

## PROJECT FACTS

**GLA: 65,500 SF**

- ▶ Well located along Wilshire Blvd at Brockton Ave in the highly sought after Brentwood trade area
- ▶ The center has 2 levels of free parking for employees and customers alike
- ▶ Tenants benefit from prominent street frontage and strong demographics, in a highly dense urban environment

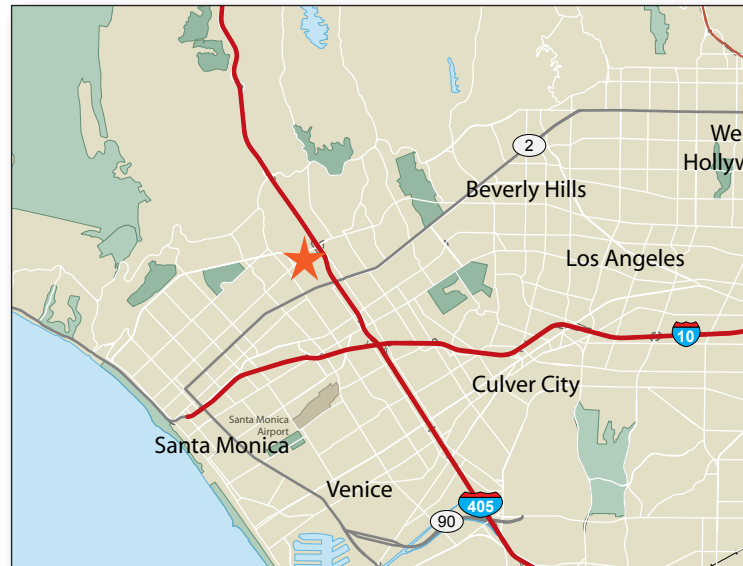
## FEATURED TENANTS

Ross Dress for Less, CVS/pharmacy, Jersey Mike's, Sprint, Fatburger, California Pita, Big Catch Seafood, Massage Envy

## 2015 DEMOGRAPHICS

|        | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 49,501     | \$ 102,866    | 25,607     |
| 3 mile | 255,246    | \$ 118,116    | 118,536    |
| 5 mile | 518,511    | \$ 117,083    | 238,249    |

