

# 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 116: 591 SF

## RENT

Contact Broker for Details

## PARKING

Dedicated Spaces in Rear

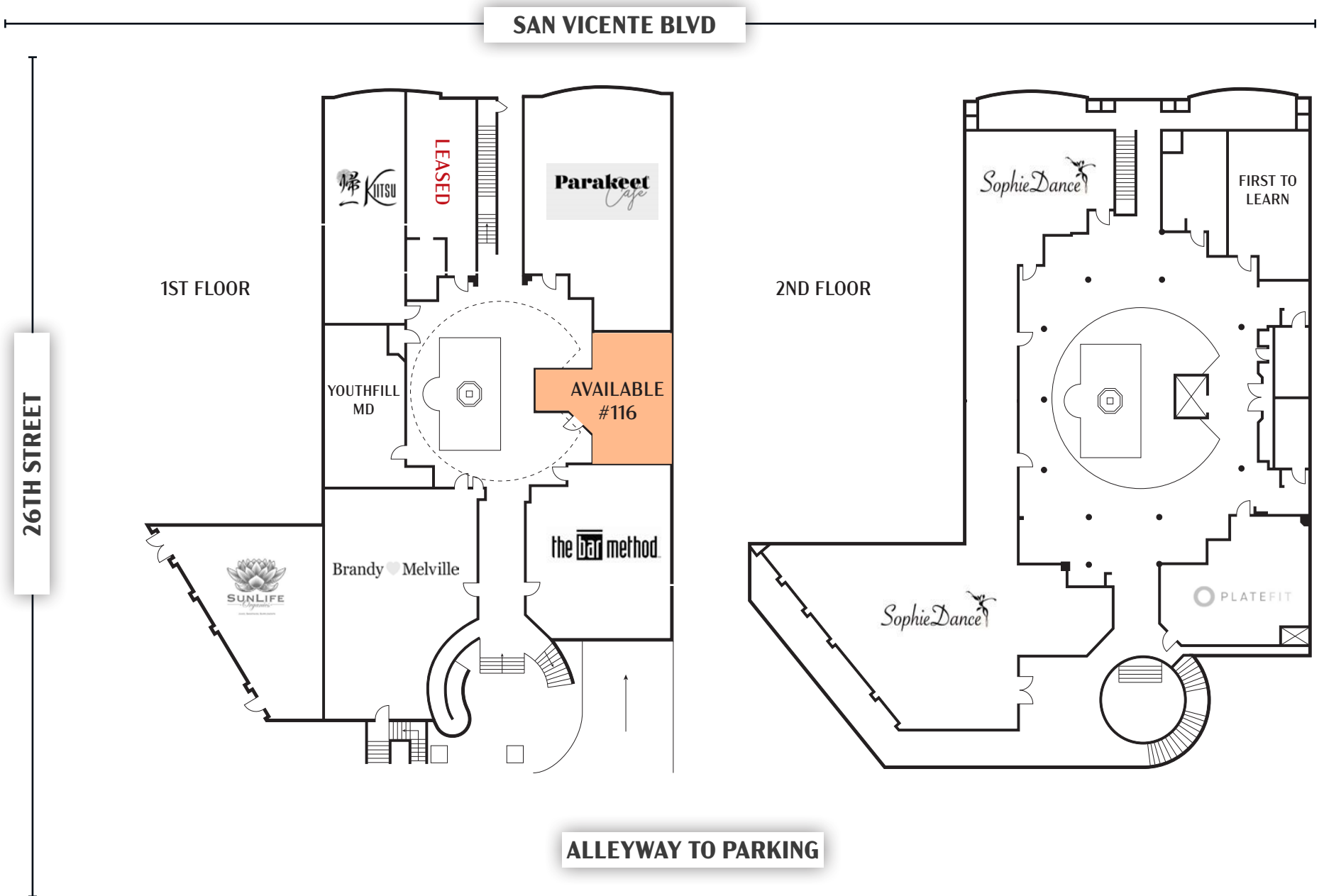
## SIGNAGE

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

# SITE PLAN



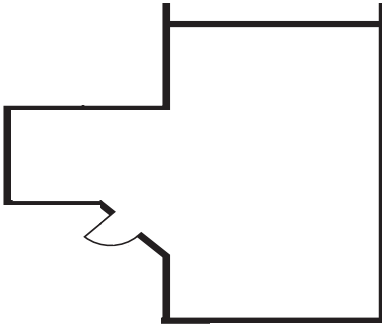
# OUTDOOR AREAS



# AVAILABILITIES- 1ST FLOOR

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<b>UNIT</b>	Suite 116
<b>SIZE</b>	591 SF
<b>BUILDOUT</b>	Former Housewares Store
<b>AVAILABILITY</b>	30 days



# AMENITY MAP



**BRENTWOOD TOWN CENTER**  
 FIRST TO LEARN the **LOOT** method COS BAR  
 Parakeet  
 Brandy Melville  
 Youthfill MD

**velvet**  
 BY GRAHAM & SPENCER

**BRENTWOOD COUNTRY MART**  
 HUDSON GRACE Reddi Chick  
 FARM SHOP JAMES PERSE Capitol  
 Clare V. Jenni kayne TURPAN  
 goop Sweet Rose BARNEY'S FRIDA TACOS  
 organic creamery GOURMET HAMBURGERS  
 Suzanne DÖEN LaCorte

Amici  
 EVERYTHING BUT water  
 NORDSTROM ELAINEKIM  
 alice + olivia HOLY COW  
 BY STACEY BENDES

405 Freeway →

SAN VICENTE BLVD

← PACIFIC OCEAN

SAN VICENTE BLVD

26TH STREET

Santa Monica / LAX →



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