

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



the NOW

11819 WILSHIRE BLVD | LOS ANGELES, CA





LEASING HIGHLIGHTS

- » Amazing **restaurant / retail / medical opportunities** at Granville Plaza
- » The shopping center is currently undergoing a **multi million dollar facade upgrade**
- » Surrounded by very **dense residential and daytime population** with strong demographics
- » **Great visibility** and **pylon signage opportunities** available
- » Easy access to the **405 freeway, Brentwood, Santa Monica and Westwood**
- » Approximately **200+ subterranean shared parking spaces**
- » Over **2 million square feet of office** in under a half-mile radius

PHYSICAL DESCRIPTION

ADDRESS

11819 Wilshire Blvd, Los Angeles, CA

WILSHIRE BLVD

±38,250 VPD

GLA

±39,642 SF

FRONTAGE

202' on Wilshire Blvd



1-MILE DEMOGRAPHICS

2019 POPULATION

47,852

2019 HOUSEHOLDS

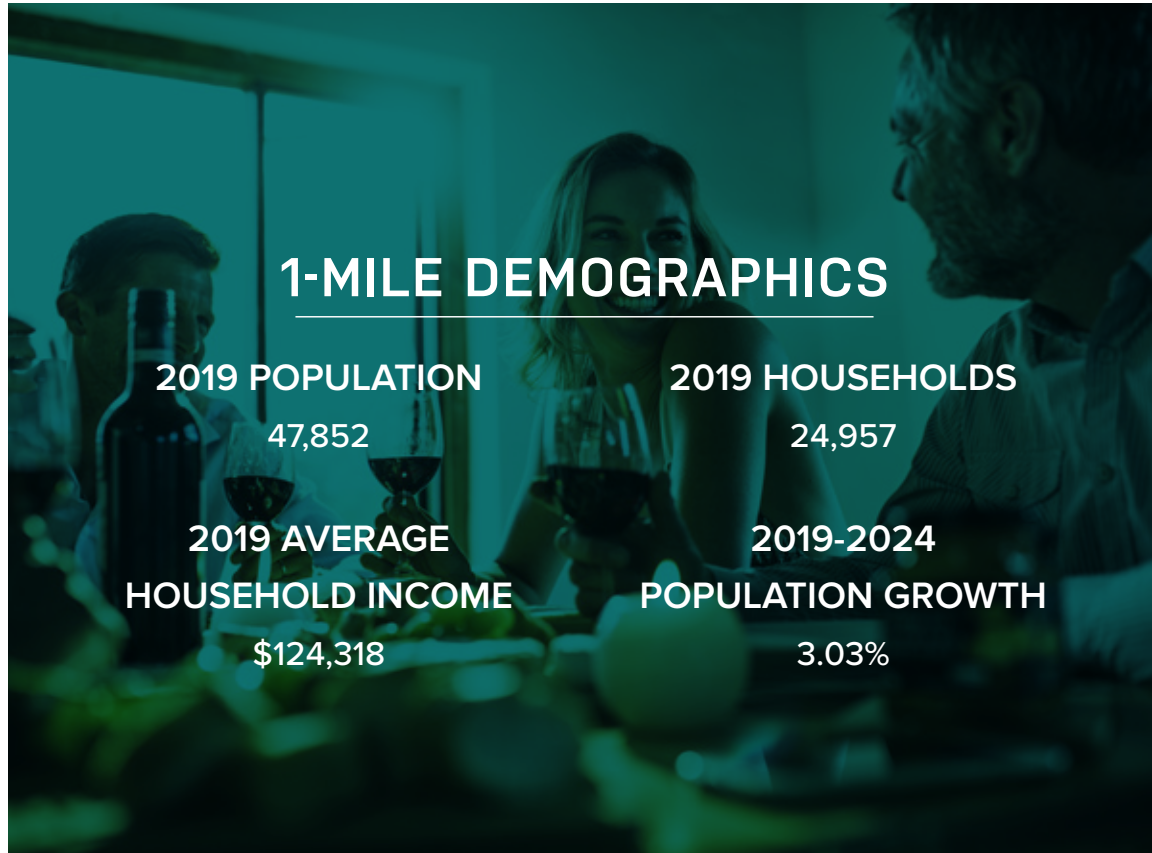
