

**for sale**

*owner-user or investment opportunity*

*Medical, Offices, Laboratory or Light Industrial*



*11570 W. Olympic Blvd.*



# for more information

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## WESTMAC

Commercial Brokerage Company



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# executive summary

WESTMAC Commercial Brokerage Company is pleased to present the opportunity to purchase 11570 W. Olympic Blvd., an owner-user or investment opportunity in West Los Angeles. The subject property is comprised of approximately ±10,724 square feet of building on approximately ±23,187 square feet of land. The property was built in 1956 and is zoned M2-1. Generous gated parking is striped for 30 cars plus 1 handicap space.

The building at 11570 W. Olympic Blvd is located in the heart of West Los Angeles, a highly desirable and strategically positioned commercial district. Situated just east of the intersection of Olympic Boulevard and Barrington Avenue, the property enjoys excellent visibility and accessibility along a major east-west corridor that connects key neighborhoods including Santa Monica, Century City, and Beverly Hills. The surrounding area is a dynamic mix of office, retail, creative, and light industrial uses. Proximity to major freeways such as the I-10 and I-405, as well as access to public transportation, makes the location attractive to both tenants and commuters.

The subject property has a neighboring opportunity that can be purchased together: 2207 Colby Ave. With a connected hallway between the two properties, whether purchased alone or together, this offering is ideal for an owner-user or investor seeking a sizable footprint in a vibrant and ever-growing neighborhood centrally located in West Los Angeles.





