

FOR LEASE PROPERTY BROCHURE

6013 W OLYMPIC BLVD
LOS ANGELES, CA 90036

MIRACLE MILE MULTI-TENANT BUILDING

PRESENTED BY

ROGER PERRY

RODEO REALTY

310-600-1553

RPerry@RogerPerry.com

WWW.ROGERPERRY.COM

DRE# 01882885



Information deemed reliable but not guaranteed. This is not intended as a solicitation if your property is currently listed with another Broker. Rodeo Realty Inc. DRE #00951359.

LEASE DETAILS

Asking Rate	\$4,000 - \$5,000/mo (per space)
Available Spaces	7 spaces, 500 - 1,000 SF
Space Types	5 office suites (500-1,000 SF ea), 1,000 SF warehouse, 700 SF storefront
Current Tenants	AT&T, Verizon
Property Type	Office / Retail
Building Class	C
Lease Term	1 to 5 Years
Service Type	Plus All Utilities

PROPERTY HIGHLIGHTS

A multi-tenant commercial building in the heart of the Miracle Mile, one of Los Angeles's most recognized commercial corridors, with signage available and immediate availability on select spaces.

- ◆ Prime frontage on Olympic Boulevard at San Vicente
- ◆ Multi-tenant office/retail/warehouse building
- ◆ Signage available on the storefront space
- ◆ Walk Score of 94, a Walker's Paradise
- ◆ Transit Score of 62, Good Transit
- ◆ Flexible 1 to 5 year lease term
- ◆ Steps from Miracle Mile's shopping, dining, and museums
- ◆ Space now available



PROPERTY SUMMARY

A multi-tenant commercial building on Olympic Boulevard totaling 4,250 SF, currently occupied in part by AT&T and Verizon, with available space including five office suites, a warehouse, and a storefront within the Miracle Mile district.

4,250 SF

TOTAL BUILDING

1989

YEAR BUILT

94

WALK SCORE

62

TRANSIT SCORE

PROPERTY DETAILS

Property Type

Office / Retail

Building Class

C

Total Building Area

4,250 SF (per LA County Assessor)

Lot Size

2,238 SF

APN

5086-012-003

Cross Streets

Olympic Blvd & San Vicente Blvd

Jurisdiction

City of Los Angeles

Zoning

C2 (buyer/tenant to verify)

Available space and building facts per listing flyer and LA County Assessor public record (APN 5086-012-003). Tenant to verify all measurements, zoning, and permitted uses.

LOCATION

NEARBY LANDMARKS

- ◆ LACMA (Los Angeles County Museum of Art)
- ◆ Petersen Automotive Museum
- ◆ The Grove and Original Farmers Market
- ◆ Academy Museum of Motion Pictures
- ◆ La Brea Tar Pits and Museum
- ◆ Beverly Center

ACCESS & WALKABILITY

- ◆ Frontage on Olympic Boulevard at San Vicente Boulevard
- ◆ Walk Score 94, a Walker's Paradise
- ◆ Transit Score 62, Good Transit
- ◆ Central Miracle Mile / Museum Row location
- ◆ Convenient access to La Cienega, Fairfax, and San Vicente corridors

Walk Score and Transit Score per listing flyer. Distances to landmarks are approximate.

AREA OVERVIEW

The Miracle Mile is one of Los Angeles's most iconic commercial and cultural corridors, anchored by Museum Row and a dense mix of retail, dining, and entertainment along Wilshire and Olympic.

39,549

ZIP 90036 POPULATION

\$106,989

MEDIAN HOUSEHOLD INCOME

36.1

MEDIAN AGE

\$1.9M

MEDIAN HOME VALUE

LOCATION ADVANTAGES

- ◆ Heart of the Miracle Mile / Museum Row district
- ◆ Prime signalized corner exposure at Olympic and San Vicente
- ◆ Walker's Paradise walk score of 94
- ◆ Dense, affluent surrounding residential and office population
- ◆ Minutes from LACMA, the Petersen, and The Grove

DISTRICT CHARACTER

- ◆ Home to LA's premier museum row (LACMA, Petersen, Academy Museum)
- ◆ Mix of independent retail, galleries, and dining
- ◆ High foot traffic corridor along Wilshire and Olympic
- ◆ Strong long-term neighborhood identity and demand

Sources: RPR/Esri Commercial Trade Area report, ZIP 90036, generated 8/6/2026. Figures are ZIP-level and provided for general reference.

TRADE AREA & DEMOGRAPHICS

ZIP 90036 trade area profile spanning Fairfax, Hancock Park, La Brea, Park La Brea, and Miracle Mile/Mid-Wilshire, sourced from RPR's Commercial Trade Area report (Esri demographic data).



Trade area boundary map: RPR/Esri, 8/6/2026.

CONSUMER PROFILE

Dominant Segment: Metro Renters

43.1% of area households (vs. 2.0% nationally). Urban-core renters, largely singles and couples, active online shoppers, frequent restaurant and entertainment spending.

TRAFFIC COUNTS (ZIP 90036, HIGHEST LOGGED)

53,190 ADT

N LA BREA AVE | CROSS: OAKWOOD AVE, 0.07 MI

48,685 ADT

LA BREA AVE | CROSS: CARLING WAY, 0.03 MI

47,050 ADT

LA BREA AVE | CROSS: W 3RD ST, 0.05 MI

ADT = Average Daily Traffic (2023 Est.), RPR/Esri. Counts reflect the highest logged in the ZIP 90036 trade area, not necessarily at the Olympic Blvd & San Vicente Blvd corner specifically; provided for general market-context reference.

PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY



CONTACT INFO



ROGER PERRY

RODEO REALTY

310-600-1553

RPerry@RogerPerry.com

WWW.ROGERPERRY.COM

DRE# 01882885



ROGER PERRY GROUP



Information deemed reliable but not guaranteed. This is not intended as a solicitation if your property is currently listed with another Broker. Rodeo Realty Inc. DRE #00951359.