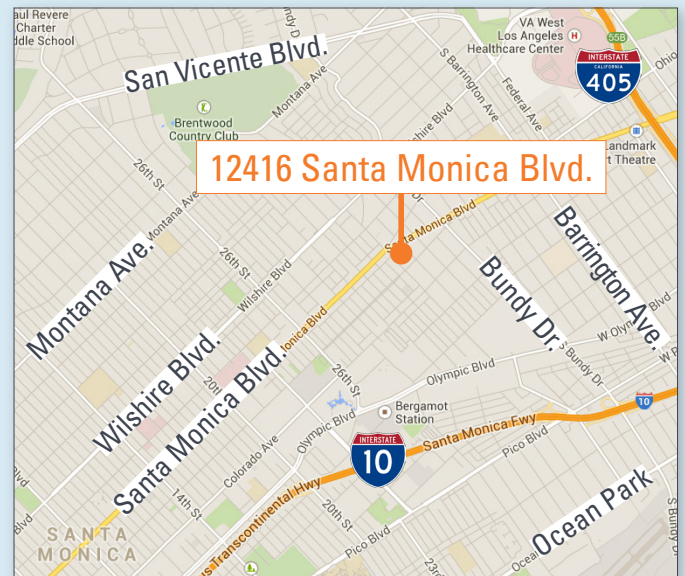


## PROPERTY DESCRIPTION

Location	12416 Santa Monica Blvd., Los Angeles, CA 90025
Available Spaces	±1,038 SF
Rent	\$2.75/SF/Month NNN (±\$0.76)
Parking	4 reserved spaces

## PROPERTY HIGHLIGHTS

- Located on major east/west thoroughfare of Santa Monica Blvd. in convenient S. Brentwood/W. Los Angeles
- Excellent street retail frontage on busy boulevard
- Very strong demographics
- Tremendous vehicular traffic: ±31,000 cars per day
- Total building size: ±17,227 SF



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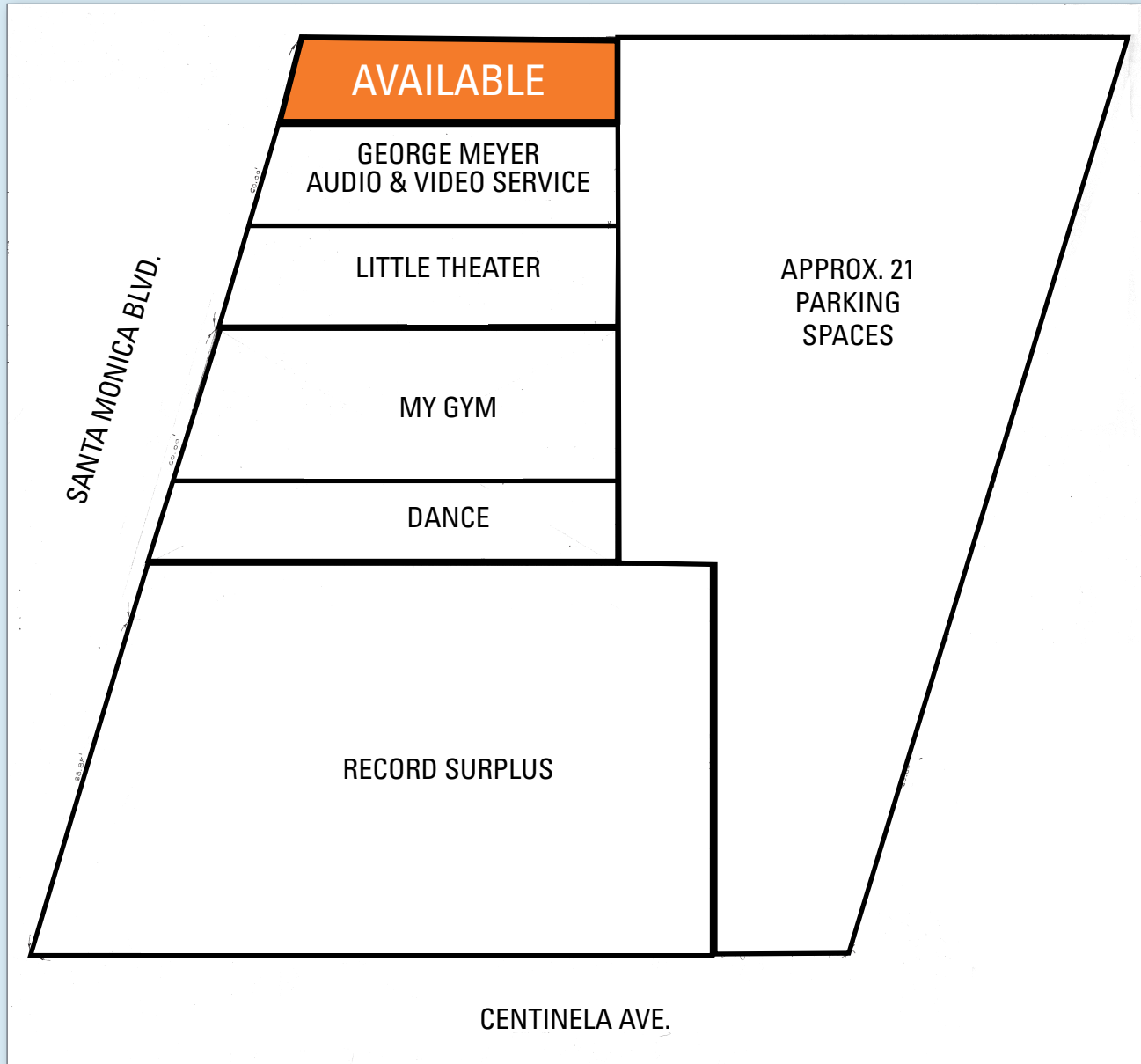
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## Site Plan