2207 Colby Ave.

11570 W. Olympic Blvd.

*Both buildings are available together or separately.*

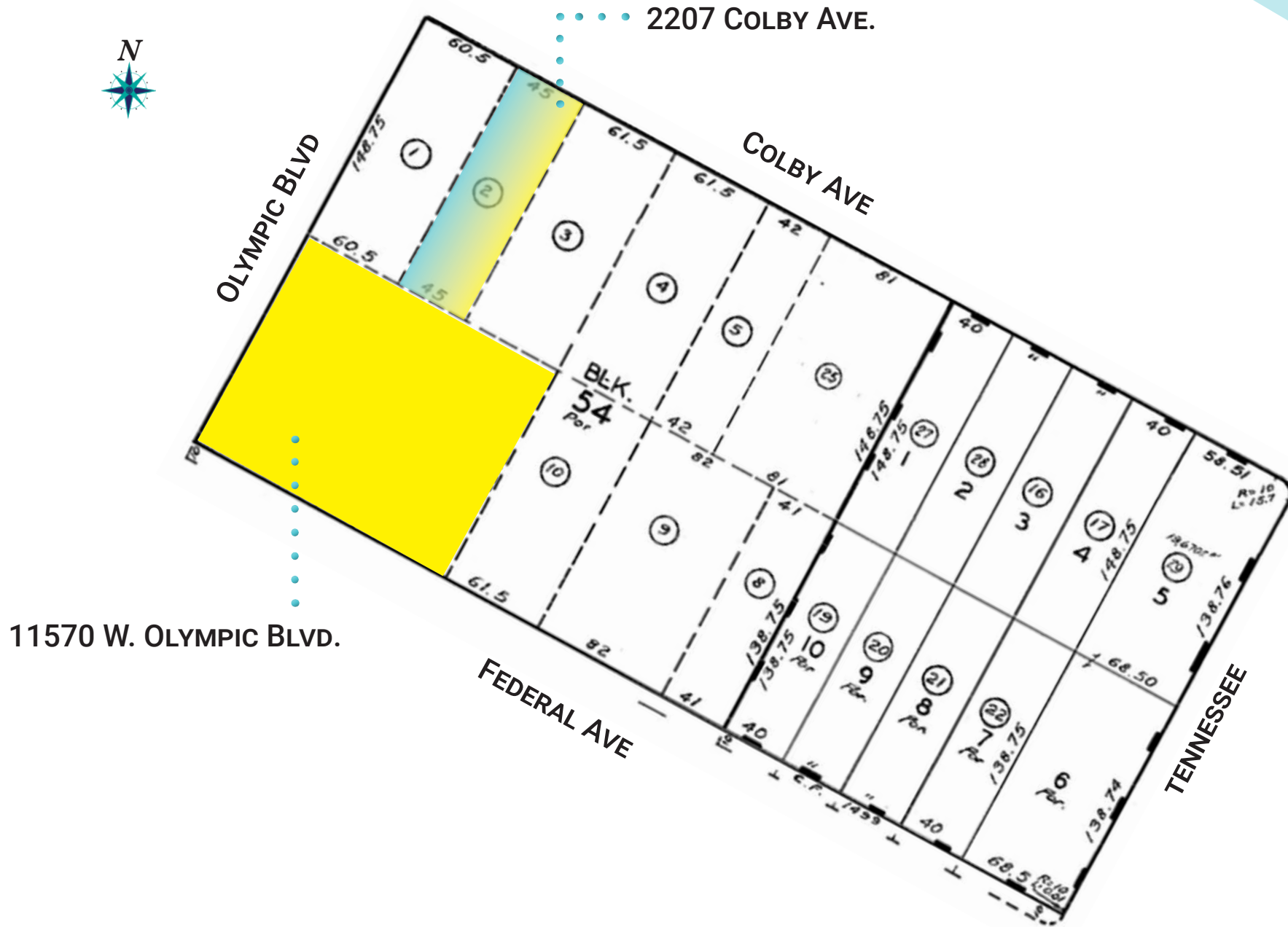




OLYMPIC BLVD



# parcel map



# property profile

<b>Address</b>	11570 W. Olympic Blvd., Los Angeles, CA 90064
<b>APN</b>	4260-015-024
<b>Building Size</b>	+/- 10,724 square feet (per tax record)
<b>Lot Size</b>	+/- 23,187 square feet (per tax record)
<b>Built</b>	1956
<b>Zoning</b>	M2-1
<b>Specific Plan</b>	Expo Corridor Transit Neighborhood Plan ("TNP"); not in a TNP subarea
<b>Stories</b>	One (1)
<b>Frontage</b>	139' along Olympic Blvd.
<b>Parking</b>	30 surface spaces + 1 handicap
<b>Walk Score</b>	91 (Walker's Paradise)

## M2-1 Zoning Uses (Buyer to verify)

- Lab Space/ R&D Biotech
- Self-Storage
- Medical Office
- Creative Office/ Flex Industrial
- Commercial Kitchen/ Ghost Kitchen
- Film/ Photography/ Production Studio
- Showroom/ Wholesale Distribution
- Veterinary Clinic/ Animal Hospital
- Fitness Gym
- EV Service and Storage

