

BRENTWOOD TOWN CENTER

B R E N T W O O D , C A 9 0 0 4 9

FOR LEASE



MARISA RENFRO Vice President | Lic.#02178774 | +1 310 550 2651 | marisa.renfro@cbre.com

GREG BRIEST First Vice President | Lic.#01949565 | +1 310 550 2653 | greg.briest@cbre.com

HOUMAN MAHBOUBI Senior Vice President | Lic.#01450237 | +1 310 550 2651 | houman.mahboubi@cbre.com



WELCOME TO BRENTWOOD

Perfectly situated in the heart of LA's Westside, Brentwood's proximity to the 405 freeway, UCLA/Westwood, Santa Monica, and West LA makes it one of the area's most beloved neighborhoods. With leafy residential areas, fine dining, shopping, high end office tenants and cultural institutions like the Getty Museum, Brentwood has something to offer for everyone.

1 MILE — 3 MILES — 5 MILES —

2024 POPULATION

41,841 **192,848** **440,759**

2024 AVG HOUSEHOLD INCOME

\$161,684 **\$178,501** **\$175,155**

2024 HOUSEHOLDS

23,114 **96,316** **202,861**

2024 PLACE OF WORK

6,028 **20,318** **36,684** (BUSINESSES)

50,891 **154,708** **396,276** (EMPLOYEES)

PROPERTY HIGHLIGHTS



LOCATION

Exceptional visibility in a high traffic shopping location at Brentwood Town Center

