EXECUTIVE SUMMARY

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HIGHLIGHTS:

- **Brand New Remodeled Medical Office Space, Approx 850 SF on 2ND Floor**
- **Additional Surgical Center Available on the Ground Floor**
- **4 Private Offices, Reception & Large Waiting Area, 1 Private Restroom and 1 ADA Restroom**
- **Excellent Exposure – Just off 95K Cars/day Signalized Corner**
- **Easy Walking Access to All Amenities with 94/100 Walk Score**
- **Blocks from 2 Freeways (405 & 10)**
- **Affluent Neighborhood - $102,000 Avg Income within 1 mile Radius**

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OFFERING SUMMARY: 10884 Santa Monica Blvd in West LA, offers a medical tenant a 2nd floor private office with access to a private Medicare approved surgery center. The space offers windowed natural light and 2 restrooms. The reception and large waiting is shared with a Dermatology Office. The ground floor offers an additional Medicare surgery center available for use. The building is blocks away from 2 freeways (405 & 10) in addition to being just off the major intersection of Santa Monica & Westwood, providing easy access from all directions. The building has valet parking and ample free street parking. Scoring 94/100 on walk score accessibility, the building offers easy walking access to all amenities.

DEMOGRAPHICS: The population is estimated at over 48K within 1 mile and 291K within 3 miles, and this population is expected to continue to grow annually. The average household income is estimated at approximately $102,000 within a 1 mile radius.

LEASE RATE: 850 SF Offered at $4.25/SF + NNN (NNN Estimated at $0.52/SF)

PLEASE DO NOT DISTURB TENANTS. Contact Brokers for all questions.

PROPERTY PICTURES

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SHARED RECEPTION & WAITING ROOM

PROPERTY PICTURES

PRIVATE RESTROOM

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PROPERTY PICTURES

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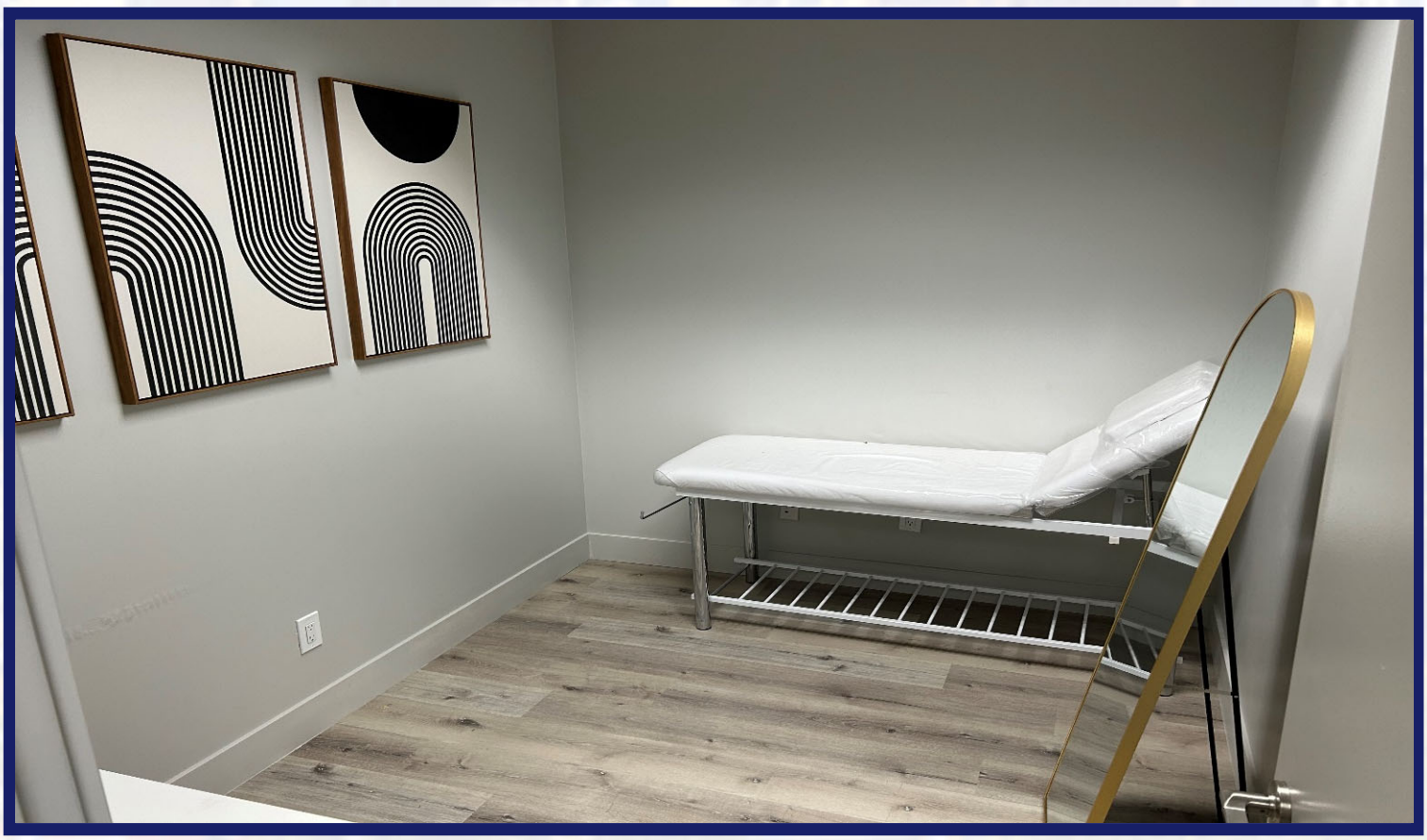

