



**11915**

La Grange Ave

**1935**

Armacost Ave

1935 Armacost Ave & 11915 La Grange Ave, Los Angeles, CA 90025

# Rare Office & Flex Buildings

## Now Available for Sublease in West Los Angeles

Two buildings totaling 39,916 SF located on adjacent parcels in the heart of West L.A.

Colliers





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# Sublease Highlights

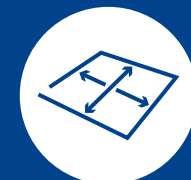


**1935**  
Armacost Ave

**11915**  
La Grange Ave



This is a rare opportunity to sublease a large transit-oriented, office/flex space opportunity on Armacost and La Grange Avenues in Los Angeles' westside submarket. The location benefits from immediate proximity to the 10 and 405 Freeways, Bundy Metro Expo Line Station, as well as proximity to major employers in the surrounding major tech, entertainment and media industries including Sony Pictures Entertainment, Amazon Studios, Apple, Fox Studios, and many more.



39,916 SF Building Size /  
81,658 SF Land Size



LAM2  
zoning



Clean, well-maintained  
modern office building  
with improvements



Over 47,000 people  
living within a  
1-mile radius



Convenient location within  
10 min walk to Bundy  
METRO Expo station



Robust parking with  
3.85 spaces/1,000 ESF  
Single: \$175/sp/mo  
Tandem: \$88/sp/mo



# 1935 Armacost Ave

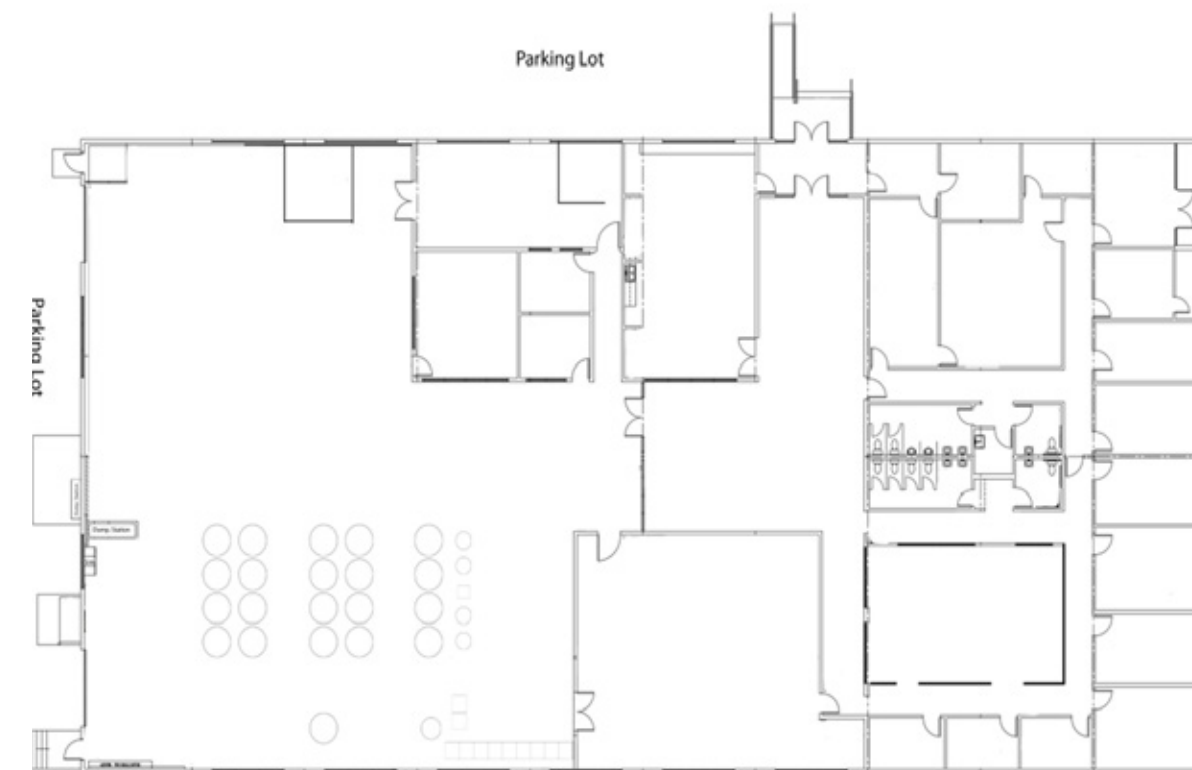
<b>Suite</b>	Entire Flex Building
<b>NNN Lease Rate</b>	\$3.95/RSF/Mo + Est \$0.65 NNN
<b>Available SF</b>	18,716 (not divisible)
<b>Availability</b>	30 days
<b>Term Through</b>	12/31/29
<b>Furniture</b>	Not Available
<b>Parking</b>	3.85 spaces/1,000 Single: \$175/sp/mo Tandem: \$88/sp/mo