24,957

2019 AVERAGE
HOUSEHOLD INCOME

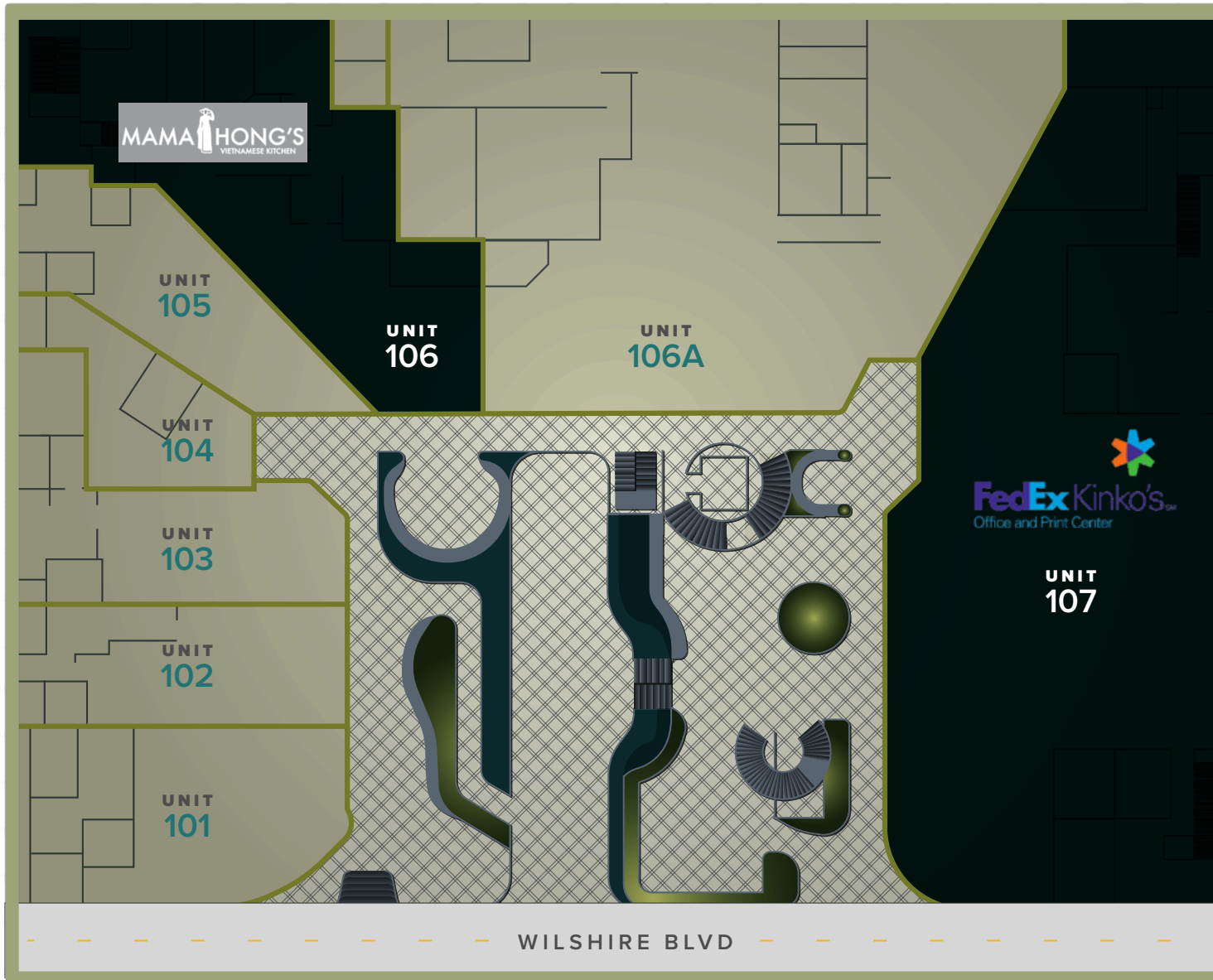
\$124,318

2019-2024
POPULATION GROWTH

3.03%



SITE PLAN - FIRST FLOOR

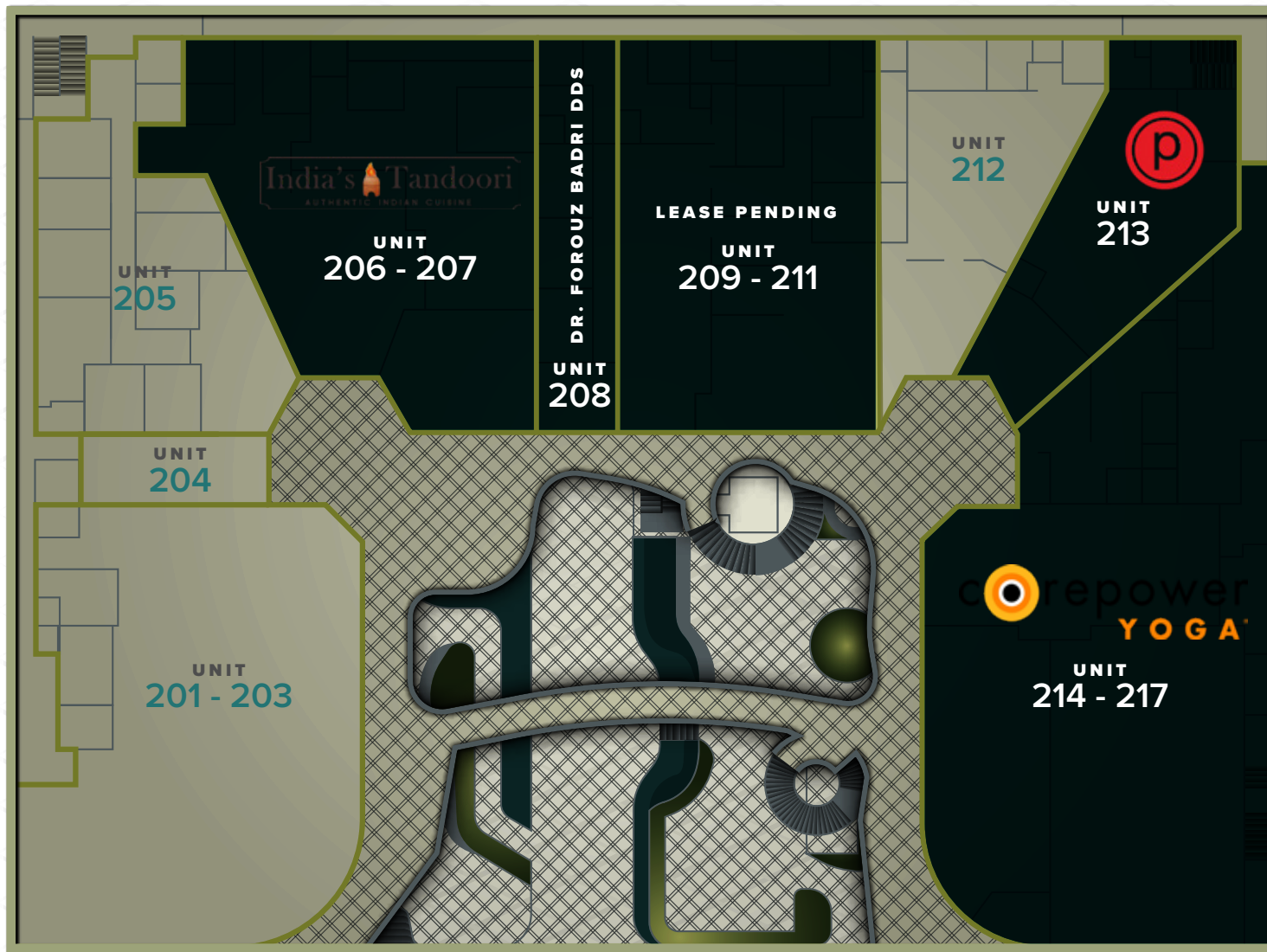


Unit	Size	Asking	Tenants
101	1,395 SF	\$7.50 psf	can be combined
102	1,120 SF	\$6.75 psf	can be combined
103	1,434 SF	\$6.75 psf	can be combined
104	720 SF	\$6.50 psf	can be combined
105	1,053 SF	\$6.50 psf	can be combined
106	2,532 SF	LEASED	Mama Hong's Vietnamese Kitchen
106A	5,868 SF	\$6.50 psf	can be divided
107	6,821 SF	LEASED	FedEx Office Print & Ship Center

NNNs approximate = \$1.50psf

200+ SUBTERRANEAN SHARED PARKING SPACES

SITE PLAN - SECOND FLOOR



Unit	Size	Asking	Tenants
201 - 203	3,439 SF	\$6.00 psf	can be divided
204	500 SF	\$6.00 psf	can be combined
205	1,995 SF	\$5.75 psf	can be combined
206 - 207	2,723 SF	LEASED	India's Tandoori
208	751 SF	LEASED	can be combined
209 - 210	1,662 SF	LEASE PENDING	can be combined
211	1,056 SF	\$5.75 psf	can be combined
212	1,680 SF	\$5.75 psf	can be combined
213	1,239 SF	LEASED	Pure Barre
214 - 217	4,800 SF	LEASED	CorePower Yoga

NNNs approximate = \$1.50psf



THE LOCAL NEIGHBORHOOD

Perched on LA's Westside, at the base of the Santa Monica Mountains, **Brentwood is an upscale neighborhood teeming with high-end boutiques, fine dining, and luxurious gardens.** The main thoroughfare in the community is San Vicente Boulevard, where eateries, cafes, and the historic Brentwood County Mart sit along tree-lined avenues. Brentwood is also home to the famous Getty Center, which boasts extensive museums, scenic gardens, and stunning views that draw millions of visitors every year. Sprawling estates and luxury apartments comprise the bulk of the rental market in Brentwood, providing many options for a lavish lifestyle in the hills.