PROPERTY PICTURES

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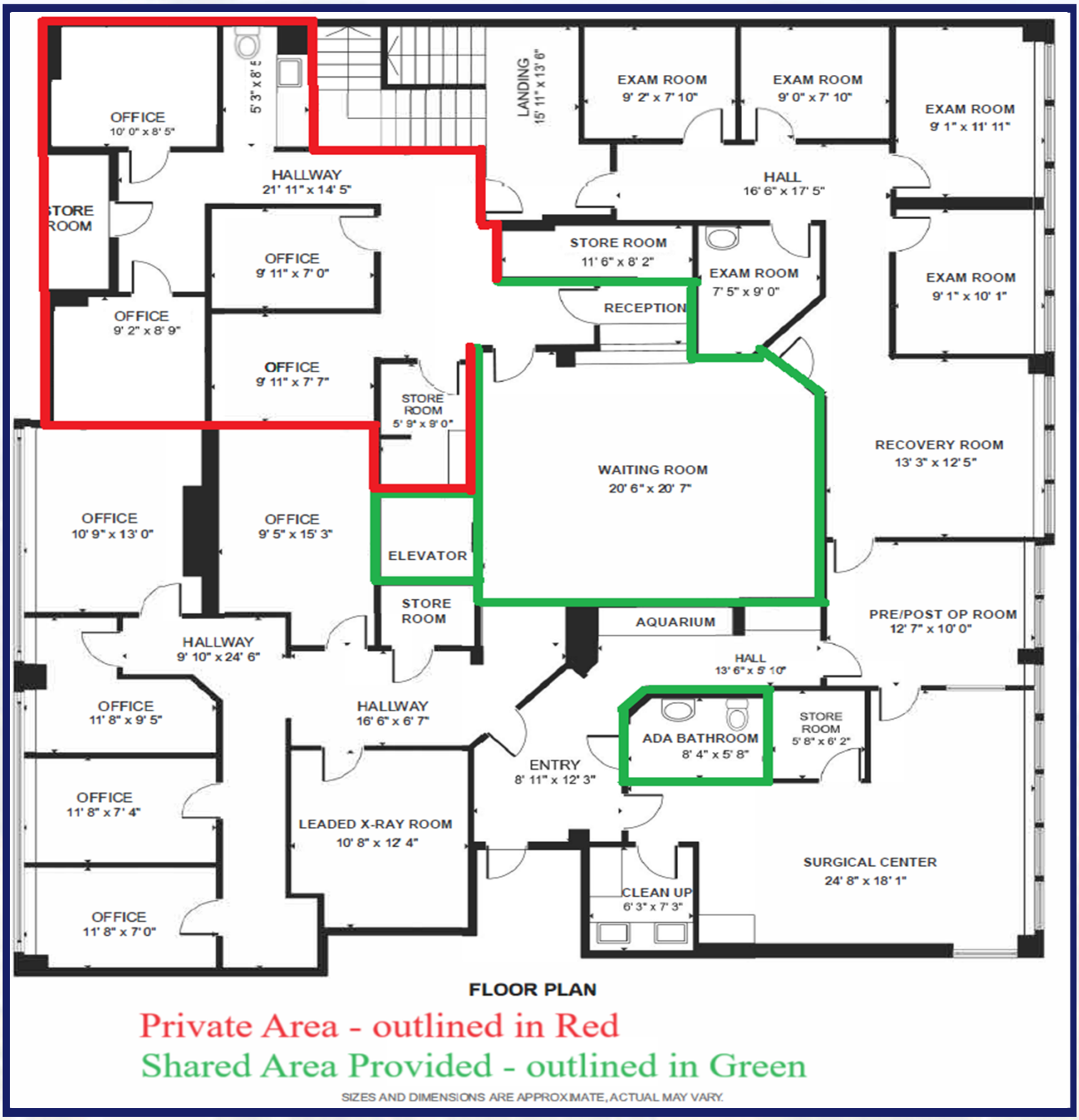
2ND FLOOR LAYOUT