SIZE

Suite 108: ±763 SF (up to ±1,607 SF available), Suite 116: ±591 SF

RENT

Contact Broker for Details

PARKING

Dedicated Spaces in Rear

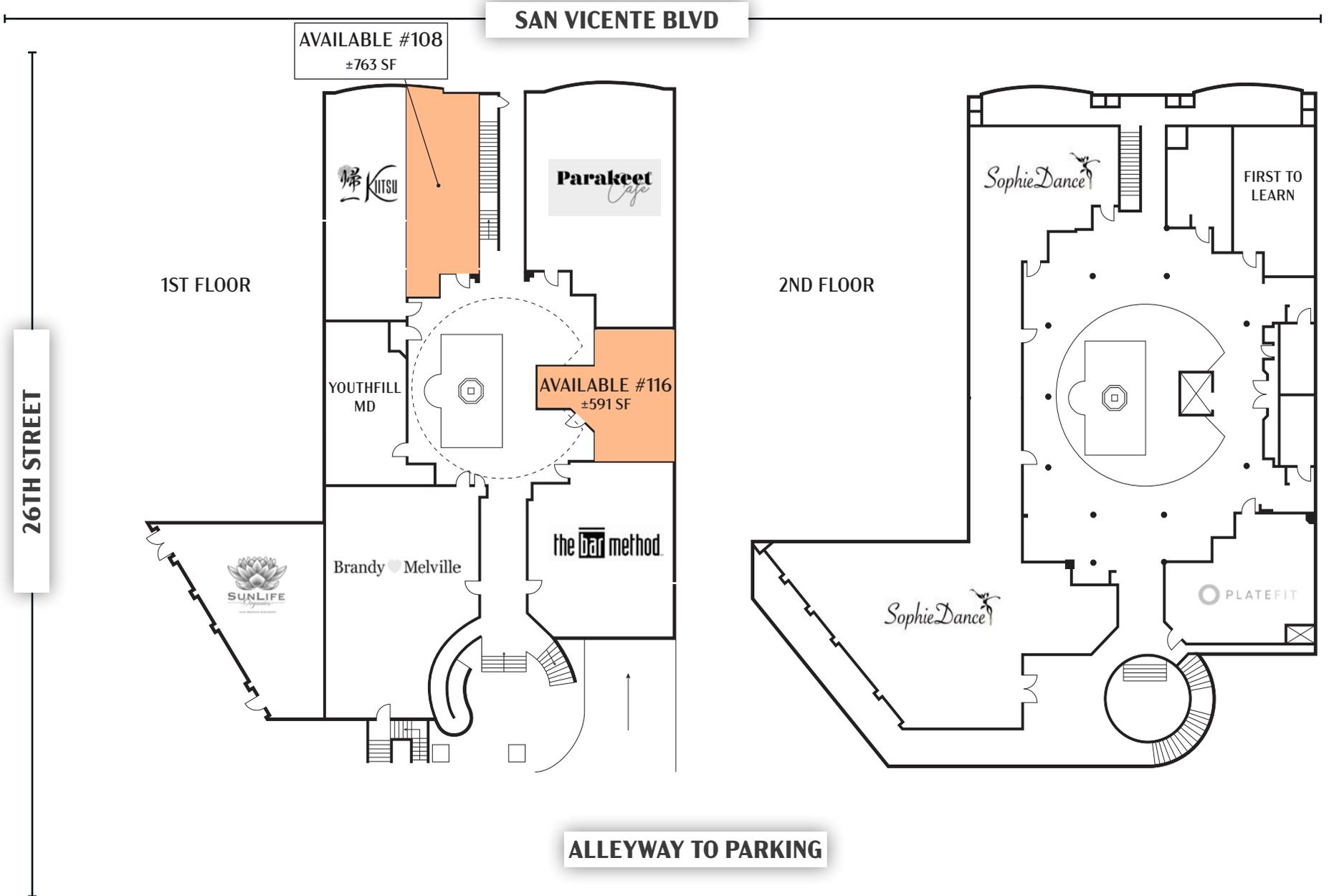
SIGNAGE

Eyebrow Signage

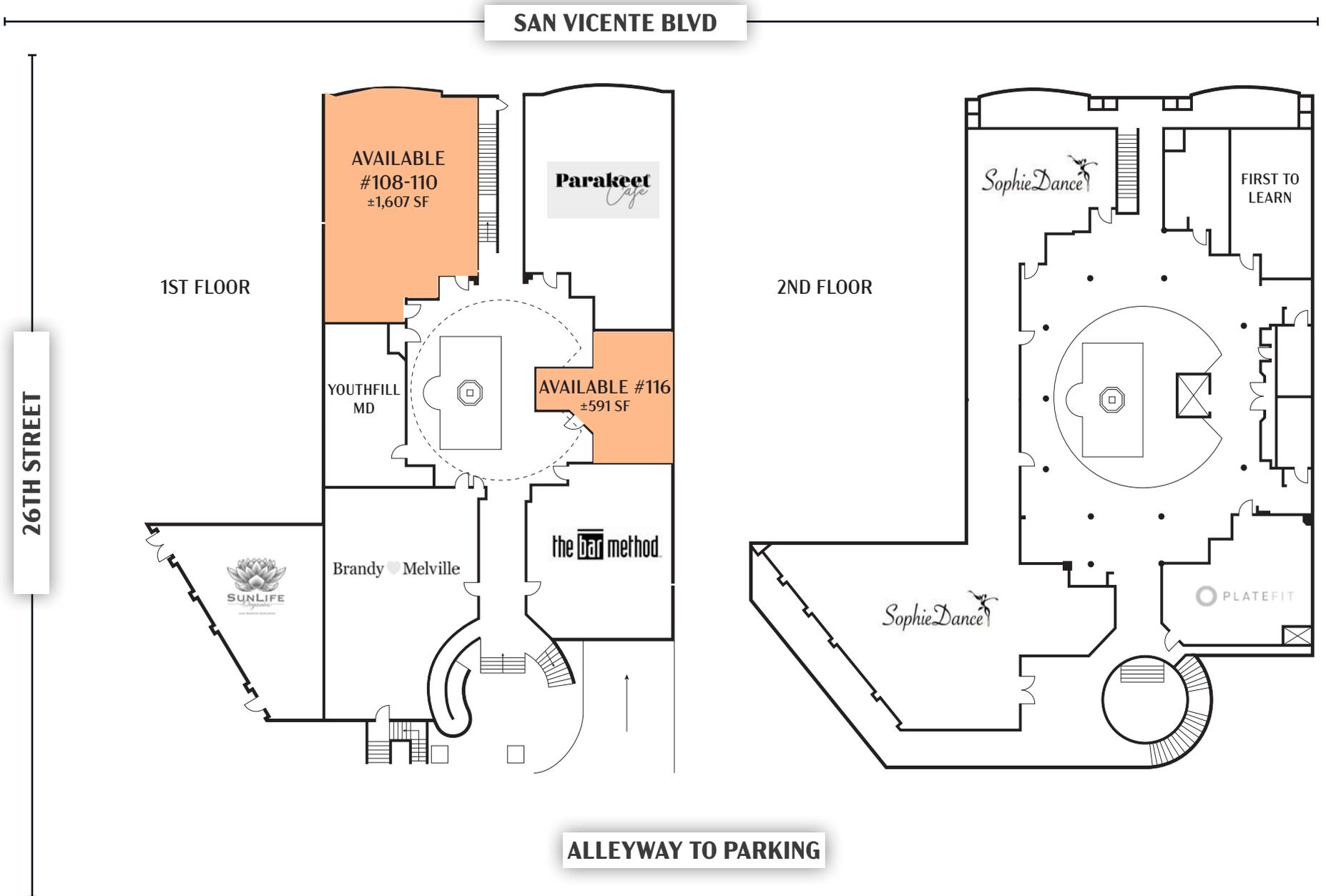
NEARBY TENANTS INCLUDE

Brandy Melville, Kiitsu Sushi, Parakeet Cafe, Sunlife Organics, Youthfill MD, The Bar Method, Sophie Dance, Everything But Water, The Real Real, Holy Cow Barbeque, Amici, Platefit

