

**AVISON  
YOUNG**



\*conceptual rendering

# WESTSIDE PLAZA

## LAST RESTAURANT SPACE FOR LEASE!

11907 W Olympic Blvd  
Los Angeles, California

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Principal

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# LEASING TERMS

**Shopping center is undergoing exterior renovations to be completed by Q4 2024**

Located in densely populated West Los Angeles on Olympic Boulevard, Westside Plaza is just off Bundy Drive and a few blocks from the I-10 freeway. Perspective tenants have an opportunity to capture the continually growing residential population and a daytime population of over 38,000. Take advantage of this prime location on a well-traveled major corridor with high traffic counts.

<b>SQUARE FOOTAGE:</b>	±1,586 RSF
<b>ASKING RENT:</b>	Negotiable
<b>TERM:</b>	5 - 10 Years
<b>DATE AVAILABLE:</b>	Available

# SITE PLAN

Available for Lease

AVAILABLE UNITS		
UNIT #	SIZE	TYPE
11907	1,586 RSF	Restaurant

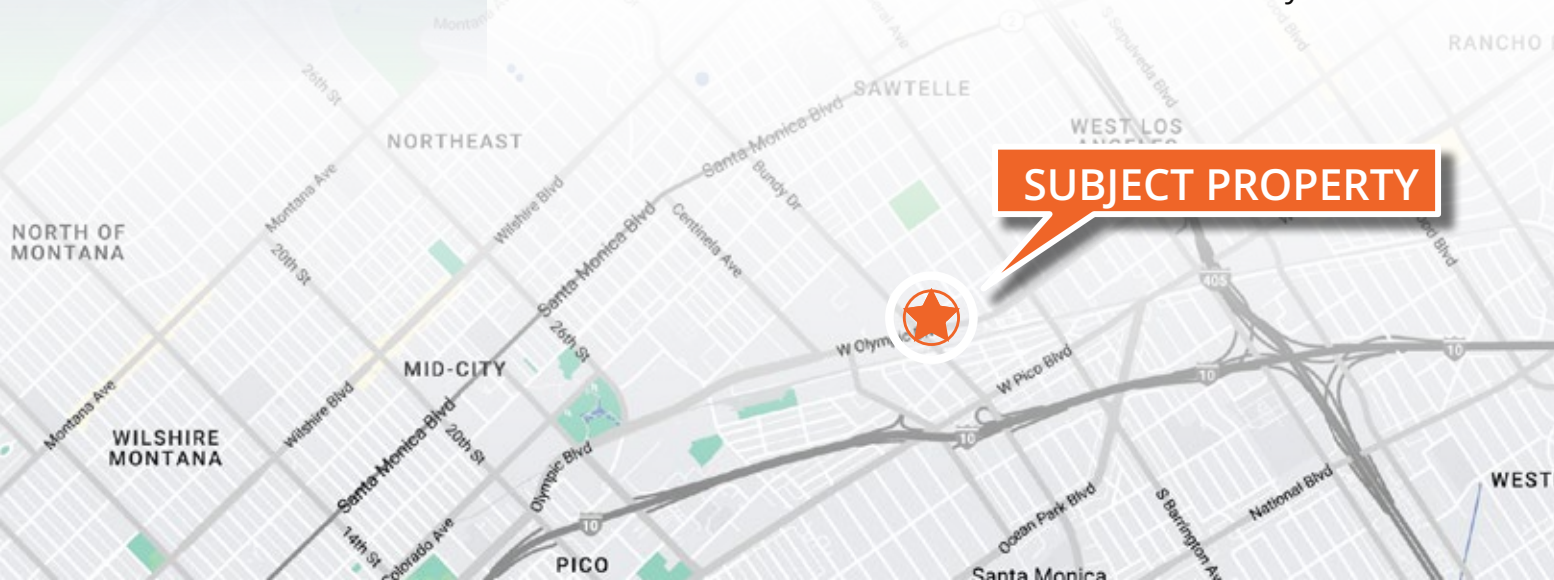
EXISTING TENANTS	
UNIT #	TENANT
11915	Green Massage Spa
11913	Coffee Bean
11911	Fat Tomato Pizza
11909	Jersey Mike's
11905	Sweet Red Peach Coming Soon!
11903	Good Stuff Burgers
11901	Tacos Por Favor



# Westside Plaza

## HIGHLIGHTS

- LAST second-generation restaurant space with type 1 hood available!
- Shopping center is undergoing exterior renovations to be completed by 4th quarter 2024
- Excellent visibility with pylon sign and 197' frontage on Olympic Boulevard
- Great signage and monument signage opportunity
- Abundant parking with 41 free surface parking spaces (2.60/1,000 SF)
- Excellent daytime demographics and traffic counts
- Walk Score (90) or "Walker's Paradise" and Transit Score (60) or "Good Transit"
- Convenient access to the 405 and 10 Freeways



### Sawtelle's Japantown Restaurants



### Lumen West LA Office Campus

### One Westside Shopping Center



## THIS IS LOS ANGELES

The West Los Angeles community consists of several communities with diverse people involved in business, charity, civic, clergy, consulate, cultural, educational, entertainment, medical, political, recreational and residential activities. The area has churches, a civic center, the 5th, 10th, and 11th City Council Districts, federal buildings, foreign consulates, hospitals, motion picture studios, major shopping malls, a National Guard Armory, parks, public and private country clubs and golf courses, schools and universities, synagogues, television companies, temples, theaters, and water reservoirs. Several of the Westside's unique locations, Bel-Air, Century City, the J. Paul Getty Museum, the Museum of Tolerance, the Skirball Jewish Center, three miles of the Pacific Ocean coastline, 20th Century Fox Studios, the UCLA and Westwood Village are nationally renowned sites that attract numerous visitors.

The West Los Angeles community is comprised of a diverse residential population that exceeds 228,000 people. Throughout the day, the business and residential population swells to approximately a half million people. The increase is due to those who either pursue knowledge and skills training at educational and professional institutes, including the University of California at Los Angeles (UCLA), and those who work or visit the neighborhoods of West Los Angeles. The West LA area, or "Westside" is bordered by the cities of Beverly Hills, Culver City, and Santa Monica, Los Angeles County and the Pacific Ocean..

<https://www.westlchamber.org/west-la>

# LIVE. WORK. PLAY.

## DEMOGRAPHICS | 2023 | 1-MILE RADIUS

**39K**  
POPULATION

**\$125K**  
AVG HOUSEHOLD  
INCOME

**19K**  
TOTAL  
HOUSEHOLDS

## TRAFFIC COUNT

COLLECTION ST	CROSS ST	DIST.	YEAR	COUNT
W Olympic Blvd	S Bundy Dr W	0.07	2022	43,413
S Bundy Dr	Exposition Blvd SE	0.08	2022	41,841
S Bundy Dr	I-10	0.08	2017	244,000

Plaza began renovations in 2024 to modernize and enhance the building exterior facade!



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