**sale price: \$8,995,000**

**\$839/SF**



2207 Colby Ave.

*subject property*

OLYMPIC BLVD

FEDERAL AVE



*click or scan for aerial video*

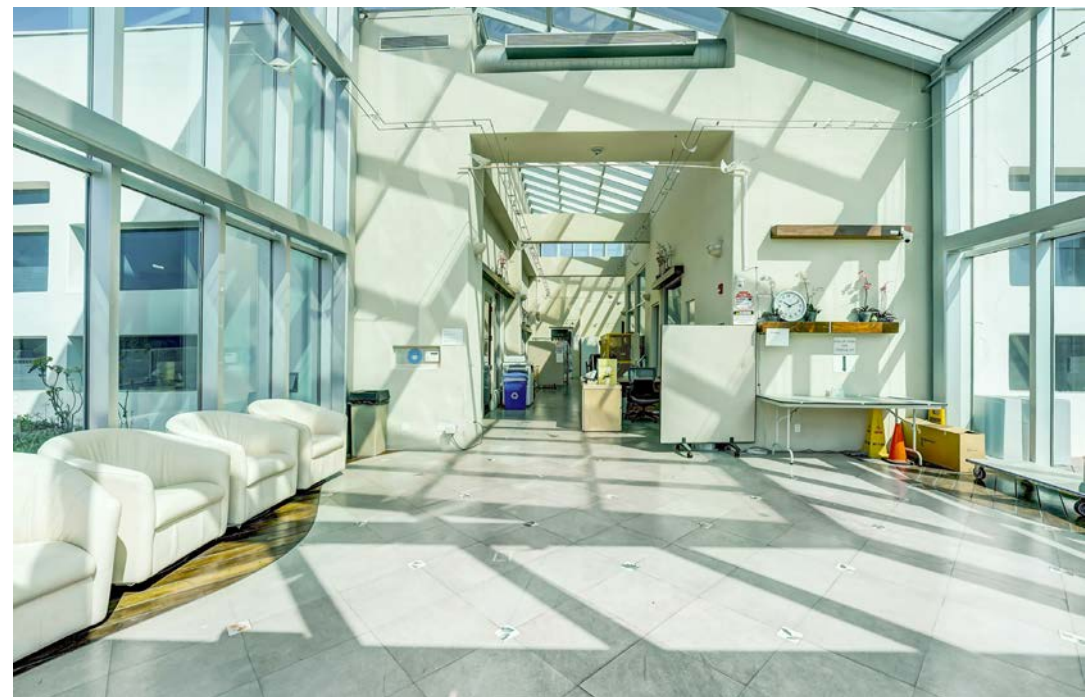




*exterior photos*











*interior photos*



*currently used as a medical laboratory*





# area summary

The area surrounding 11570 W Olympic Blvd, Los Angeles, CA 90064 is a vibrant, urban enclave nestled in West Los Angeles, near the border of Sawtelle and Century City. This location sits on a major commercial corridor — Olympic Boulevard — and benefits from a unique blend of residential calm, business activity, and culinary scene. The neighborhood offers convenient access to Santa Monica to the west, Beverly Hills to the east, and UCLA/Westwood to the north, making it a central and strategic hub for work and leisure alike.