Sizes & dimensions are estimates, actual my vary

PROPERTY PICTURES

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PROPERTY PICTURES

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WALK SCORE PICTURE

WALK SCORE SUMMARY

Walk Score **94**

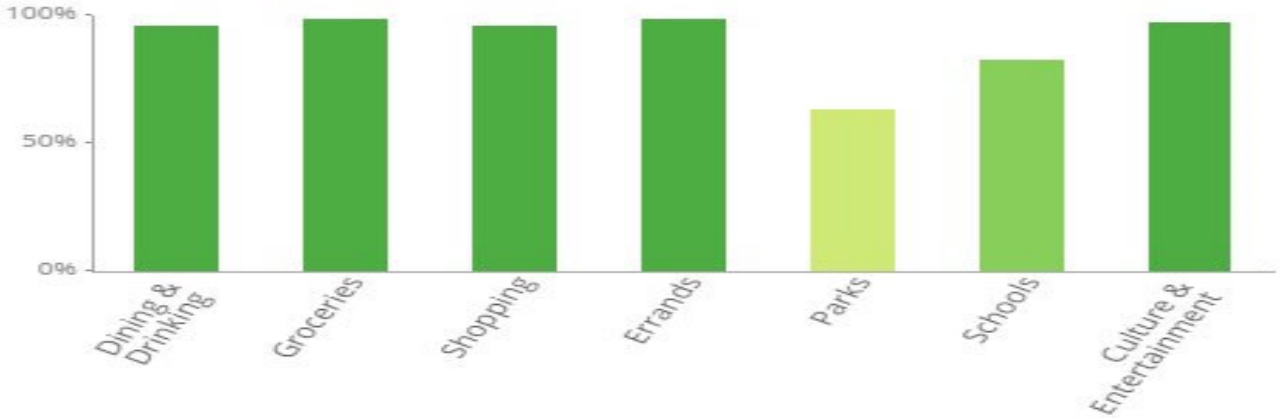
Transit Score **67**

Bike Score **69**

Walk Score | Transit Score | Bike Score

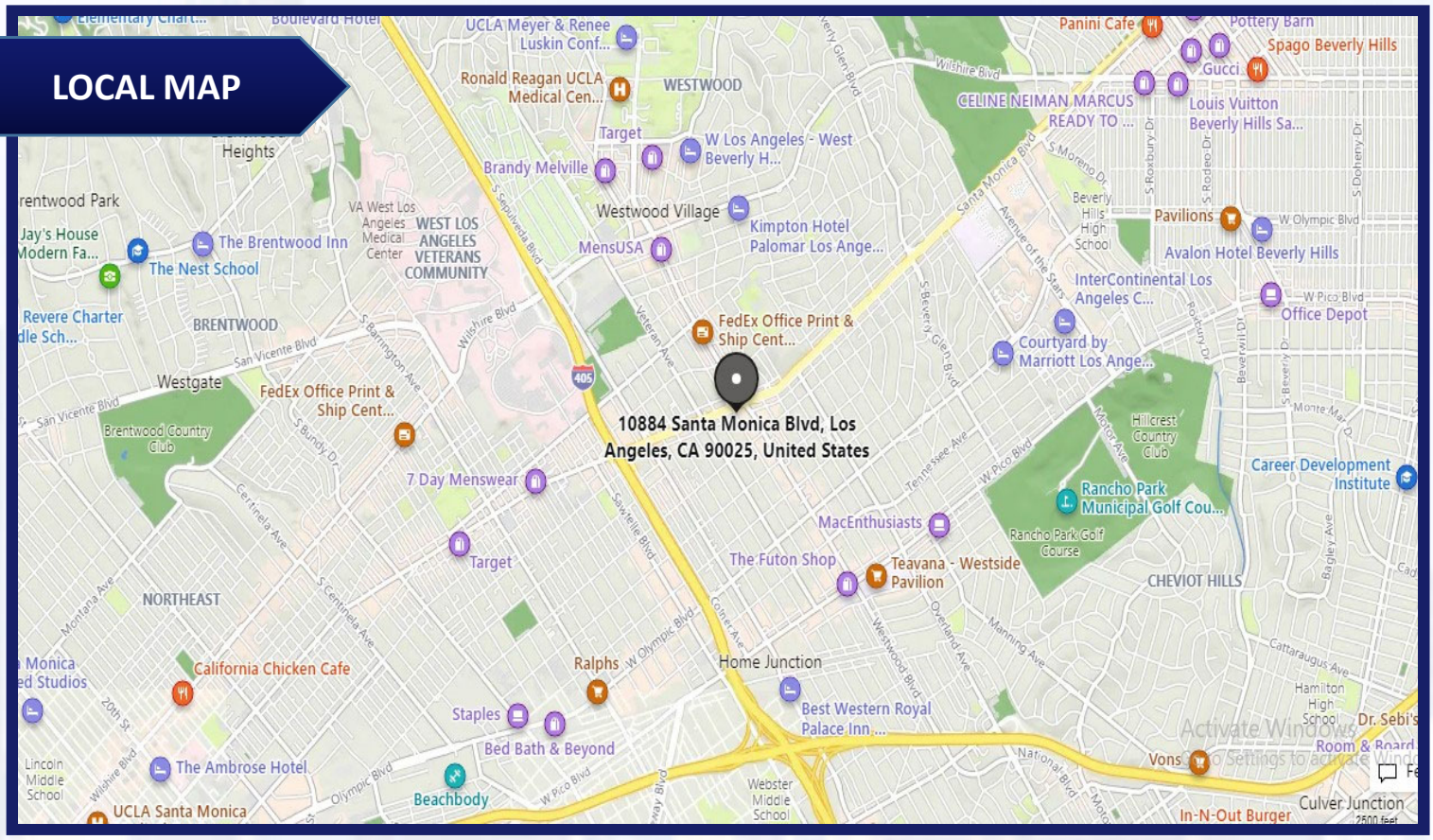
Score Details | What is Walk Score

The Walk Score for 10884 Santa Monica