

BRENTWOOD TOWN CENTER

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

FOR LEASE



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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

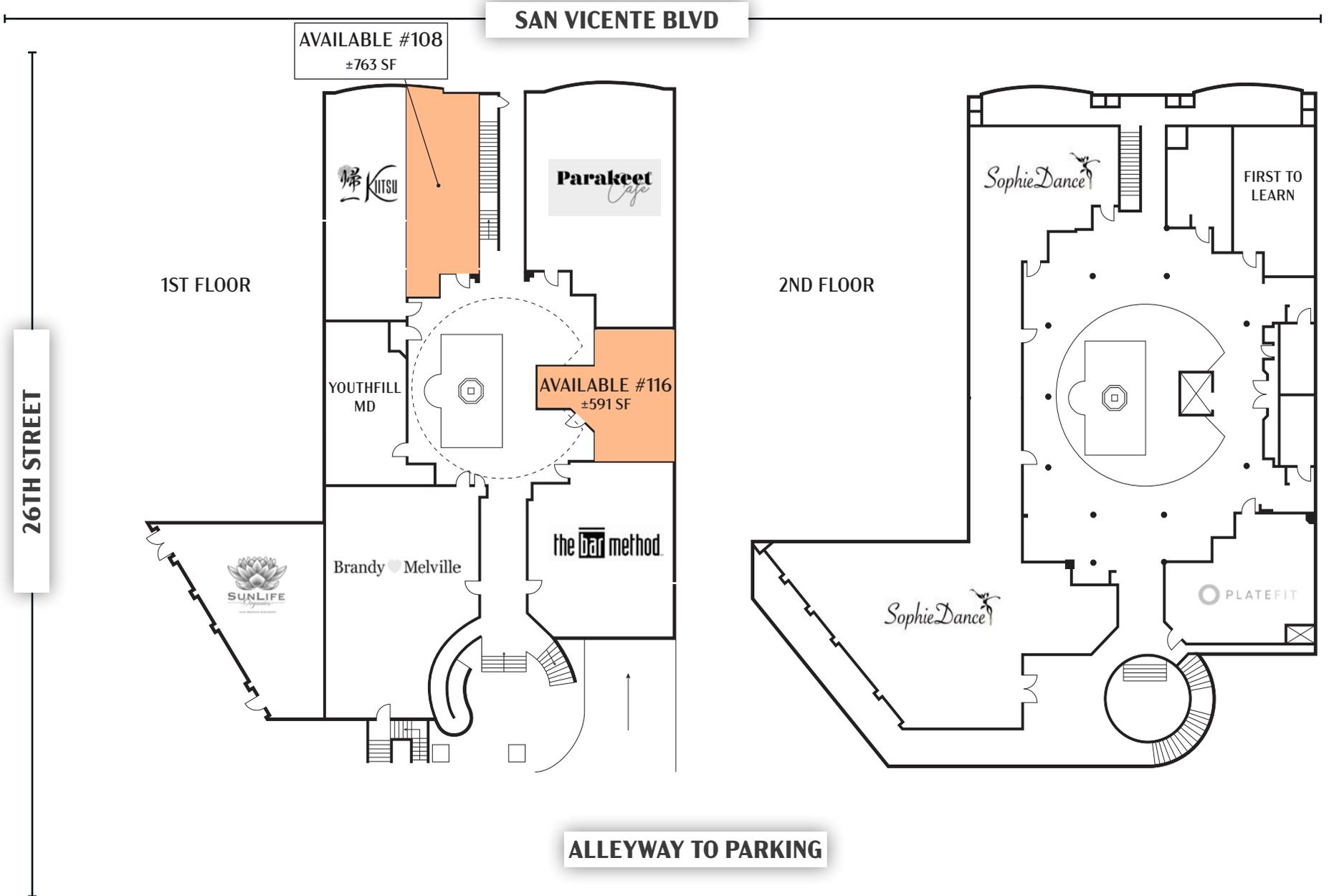
