

NOW AVAILABLE

1155 SANTA MONICA BLVD

WEST LOS ANGELES
CA 90025

FOOD SPACE/PREMIER RETAIL SPACE



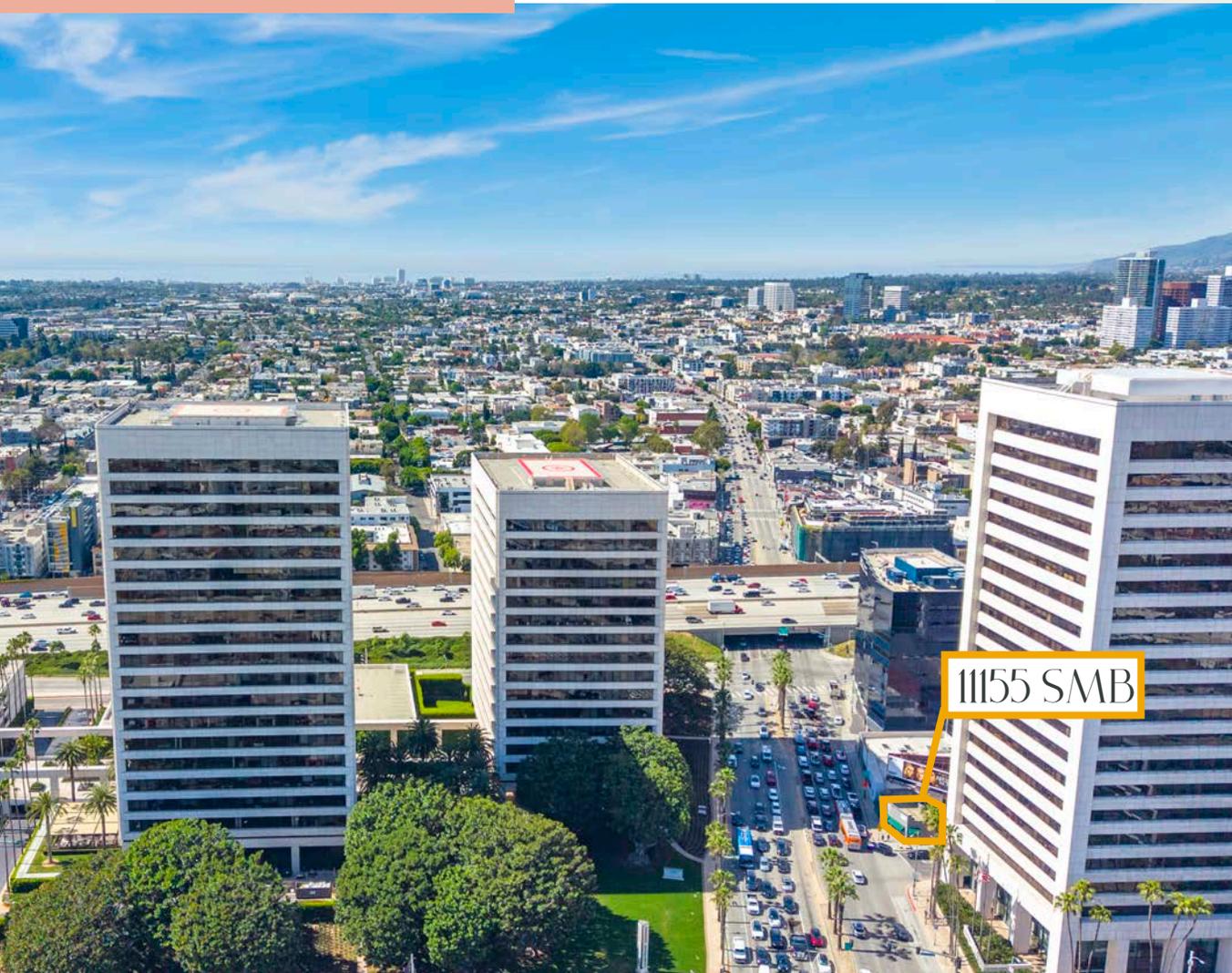
MARISA RENFRO | GREG BRIEST | HOUMAN MAHBOUBI

CBRE

WELCOME

TO WEST LOS ANGELES

11155 Santa Monica is perfectly situated in the heart of West LA, at the busy and visible intersection of the Santa Monica Blvd and the 405 freeway. Adjacent to the Westwood Gateway project, Century City, Santa Monica, Brentwood and Westwood, this makes it one of the area's most beloved neighborhoods and business districts. It sits at the intersection of culture, commerce and connectivity and this retail space will be seen and utilized by the highest quality professionals and related occupiers.



\$3.3+B
CONSUMER SPENDING



\$807K
AVG. HH NET WORTH



46,540
POPULATION



6,526
LOCAL BUSINESS

PROPERTY FEATURES

This freestanding building is a second generation coffee/cafe/retail space and sits with direct frontage on one of the main arteries through West LA. With a rare, private parking lot in rear and location on the hard corner of Pontius Avenue, it is highly accessible and convenient for patrons to access. It benefits from a strong daytime population, Tesla service center next door, and steady commuter flow. Its frontage and large signage options will provide exceptional exposure and visibility for any brand hoping to make its mark.