Boulevard is based on the following categories.



PROPERTY PICTURES

LOCAL MAP



DEMOGRAPHICS

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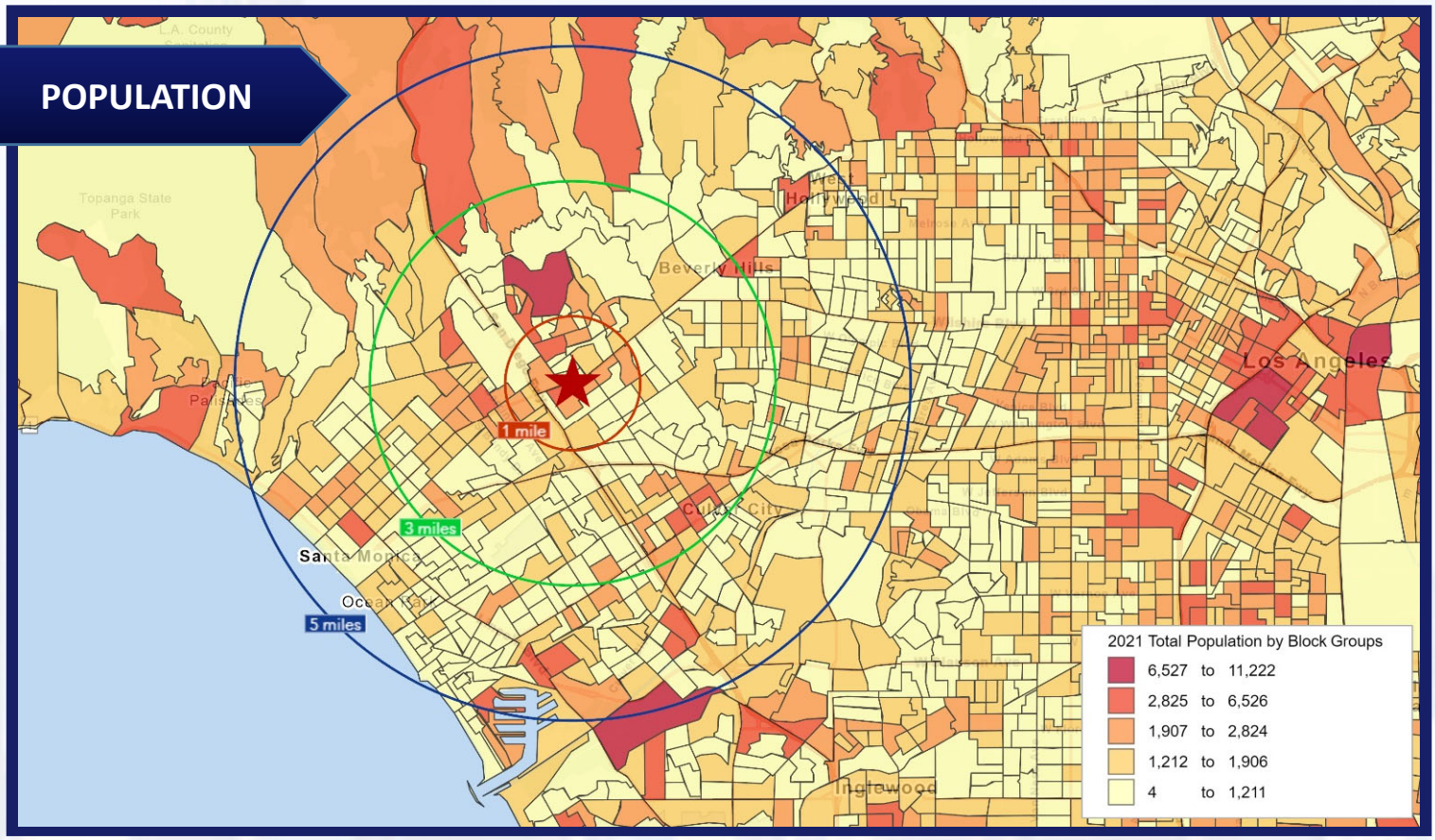
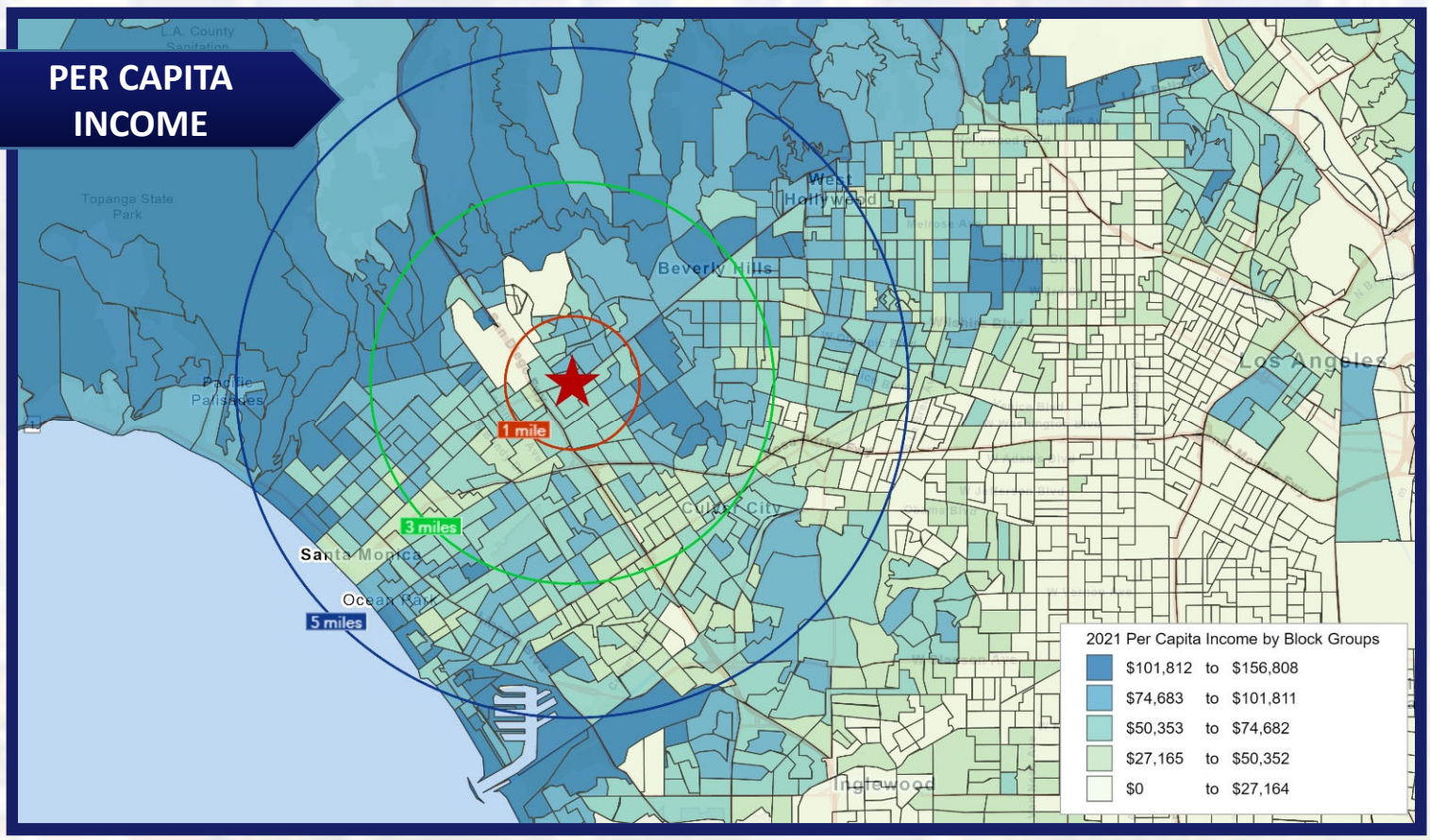
POPULATION



