

FOR LEASE

12209 & 12211 Santa Monica Blvd.

Los Angeles, California



**GREAT SPACE AVAILABLE IN THE MIDDLE OF A SHOPPING CENTER ON
SANTA MONICA BOULEVARD JUST WEST OF BUNDY**

Size:	Approximately 4,000 square feet - Divisible
Rental Rate:	\$2.35 per square foot per month, NNN
Parking:	Shared in Common
Comments:	Fantastic Placement on Monument Sign Lots of Traffic and Visibility National CoTenants: Enterprise Rent-a-Car & Pizza Hut

For additional information or tour, please contact:

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VITAL STATISTICS



DEMOGRAPHIC HIGHLIGHTS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Resident Population	46,618	263,851	515,055
Avg. Family Household Income	\$92,674	\$133,682	\$127,849
Number of Businesses	4,623	19,734	38,329
Business Population	48,596	240,054	435,695

Median House Price (90025) = \$654,000

Traffic Count = 68,391 Vehicles per day

Nearest Major Shopping Areas

Westwood Village	2.0 Miles
Montana Avenue Shopping Area	2.3 Miles
Santa Monica Place/3 rd Street Promenade	2.5 Miles
Westside Pavilion Shopping Center	2.9 Miles
Century City Shopping and Marketplace	3.5 Miles

CoTenants

Pizza Hut	Planet Beach Tanning
Enterprise Rent-a-Car	Beauty by Malous
Calif. Healing Arts College	Art Classes
Sushi Echigo	Select Drapery
Campos Tacos	Mary's Tobacco

