

# FLAGSHIP RETAIL OPPORTUNITY FOR LEASE

~84,000 SF Available



NEWMARK | PACIFIC

**11854 W. OLYMPIC BLVD.  
LOS ANGELES, CA**



## FORMER BED BATH & BEYOND FLAGSHIP A LANDMARK OPPORTUNITY ON THE WESTSIDE OF LOS ANGELES

This recently available property offers retailers a unique opportunity to secure a landmark location on the Westside of Los Angeles. Spanning across a ground floor and lower level, the space features 21' clear heights that allow for maximum flexibility in design and use. Three levels of parking above grade, including the rooftop, provide ample space for customers and employees. Signalized access with a left turn lane and crosswalk provides exceptional access to the building.



- Rare big box opportunity on the Westside
- Prominent signage
- Signalized entrance
- Proximate to Metro Expo stop
- Built in 2007
- 4 Minutes to both I-10 and I-405 Freeways
- ±78,930 Square Feet on two floors
- 350 car parking stalls
- 21+ feet clear height
- ±244 feet frontage
- 2,000 amps 480v 3ph, 4 wire
- 5 passenger/cart elevators and 1 freight elevator
- Escalator/vermaport service to both floors and all 3 parking levels
- 3 dock-high truck wells

With its prime location on Olympic Boulevard, this property will appeal to a diverse variety of users. The surrounding area is home to a mix of residential, commercial, industrial, and medical businesses, as well as a variety of cultural attractions. The property is also well-served by public transportation. The Expo Line light rail station is just a short walk away, providing easy access to other parts of the city. This makes it a convenient option for both customers and employees.



# ECONOMIC AGENTS

**hulu**  
LIONSGATE

SANTA MONICA COLLEGE

amazon ORACLE  
Red Bull STARZ UNIVERSAL

SANTA MONICA

PACIFIC PALISADES

BEL AIR

BRENTWOOD

RIOT GAMES  
WEST EDGE

SKYDANCE

Gelson's



KILROY

onni group

M metro

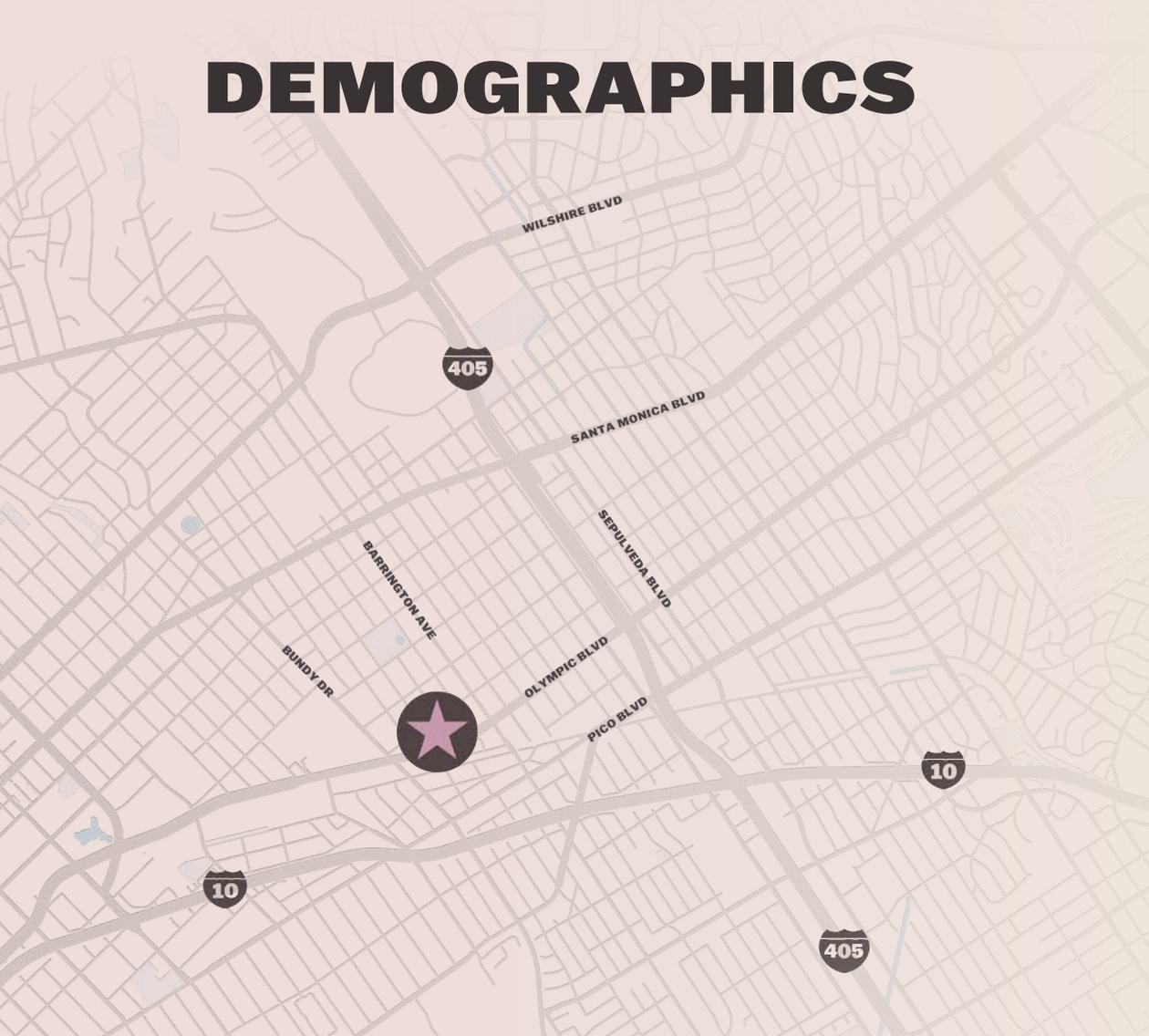
BUNDY DR.

11854  
OLYMPIC BLVD.

OLYMPIC BLVD.



# DEMOGRAPHICS



1 MILE	3 MILES	3 MILES
38,001 Population	338,847 Population	581,322 Population
37,990 Employees	299,509 Employees	502,169 Employees
\$166,764 Average Household Income	\$169,375 Average Household Income	\$177,834 Average Household Income



TRAFFIC COUNTS
202,500 I-10
50,253 Olympic Blvd.
43,048 Bundy Dr.





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## FOR MORE INFORMATION CONTACT:

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