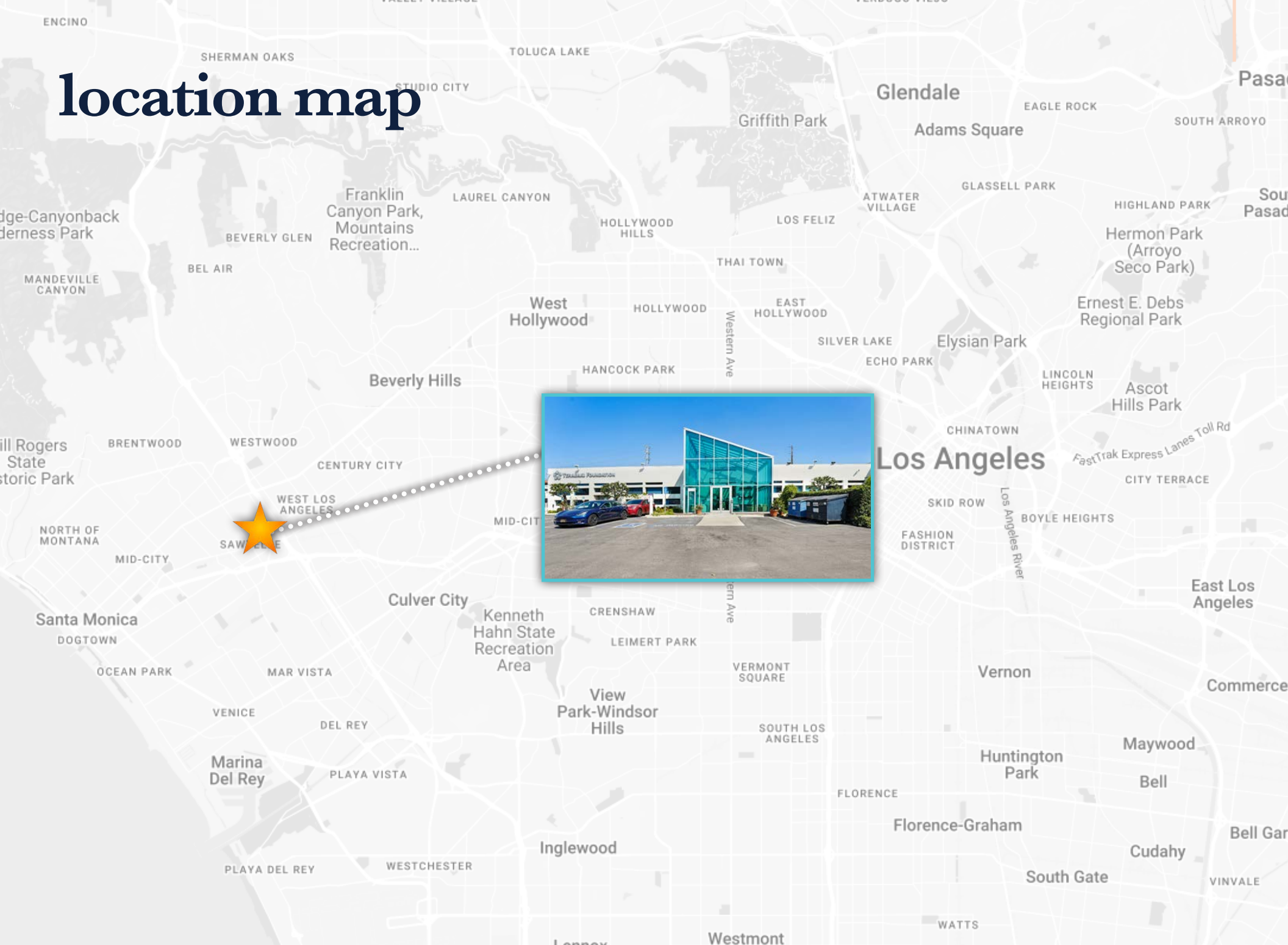
The block around the subject property features mid-rise office buildings, creative workspaces, and some light commercial units. The property itself is situated in a business-friendly zone that draws a variety of industries, from real estate and finance to media and design. Several professional services, coworking offices, and tech-adjacent firms occupy the nearby buildings, making the area well-suited for weekday professional activity.

The area around 11570 W Olympic Blvd is best described as a dynamic mix of modern urban life with a strong local flavor. It combines a weekday professional pace with weekend-friendly dining, quiet residential blocks, and well-placed recreational amenities. It's an ideal setting for businesses seeking both visibility and comfort, or for individuals who want to be close to West LA's action without the congestion of central Los Angeles.





# location map





# demographics

1-3-5 mile radius from Subject Property

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	38,343	334,367	608,549
2024 Population	40,785	344,956	624,277
HOUSEHOLD & INCOME	1-MILE	3-MILE	5-MILE
2024 Households	19,180	153,048	281,027
Median Home Value	\$1,057,852	\$1,102,904	\$1,104,174
Average Household Income	\$131,974	\$131,739	\$138,292
Median Age	37.5	37.1	39.1
BUSINESS	1-MILE	3-MILE	5-MILE
Total Businesses	5,280	39,164	74,466
Total Number of Employees	40,460	312,552	579,613
Total Consumer Spending	\$675M	\$5.4B	\$10.2B