TOTAL SIZE: ±1,557 SF



AVAILABLE NOW



RENT UPON REQUEST



PARKING
Dedicated Lot in Rear
with ±13 spaces



29,000 VEHICLES PER DAY
(Santa Monica Blvd)



HIGH VISIBILITY

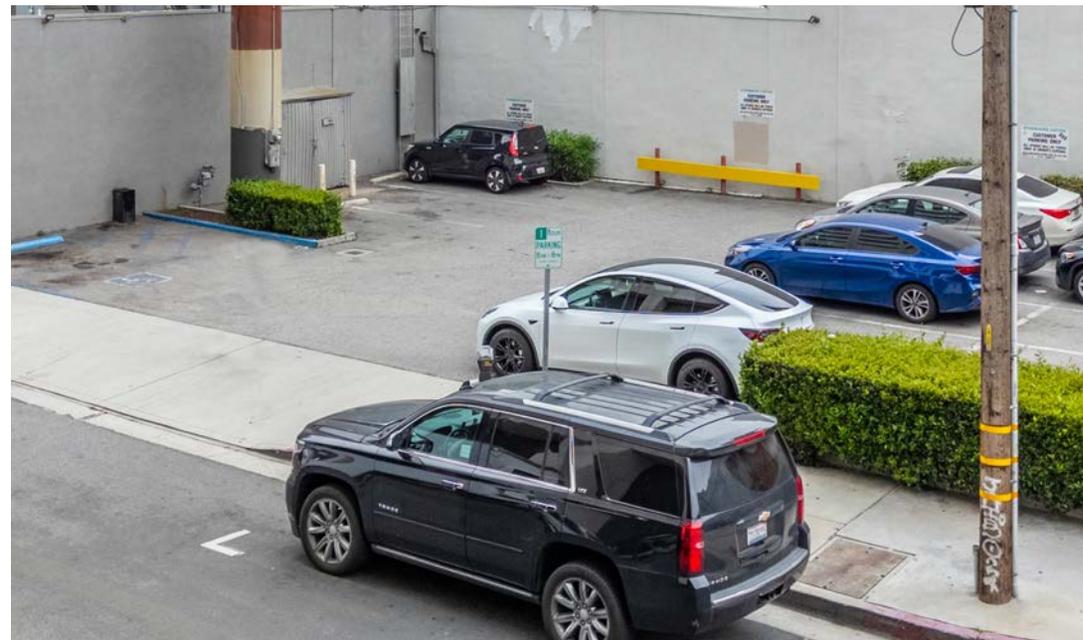
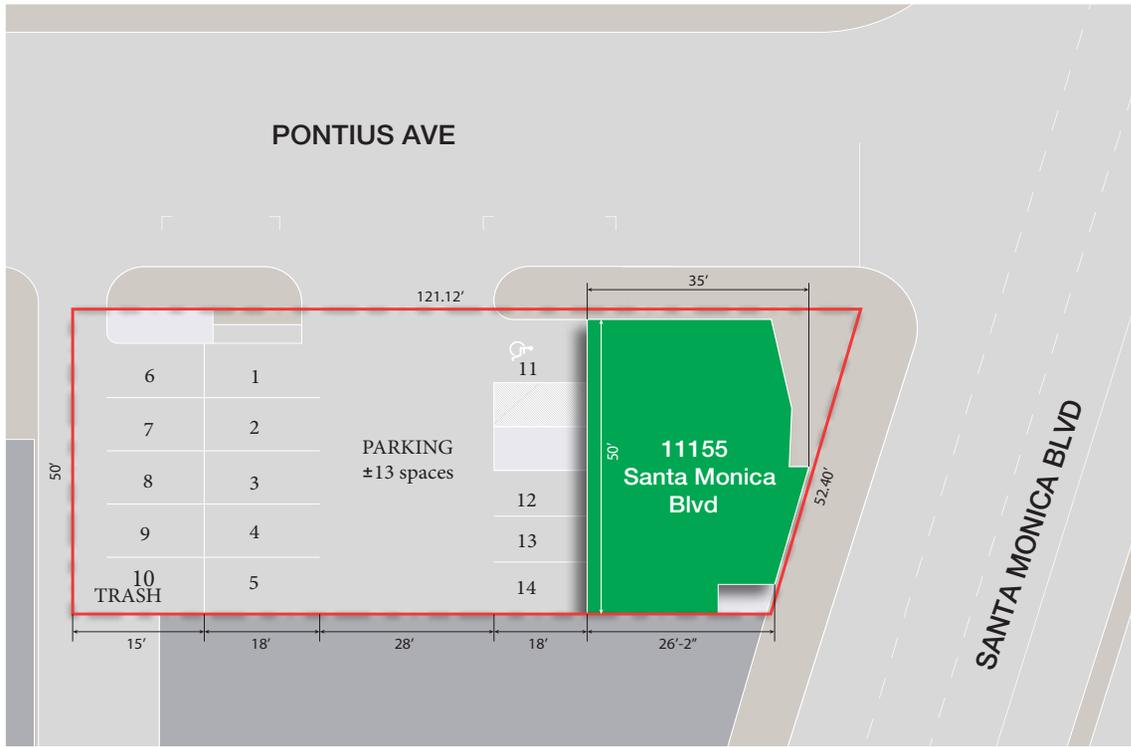