SIGNAGE

Eyebrow Signage

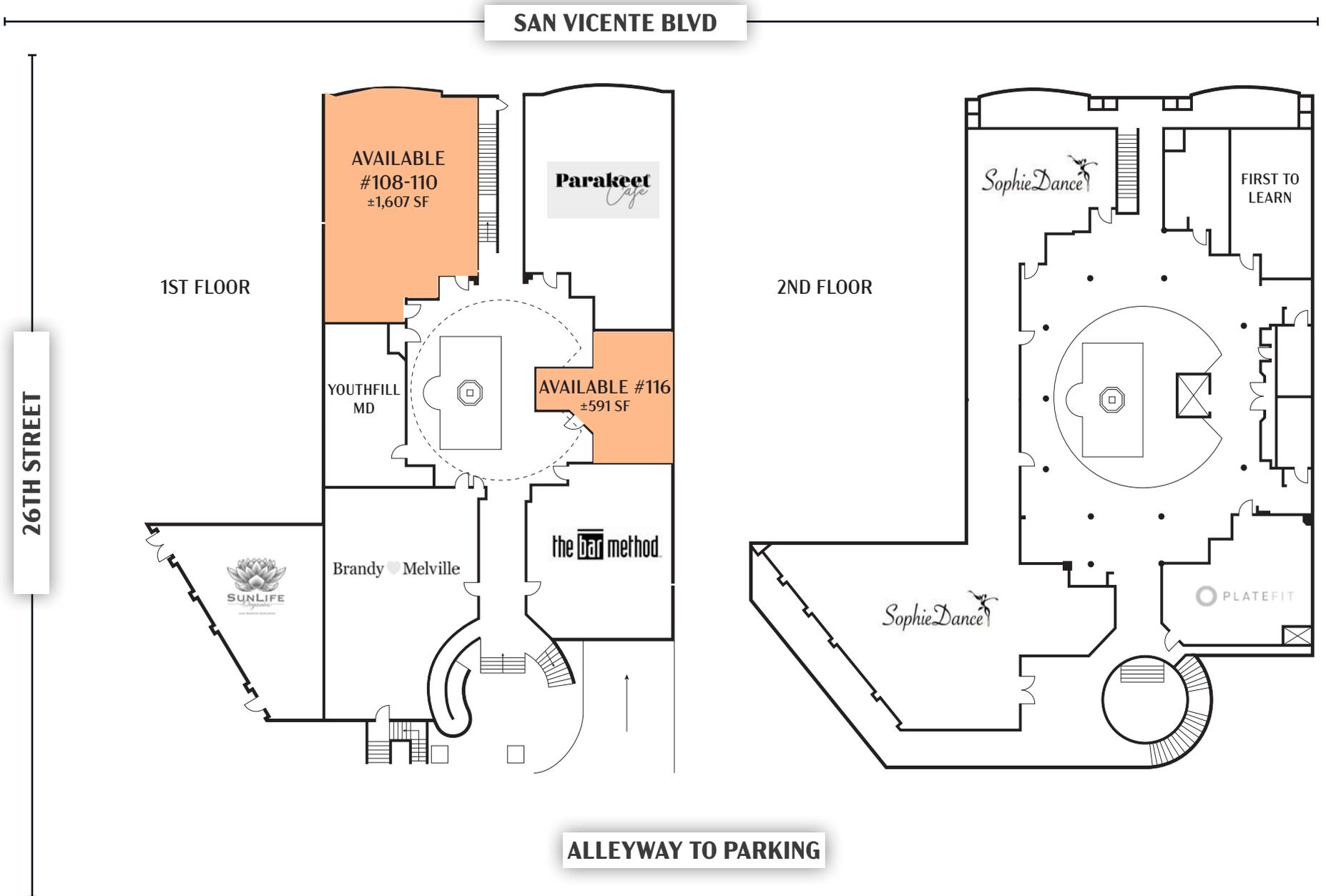
NEARBY TENANTS INCLUDE

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

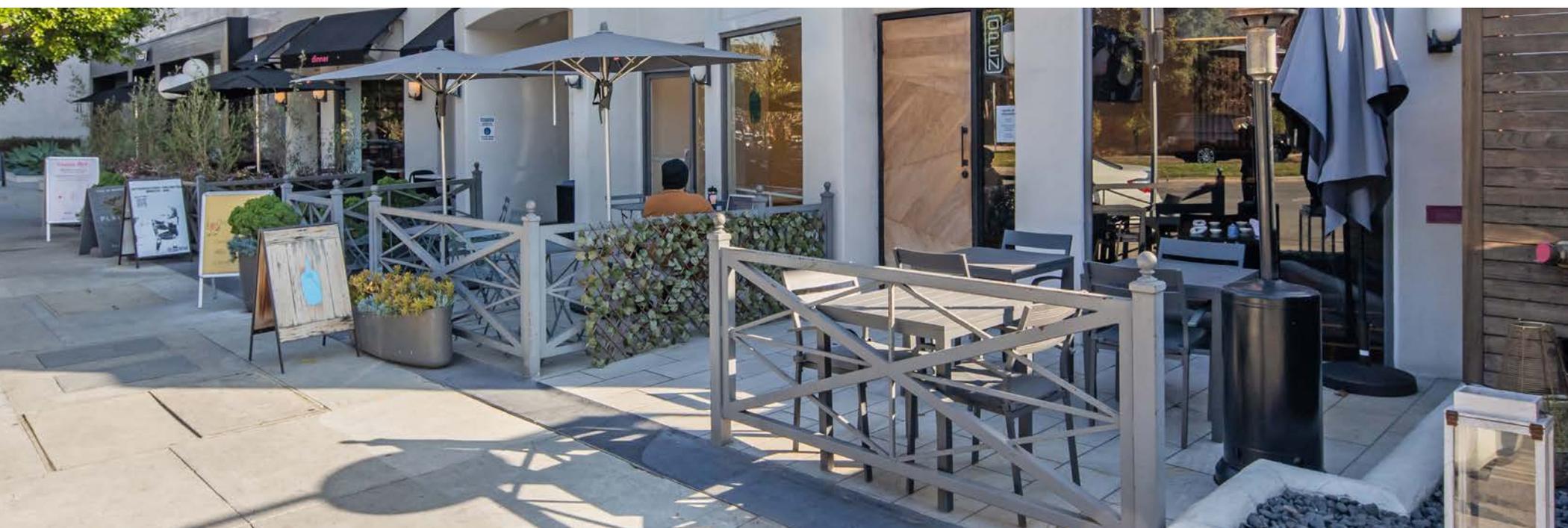
CURRENT SITE PLAN