## MEDIAN HOME VALUE

Within a 3-Mile Radius \$1,102,904



## OWNER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 46,942



## RENTER OCCUPIED HOUSEHOLDS

Within a 3-Mile Radius 103,186



1 Mile From  
Subject Property



3.5 Miles From  
Subject Property



4 Miles From  
Subject Property



5 Miles From  
Subject Property



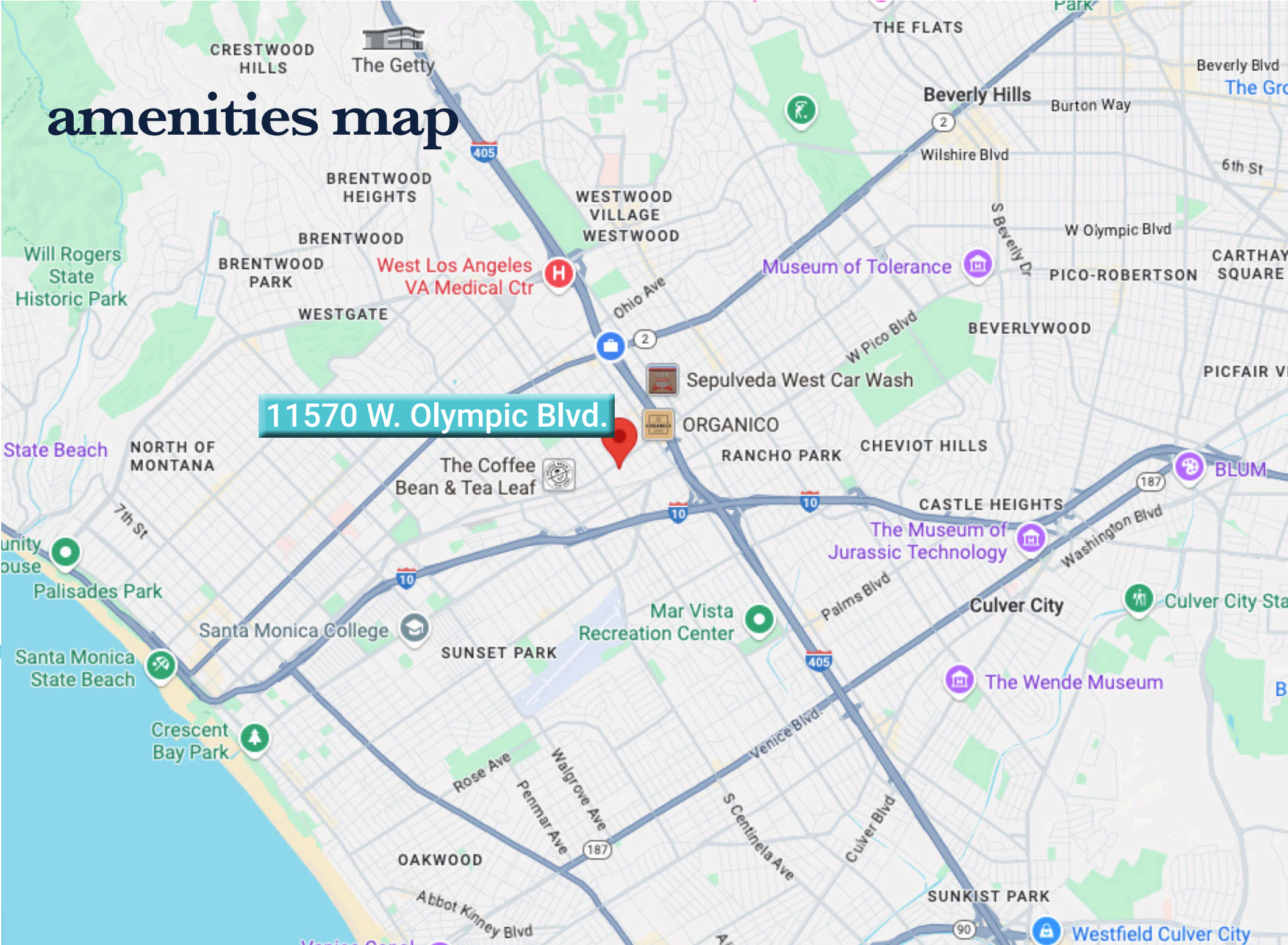
7 Miles From  
Subject Property



10 Miles From  
Subject Property



# amenities map



11570 W. Olympic Blvd.



## *disclaimer*

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



### *for more information:*

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