2015 ESRI



## LOCATION

NW corner of Wilshire Blvd & Brockton Ave

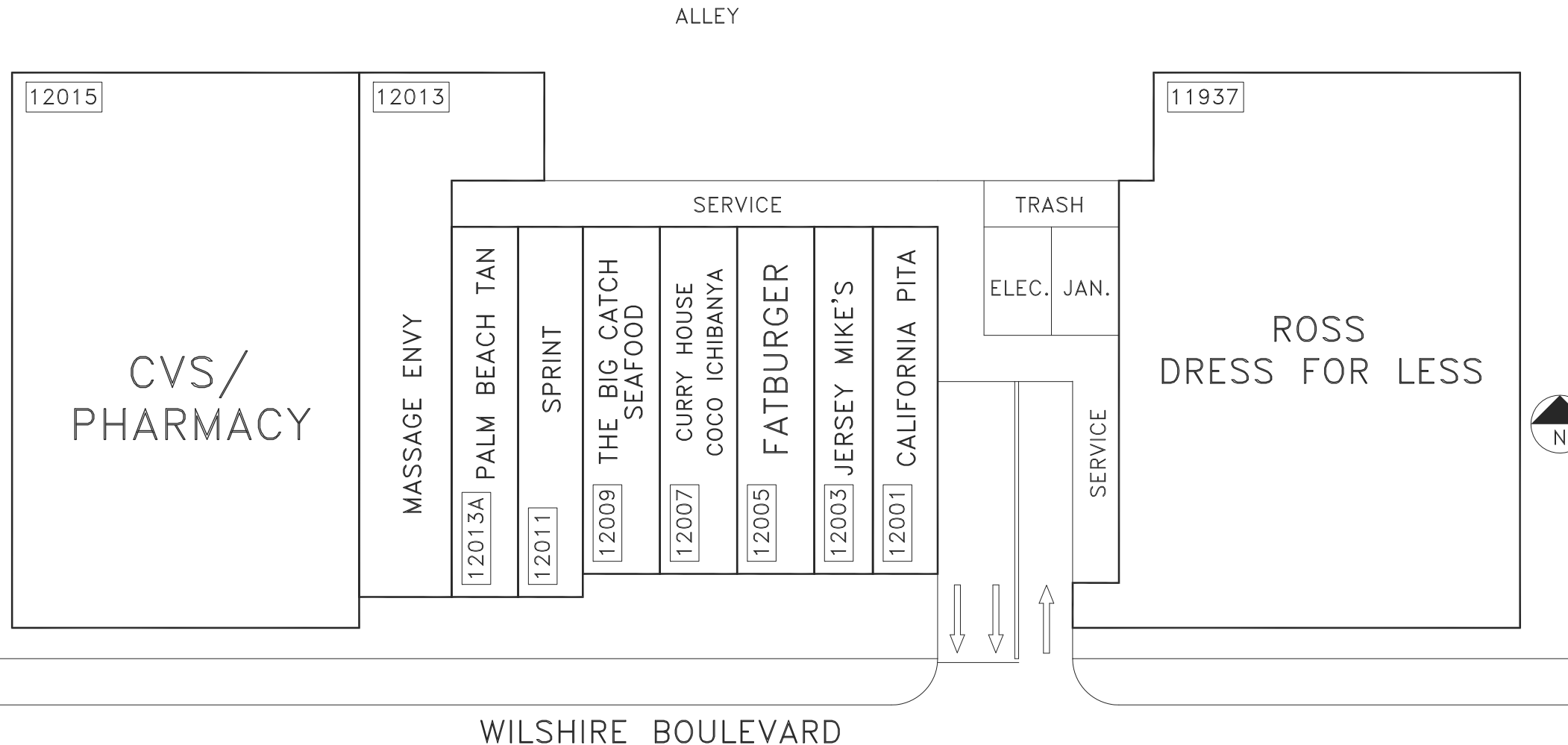
## LEASING CONTACT

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CA BRE ID 01171923



# BRENTWOOD PLACE

NWC WILSHIRE BOULEVARD & BROCKTON AVENUE, BRENTWOOD, CALIFORNIA



## TENANT ROSTER

|        |                            |           |
|--------|----------------------------|-----------|
| 11937  | ROSS DRESS FOR LESS        | 34,000 SF |
| 12001  | CALIFORNIA PITA            | 1,700 SF  |
| 12003  | JERSEY MIKE'S              | 1,700 SF  |
| 12005  | FATBURGER                  | 2,000 SF  |
| 12007  | CURRY HOUSE COCO ICHIBANYA | 2,000 SF  |
| 12009  | THE BIG CATCH SEAFOOD      | 1,700 SF  |
| 12011  | SPRINT                     | 2,000 SF  |
| 12013A | PALM BEACH TAN             | 2,148 SF  |
| 12013  | MASSAGE ENVY               | 3,252 SF  |
| 12015  | CVS PHARMACY               | 15,000 SF |

|                        |           |
|------------------------|-----------|
| PARKING PROVIDED =     | 311       |
| PARKING REQUIRED =     | 297       |
| GLA AS PER RENT ROLL = | 65,500 SF |
| ZONED =                | C-6       |
| REV. DATE =            | 12.10.15  |
| PLOT DATE =            | 12.10.15  |

## BRENTWOOD PLACE

11937-12015 WILSHIRE BOULEVARD  
BRENTWOOD, CALIFORNIA 90025



COMBINED PROPERTIES INCORPORATED

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(310) 205-9616  
FAX (310) 228-2160

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME, THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, SILETTED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'

APPROX. SCALE

## LEASING PLAN

BROCKTON AVENUE