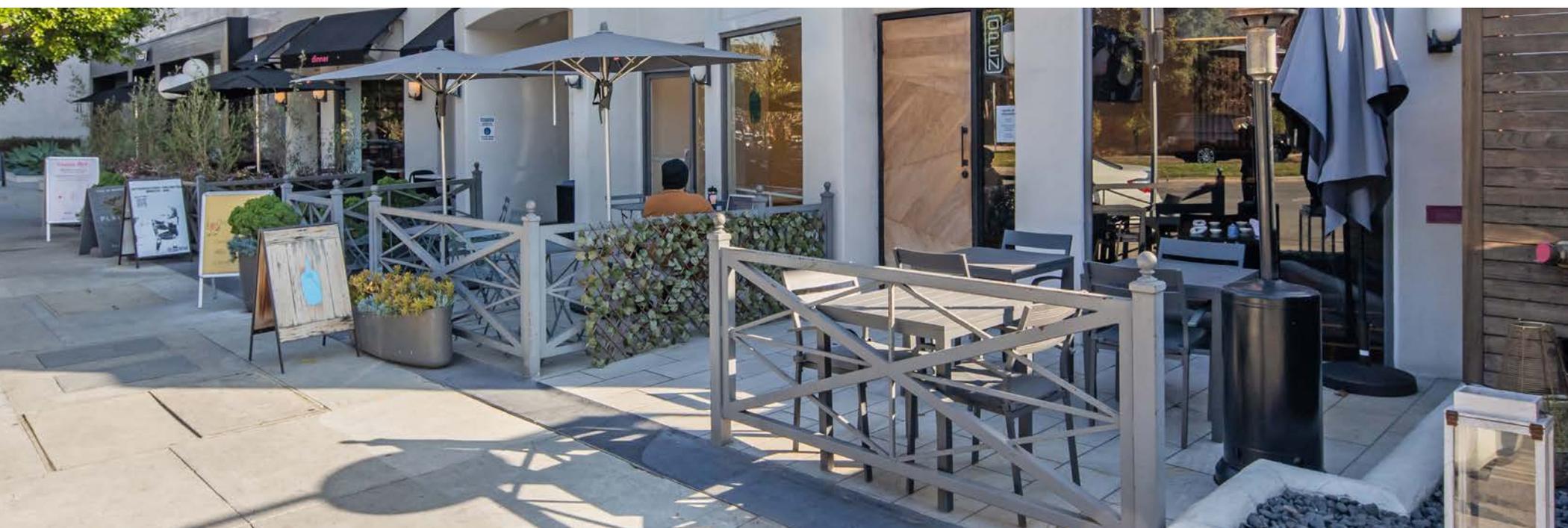
CURRENT SITE PLAN



HYPOTHETICAL SITE PLAN



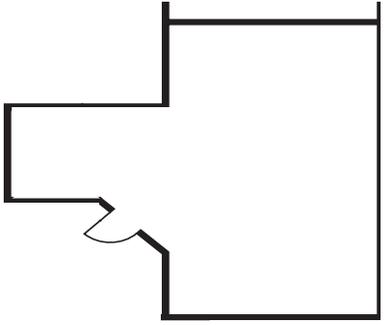
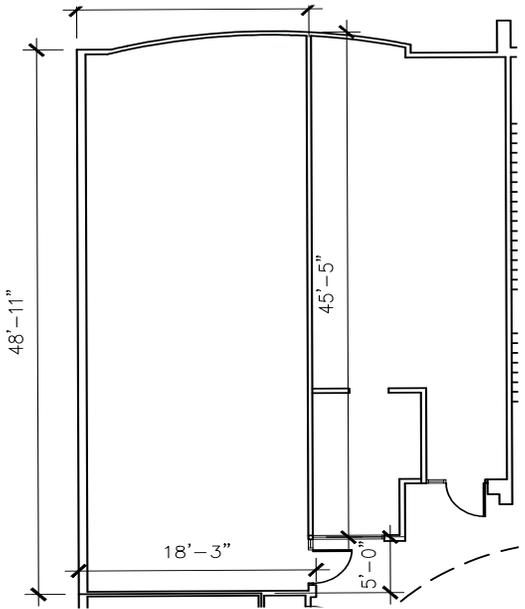
OUTDOOR AREAS



AVAILABILITIES- 1ST FLOOR

UNIT Suite 108
SIZE ±756 SF (up to ±1,607 SF)
BUILDOUT Former Cafe
AVAILABILITY 30 days

Suite 116
±591 SF
Former Housewares Store
30 days



AMENITY MAP



DEMOGRAPHICS

2024 Estimates	1 Mile	3 Mile	5 Mile
Total Population	13,170	187,128	181,104
Total Household	5,370	85,091	86,210
Average Household Income	259,292	176,826	188,751
Total Employees	2,113	216,469	111,131
Total Businesses	461	22,014	15,381

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