EXTERIOR



Space formerly occupied by AMCO Computers

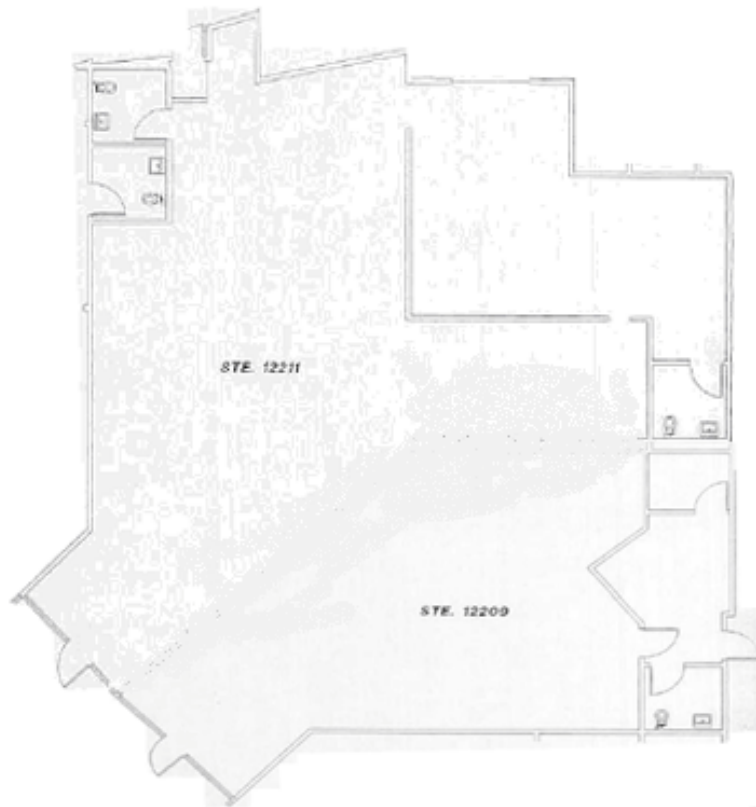


New Tenant entitled to 2nd Slot on Monument Sign

INTERIOR

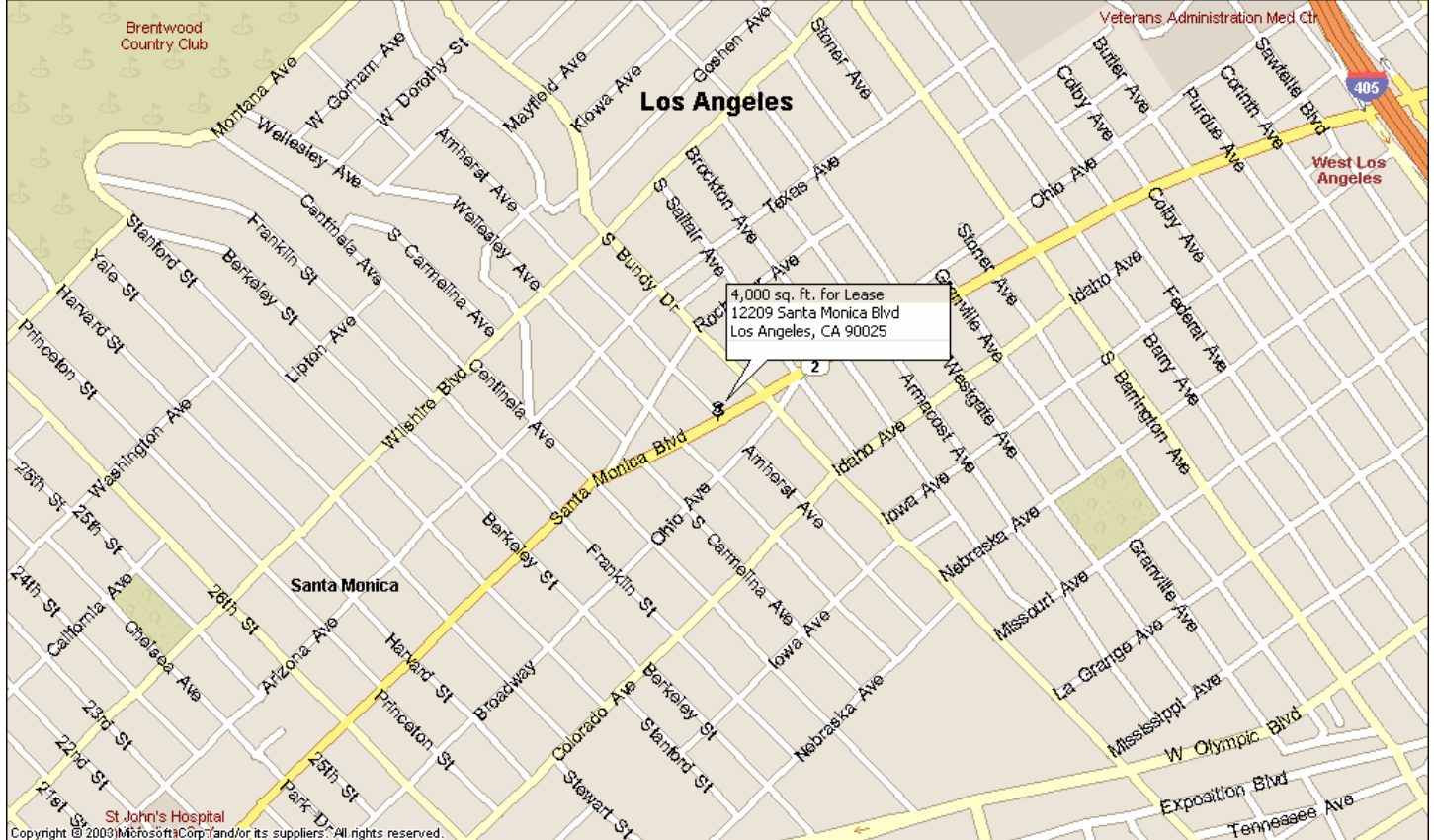


Palm Plaza First Floor Site Plan



Available Space Floor Plan

MAPS



1 Mile Radius Street Map



3 Mile Radius Aerial Map

Santa Monica Boulevard in West LA

Santa Monica Boulevard Transit Parkway Project

The Santa Monica Boulevard Transit Parkway Project is the reconstruction and reconfiguration of 2.5 miles of Santa Monica Boulevard between I-405 on the west (Beloit Avenue) and the Beverly Hills city limit on the east (Moreno Drive).

The new boulevard will have three eastbound and three westbound travel lanes. Neighborhood access roads on the north and south sides of the main road are planned. The project will include a new street lighting and traffic signal system, a landscaped median, bicycle lanes and bus priority features. Additionally, the on-ramps to the northbound and southbound I-405 Freeway will be improved by adding High Occupancy Vehicle (HOV) bypass lanes onto the freeway.



character to the area which the community can enjoy for years to come.

Gateway to the City of Santa Monica

The city of Santa Monica border is located at Centinela Avenue and Santa Monica Boulevard. The transition from West Los Angeles to Santa Monica is seamless with mutual benefits to both cities.

St. John's Health Center is located on Santa Monica Boulevard at 22nd Street. St. John's is the second largest employer in the city of Santa Monica with 1,755 employees. St. John's is the largest hospital in the area providing health care as well as generating a significant amount of business and traffic to the adjacent neighborhoods.

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Route 66 Lives

Diehard old-roads fans will be pleasantly surprised to know that Route 66 across Los Angeles still exists, almost completely intact. Heading east from Palisades Park in Santa Monica—and now marked by prominent beige road signs as "Historic Route 66 1935– 1964"—old Route 66 follows Santa Monica Boulevard through the hearts of Beverly Hills and West Hollywood.

Santa Monica Boulevard in West Los Angeles, now designated as Highway 2, is characterized by a mix of modern and vintage properties. The charm of the mid-20th Century architecture recalls the days of Route 66, while the modern skyscrapers and transit parkway improvements exemplify the 21st Century Santa Monica Boulevard.