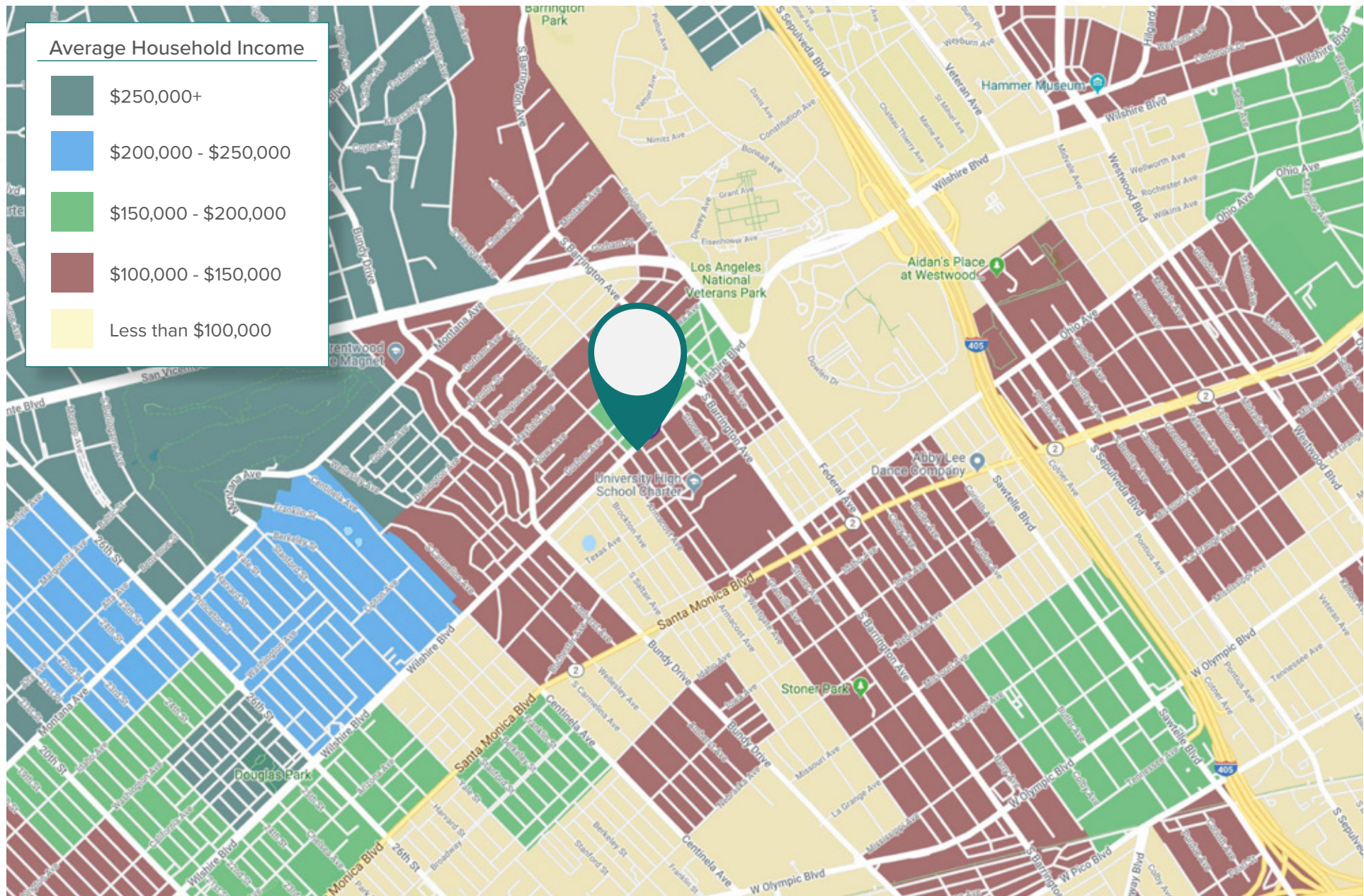
DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2019 Estimate	47,852	246,556	537,494
2024 Projection	49,059	253,602	552,846
Growth 2019-2024	3.03%	4.08%	4.09%
Growth 2010-2019	2.52%	2.86%	2.86%
Households	1 Mile	3 Mile	5 Mile
2019 Estimate	24,957	113,875	247,622
2024 Projection	25,581	117,300	254,983
Growth 2019-2024	2.80%	4.05%	4.12%
Growth 2010-2019	2.50%	3.01%	2.97%
Income	1 Mile	3 Mile	5 Mile
Average Household Income	\$124,318	\$145,783	\$144,909
Median Household Income	\$89,265	\$95,806	\$93,968

