

# NOV the

11819 WILSHIRE BOULEVARD, LOS ANGELES, CA



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# Project Highlights

- Completely redeveloped and rebranded environment consisting of **40,000 SF of retail, service and restaurants** in the highly desirable Brentwood/West Los Angeles neighborhood
- Thoughtfully reimagined lifestyle center focused on wellness and creativity featuring Zen architecture and design
- The Now offers flexible lease and build-out structures to accommodate virtually any approved use, and already features **CorePower Yoga, a leading yoga studio in Southern California**
- **200+ subterranean parking stalls**
- The Now is easily accessible to thousands of surrounding daytime workers local employees
- Convenient access to a discerning trend setting consumer with discretionary income

## JOIN THESE TENANTS



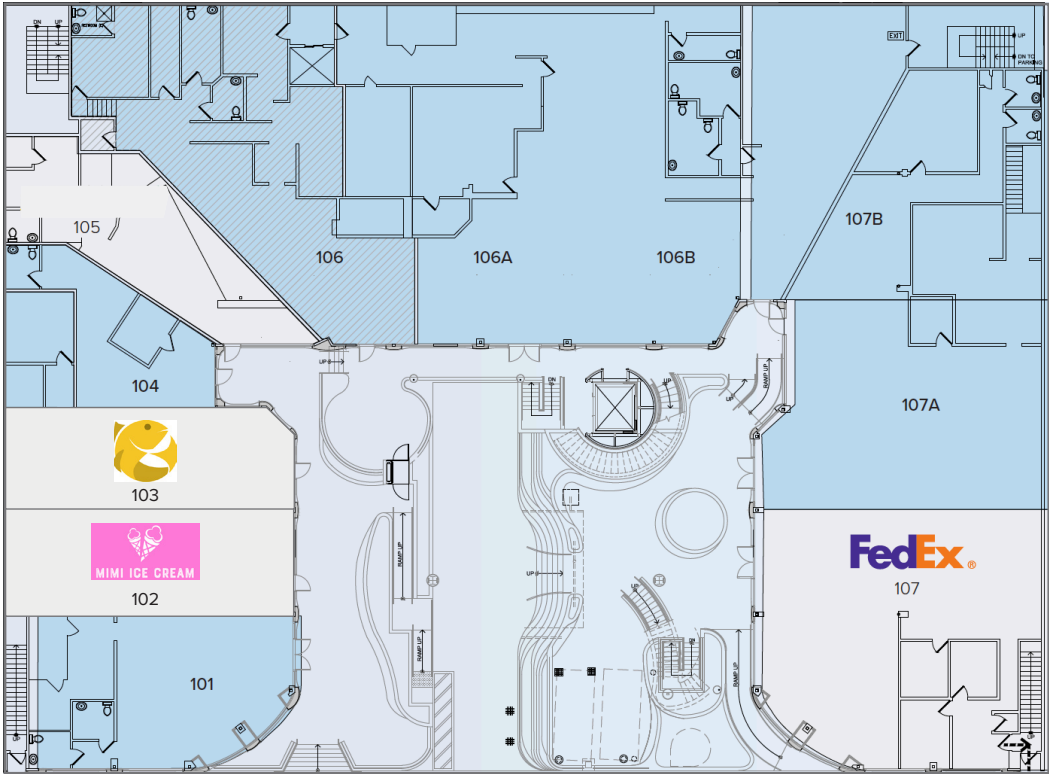


# Renderings



# Site Plan

## FIRST FLOOR



WILSHIRE BLVD | 44,993 CPD

Space	Use	Size (SF)
101	RESTAURANT	1,363
102	MIMI ICE CREAM	1,128
103	PACIFIC KITCHEN	1,091
104	RETAIL	990
105	RESTAURANT	1,286
106	RESTAURANT	2,512
106A	RESTAURANT	2,995
106B	RESTAURANT	3,000
107	FEDEX	2,488
107A	RETAIL	2,038
107B	RETAIL	2,910*