HYPOTHETICAL SITE PLAN



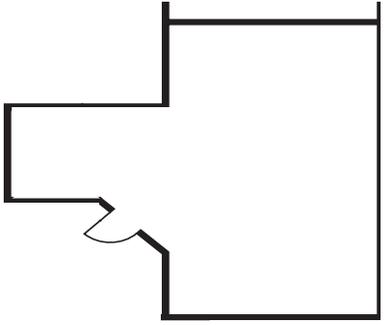
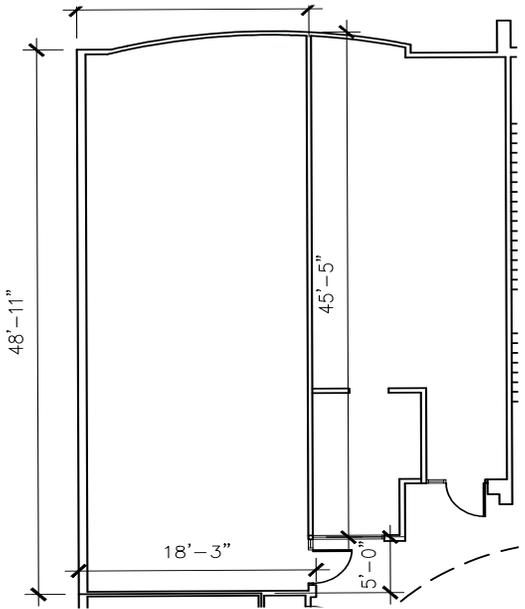
OUTDOOR AREAS



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



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