SURROUNDING OFFICES

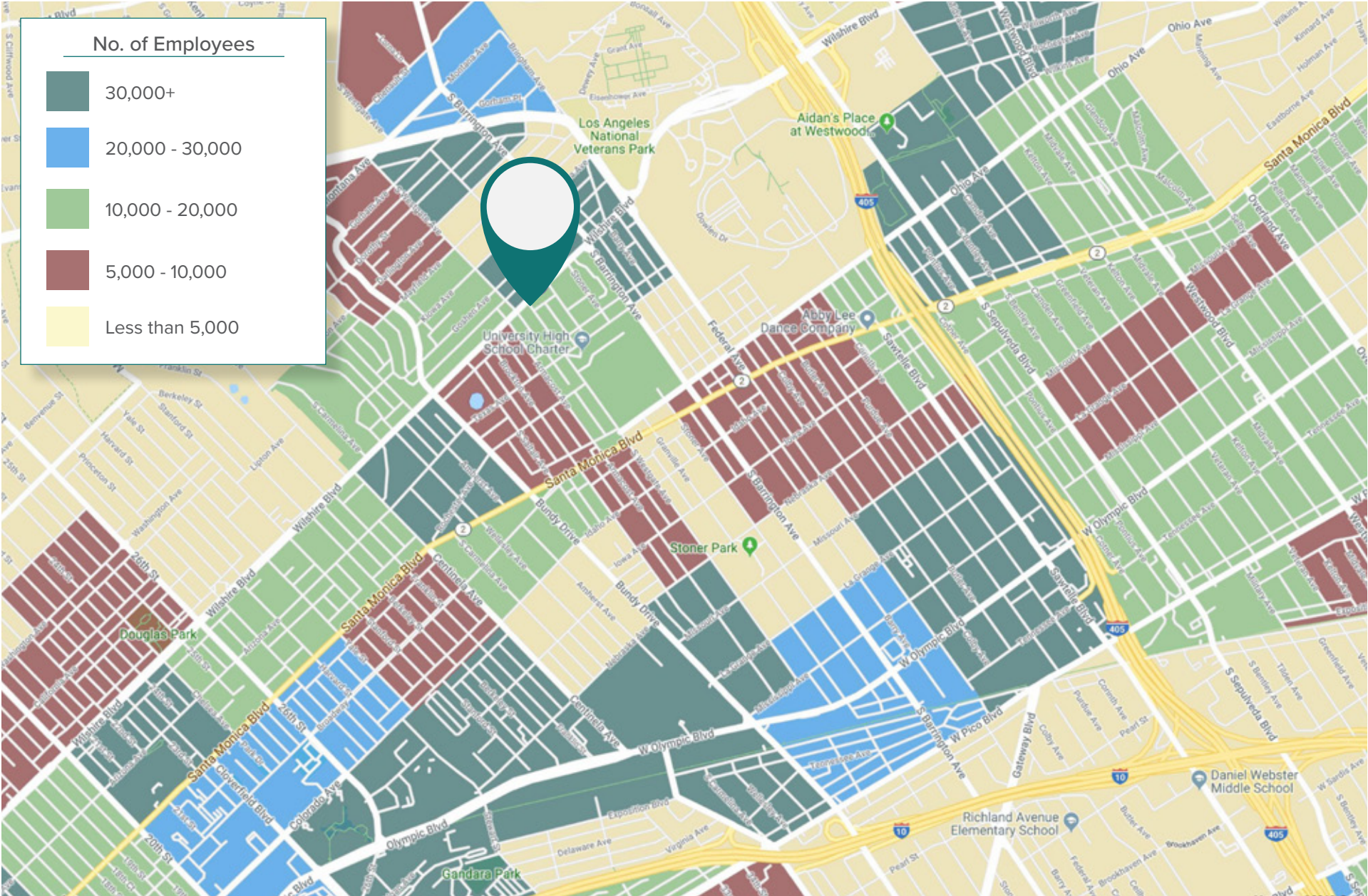


AVERAGE HOUSEHOLD INCOME



EMPLOYMENT DENSITY

THOUSANDS of employees WITHIN BLOCKS of Granville Plaza



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NOW the NOW

EXCLUSIVE LEASING AGENTS

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This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.