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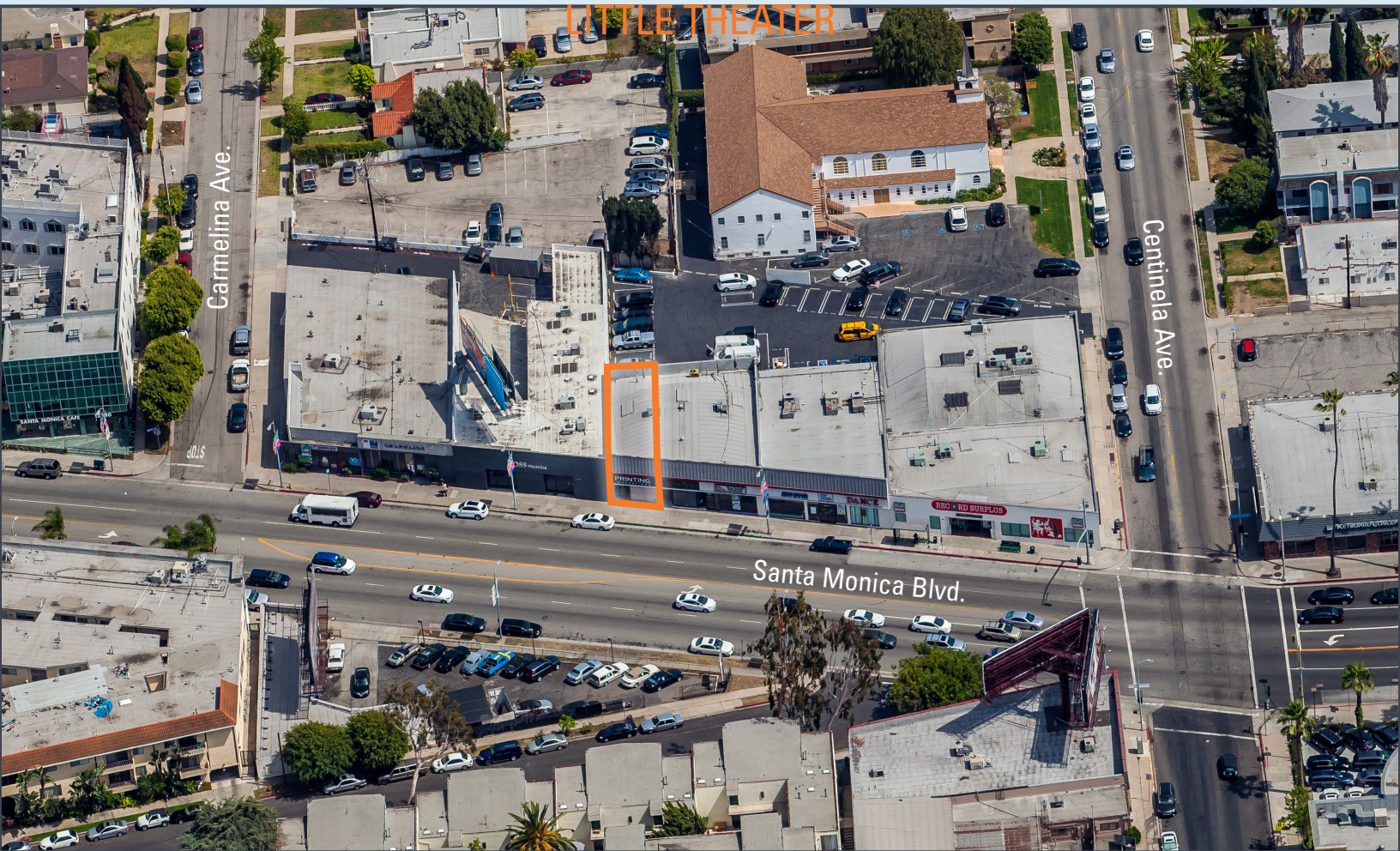
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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2013 Estimated Population	46,123	271,947	512,366
2018 Projected Population	46,904	276,353	520,841
2010 Census Population	44,980	265,316	499,790
2000 Census Population	43,943	253,619	482,209
Projected Annual Growth 2013 to 2018	0.3%	0.3%	0.3%
Historical Annual Growth 2000 to 2013	0.4%	0.6%	0.5%
2013 Median Age	35.2	37.6	38.3
2013 Estimated Households	23,447	126,637	234,791
2018 Projected Households	24,166	130,525	242,012
2010 Census Households	23,050	124,488	230,814
2000 Census Households	23,154	121,451	224,903
Projected Annual Growth 2013 to 2018	0.6%	0.6%	0.6%
Historical Annual Growth 2000 to 2013	0.1%	0.3%	0.3%
2013 Estimated White	69.1%	71.4%	70.3%
2013 Estimated Black or African American	2.8%	3.1%	4.1%
2013 Estimated Asian or Pacific Islander	15.4%	15.5%	13.7%
2013 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2013 Estimated Other Races	12.2%	9.7%	11.5%
2013 Estimated Hispanic	16.6%	13.0%	16.7%
2013 Estimated Average Household Income	\$95,148	\$119,836	\$122,264
2013 Estimated Median Household Income	\$71,988	\$78,688	\$81,138
2013 Estimated Per Capita Income	\$48,446	\$56,125	\$56,246
2013 Estimated Elementary (Grade Level 0 to 8)	4.2%	3.2%	4.3%
2013 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.9%	3.3%
2013 Estimated High School Graduate	10.6%	10.0%	10.9%
2013 Estimated Some College	13.7%	14.8%	16.2%
2013 Estimated Associates Degree Only	4.4%	5.0%	5.1%
2013 Estimated Bachelors Degree Only	39.5%	35.2%	34.0%
2013 Estimated Graduate Degree	24.0%	28.9%	26.3%
2013 Estimated Total Businesses	4,969	22,446	41,350
2013 Estimated Total Employees	46,993	271,161	466,657
2013 Estimated Employee Population per Business	9.5	12.1	11.3
2013 Estimated Residential Population per Business	9.3	12.1	12.4

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