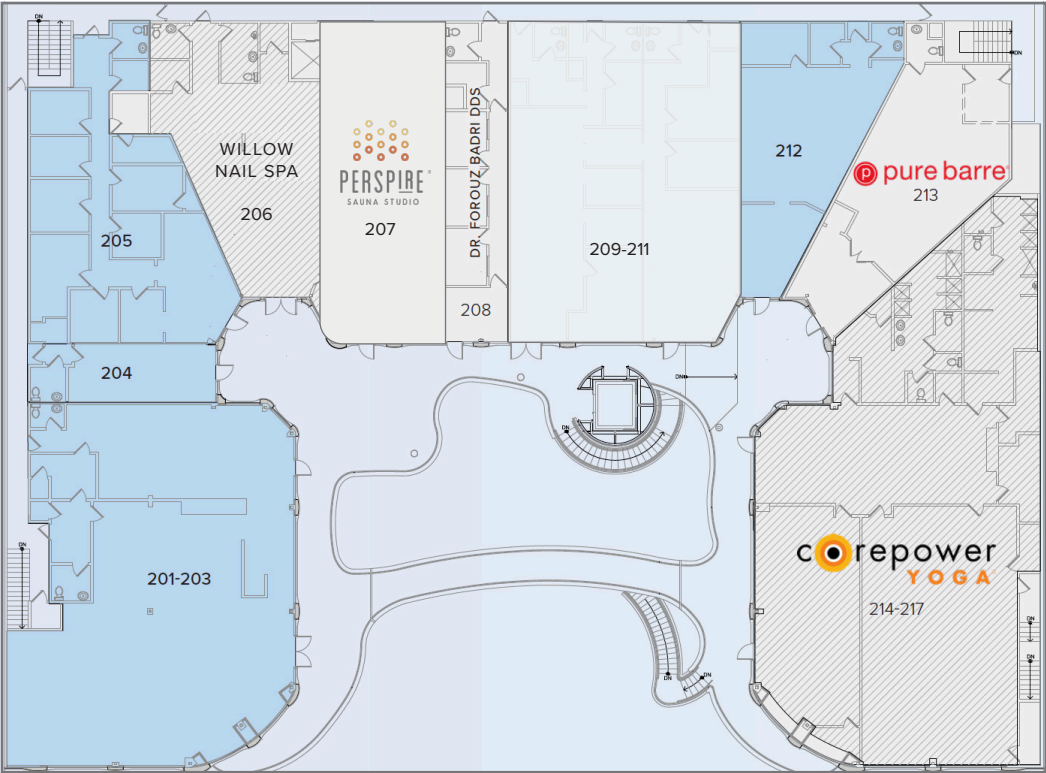
\*615 SF basement storage available

- CUP - TYPE 41 (BEER/WINE) AVAILABLE
- STRONG PERFORMING COREPOWER YOGA ON SECOND LEVEL
- GREAT VISIBILITY AND PYLON SIGNAGE OPPORTUNITIES
- 200+ SUBTERRANEAN SHARED PARKING SPACES



# Site Plan

## SECOND FLOOR



WILSHIRE BLVD | 44,993 CPD

Space	Use	Size (SF)
201-203	RESTAURANT	3,455
204	MEDICAL/SERVICE	455
205	MEDICAL/SERVICE	1,770
206	WILLOW NAIL SPA	1,205
207	PERSPIRE SAUNA STUDIO	1,510
208	DR. BARDI	796
209-211	HEALTH/WELLNESS	2,812
212	MEDICAL/SERVICE	1,201
213	PURE BARRE	1,289
214-217	COREPOWER YOGA	4,949