FOOT TRAFFIC



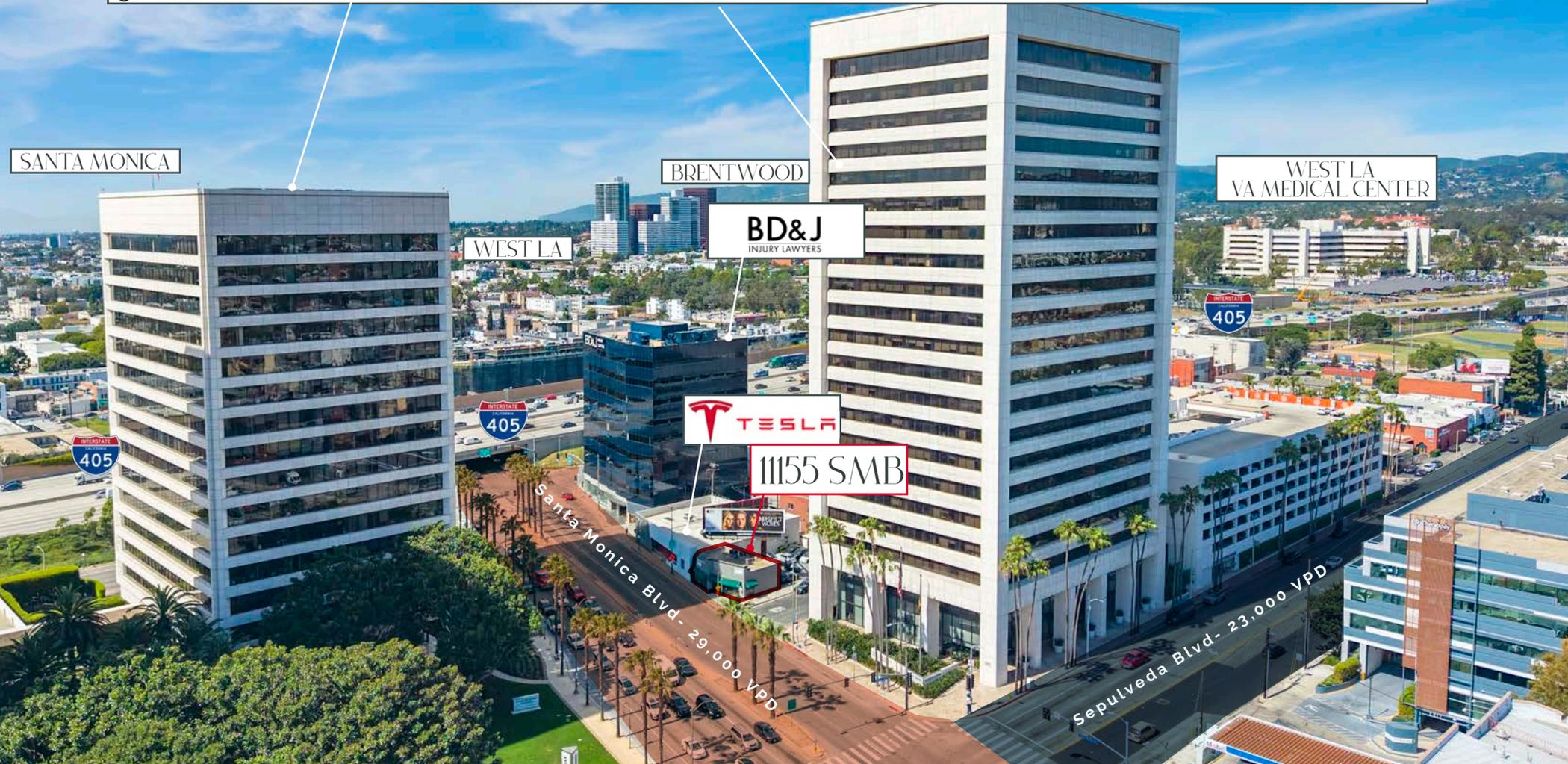
EXCELLENT SIGNAGE

PARKING



LOCATION

Westwood Gateway: features three premier high rises, totaling over 865,000 square feet of Class A office space. The project is home to an elite tenant roster, including leading private equity and investment firms, real estate companies, law firms, and financial advisory groups, making it one of the areas most distinguished business destinations.



LOCATION



NEARBY TENANTS



EQUINOX



goop

Ucla

Zankou Chicken

LOS ANGELES BUSINESS JOURNAL

IRVINE COMPANY

LGP | LEONARD GREEN & PARTNERS

clementine



BD&J
INJURY LAWYERS

CAPITAL
GROUP

Northwestern
Mutual

vca animal
hospitals

Panera
BREAD



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