PER CAPITA INCOME



DEMOGRAPHICS

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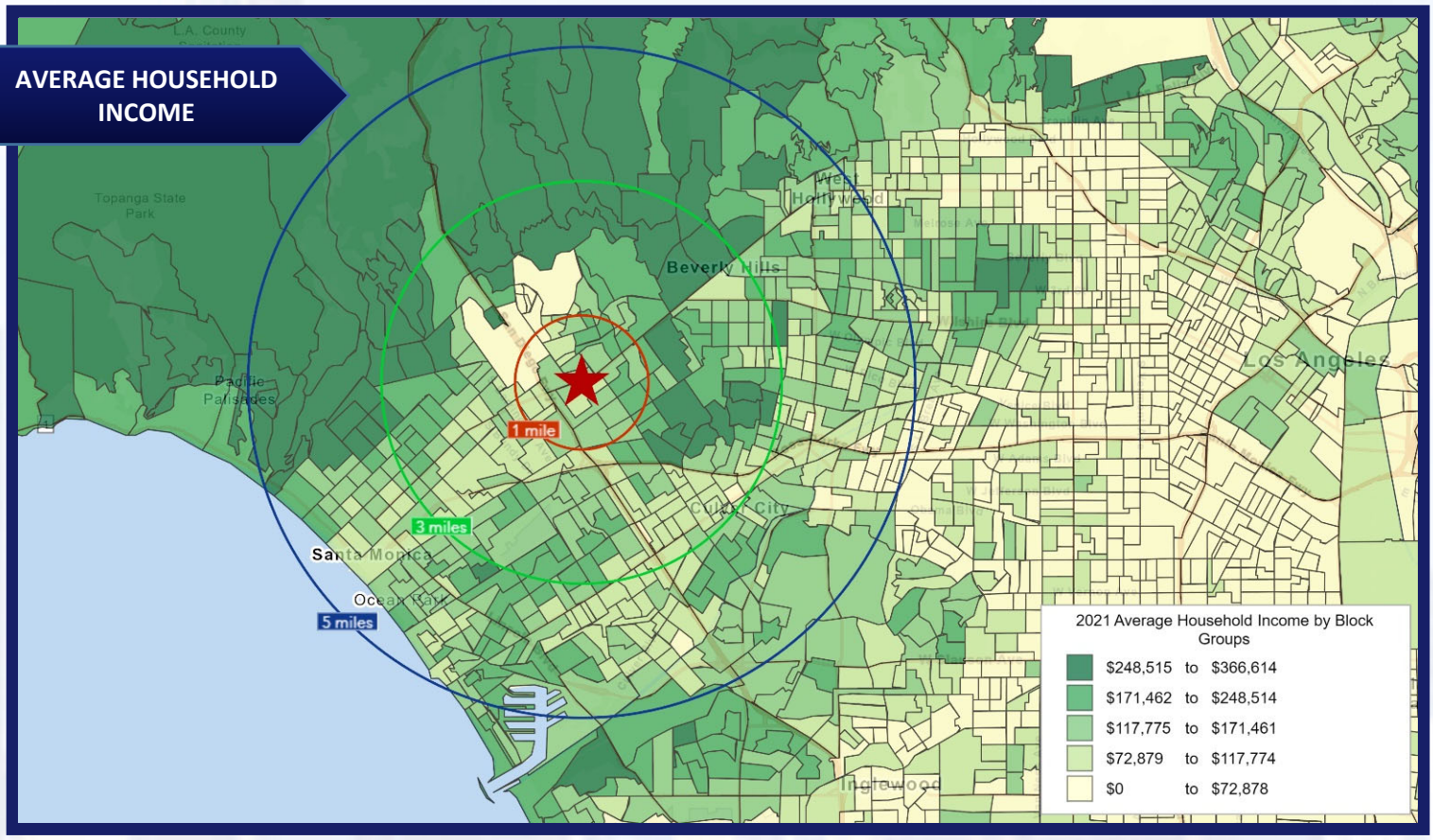
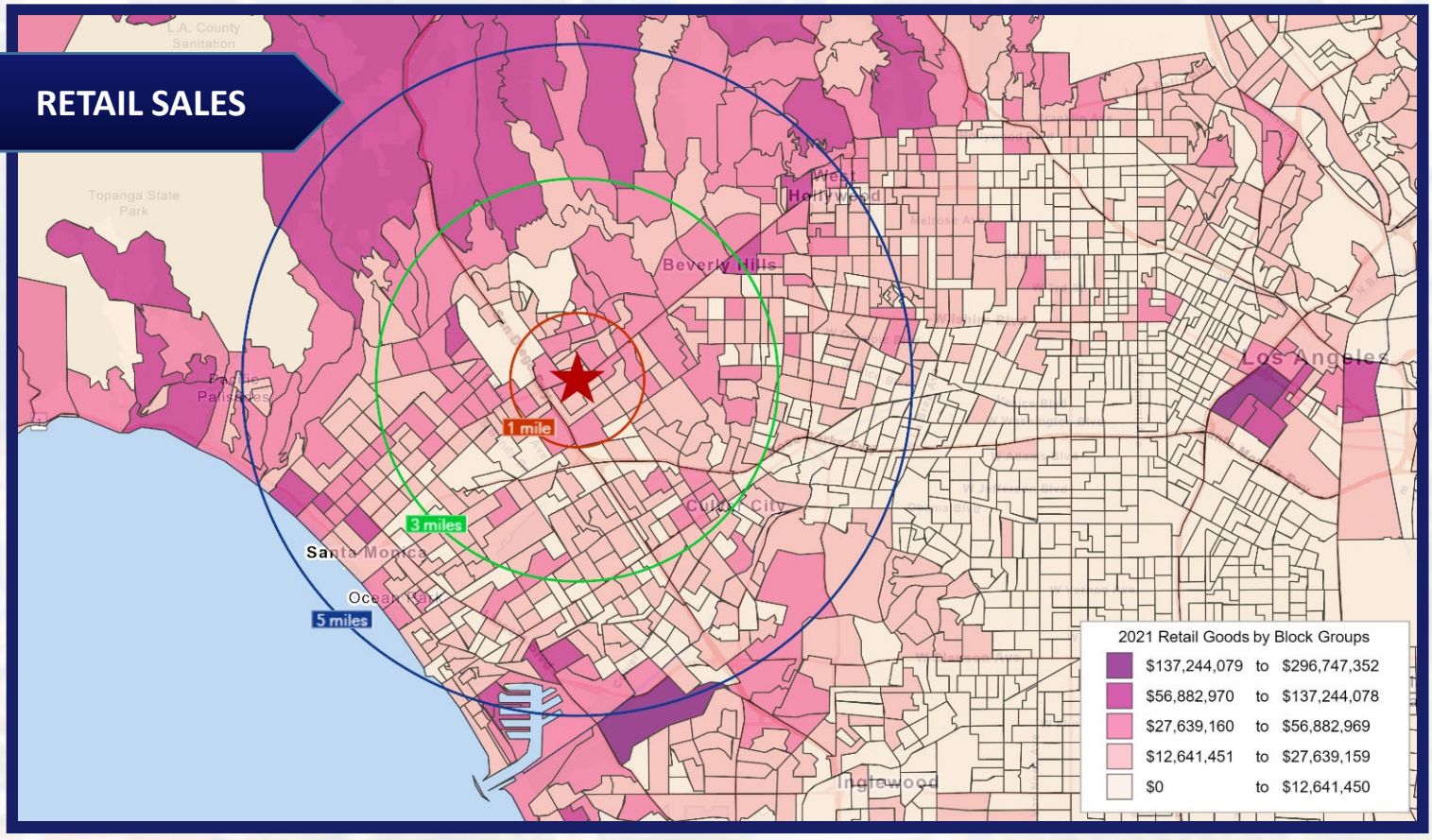
AVERAGE HOUSEHOLD INCOME