# Aerial



**VA GREATER LOS ANGELES**  
377,805 EMPLOYEES

**WELLS FARGO CENTER**  
500,475 SF OFFICE

**WILSHIRE LANDMARK I**  
328,331 SF OFFICE

**WEST WILSHIRE CENTER**  
186,963 SF OFFICE

**BARRINGTON PLAZA**  
712 UNITS

**UNIVERSITY HIGH**  
±1,658 STUDENTS

**the NOW**

**WILSHIRE LANDMARK II**  
455,080 SF OFFICE

**WILSHIRE WESTGATE**  
47,698 SF OFFICE





## 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.

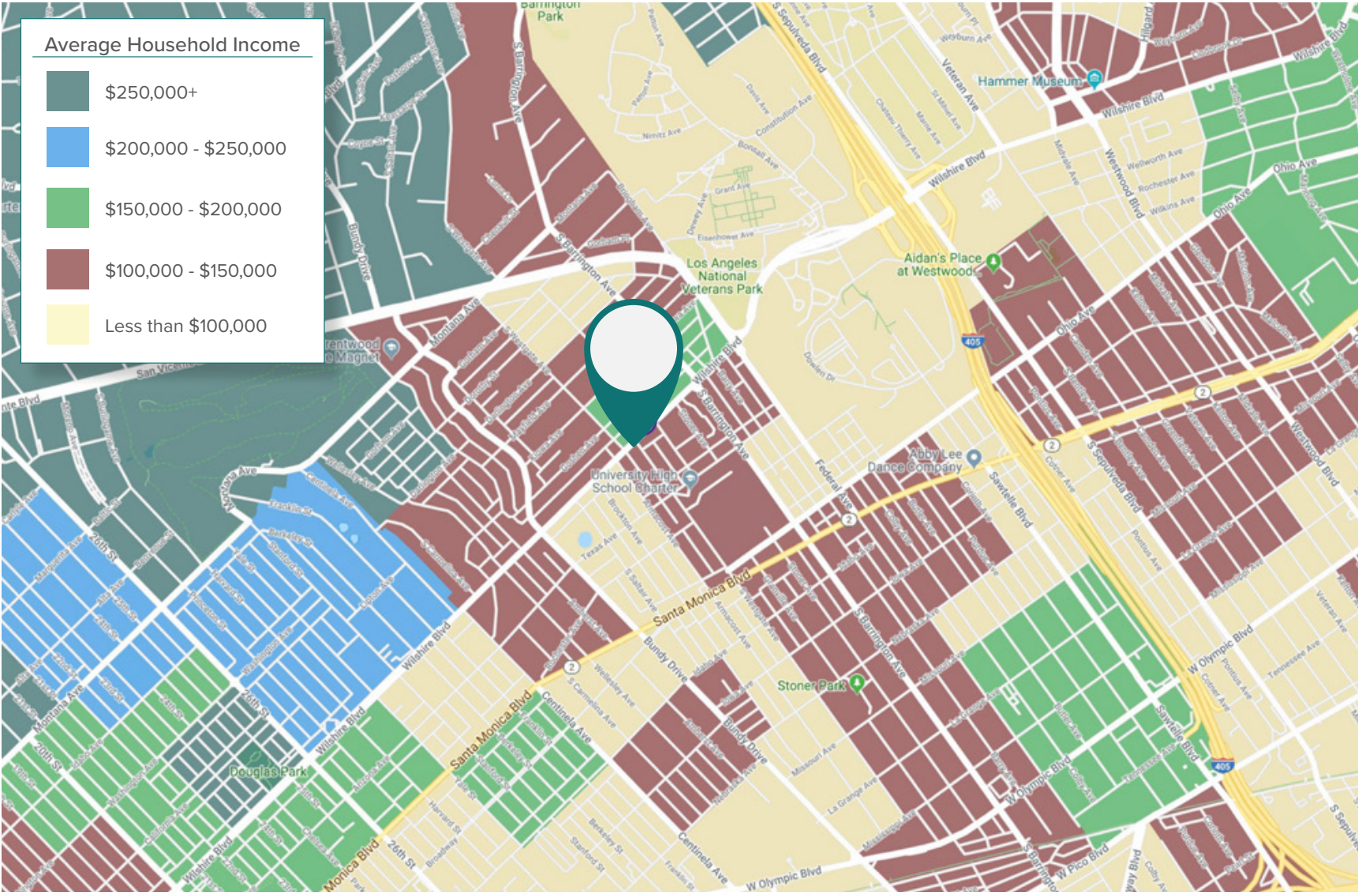


## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
Estimated Population (2023)	47,419	245,392	517,547
Projected Population (2028)	46,188	242,515	510,299
Census Population (2020)	48,758	250,452	529,191
Census Population (2010)	46,849	237,592	513,089
Households	1 Mile	3 Mile	5 Mile
Estimated Households (2023)	25,674	112,347	241,674
Projected Households (2028)	25,328	112,292	241,256
Census Households (2020)	26,119	113,499	244,365
Census Households (2010)	24,438	109,935	236,126
Income	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$165,495	\$195,004	\$193,793
Median Household Income (2023)	\$113,166	\$120,699	\$122,268



# Average Household Income









# the NOW

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