RETAIL SALES



DEMOGRAPHICS

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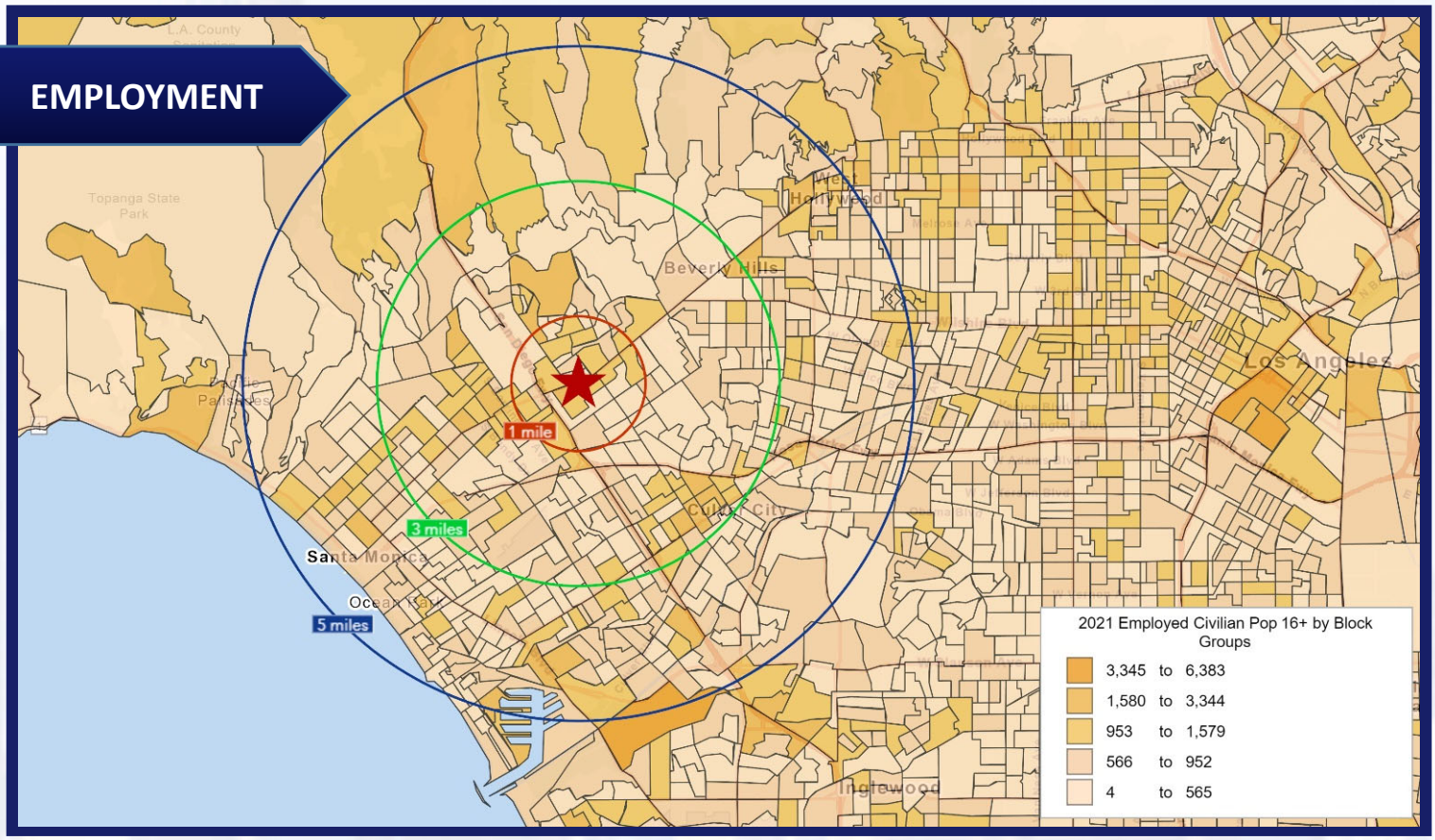
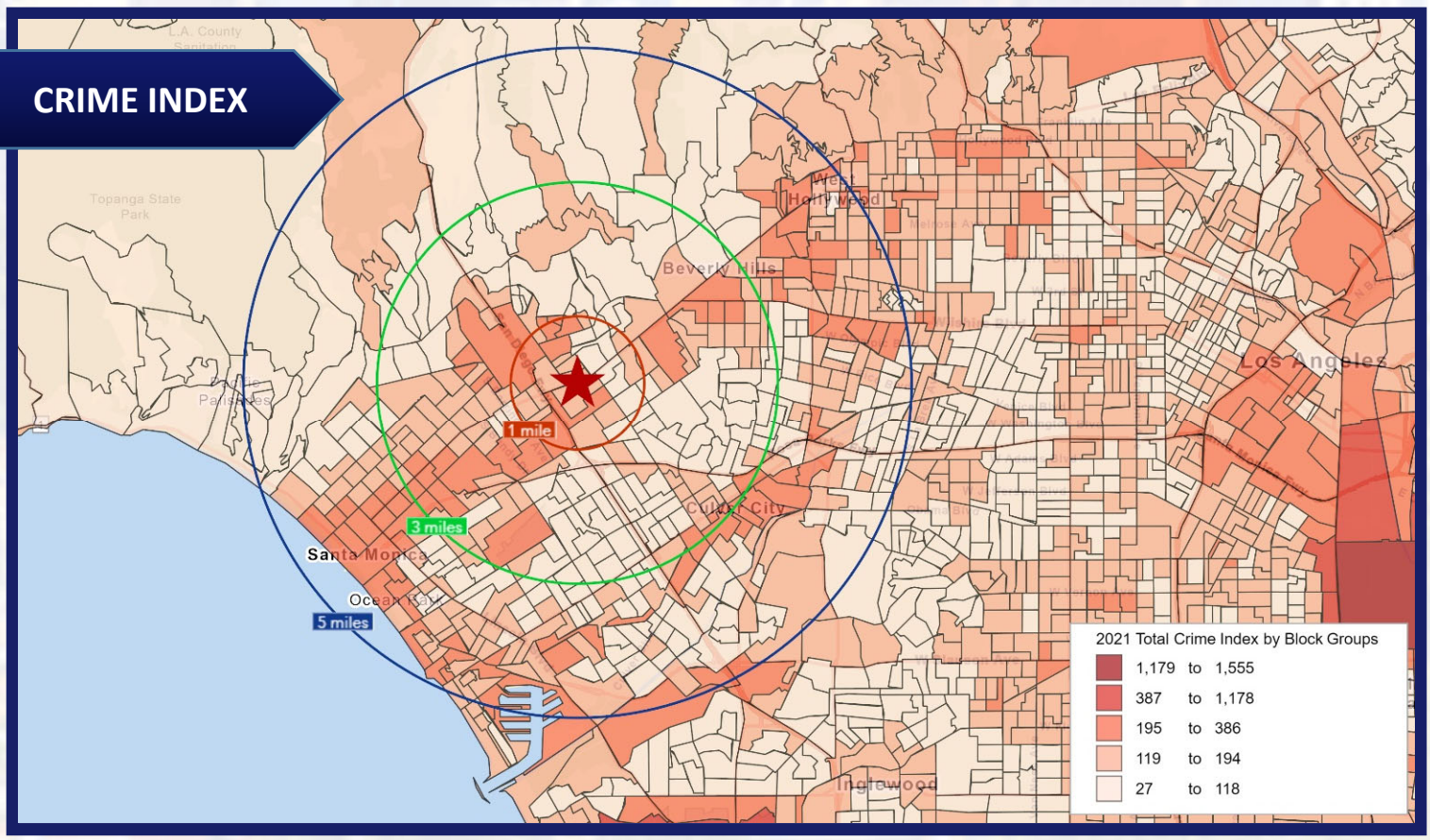
EMPLOYMENT



CRIME INDEX