## Highlights

- Signage available
- High ceilings & skylights
- Fully air-conditioned flex building
- Dock roll-up door
- Above standard power supply
- Excellent on-site parking

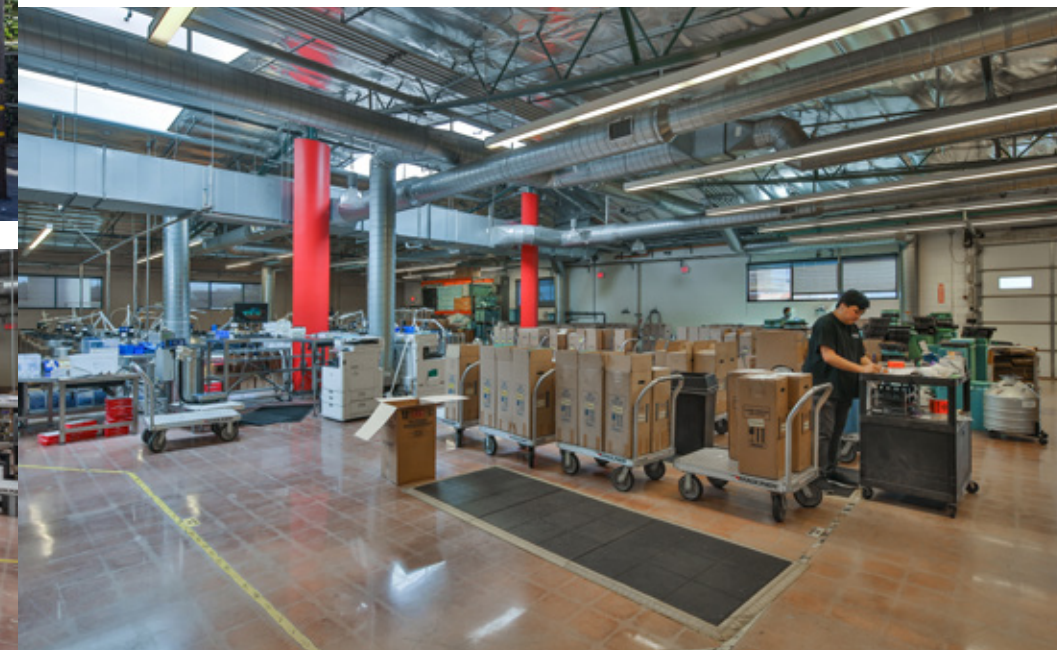
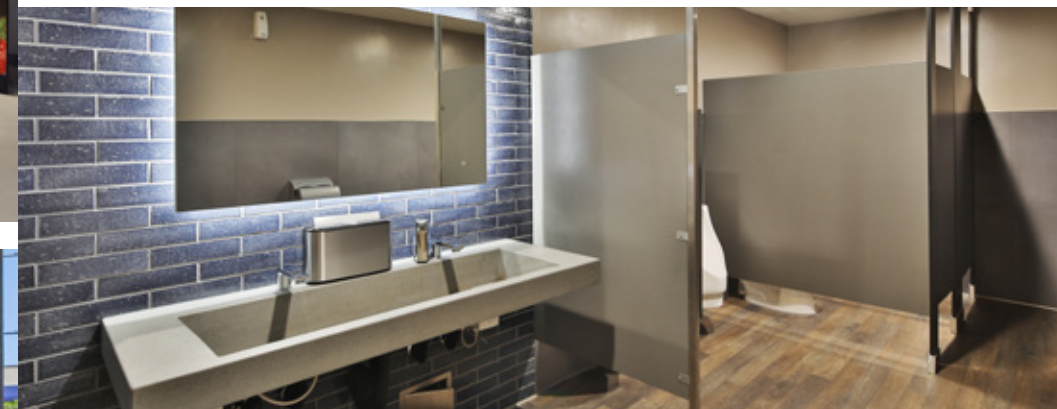


Parcel Map



Floor Plan







# 11915 La Grange Ave

<b>Suite</b>	1st and 2nd floors
<b>NNN Lease Rate</b>	\$3.95/RSF/Mo + Est \$0.65 NNN
<b>Available SF</b>	21,200 (divisible to 10,600 SF either full floor)
<b>Availability</b>	30 days
<b>Term Through</b>	12/31/29
<b>Furniture</b>	Negotiable
<b>Parking</b>	3.85 spaces/1,000 Single: \$175/sp/mo Tandem: \$88/sp/mo

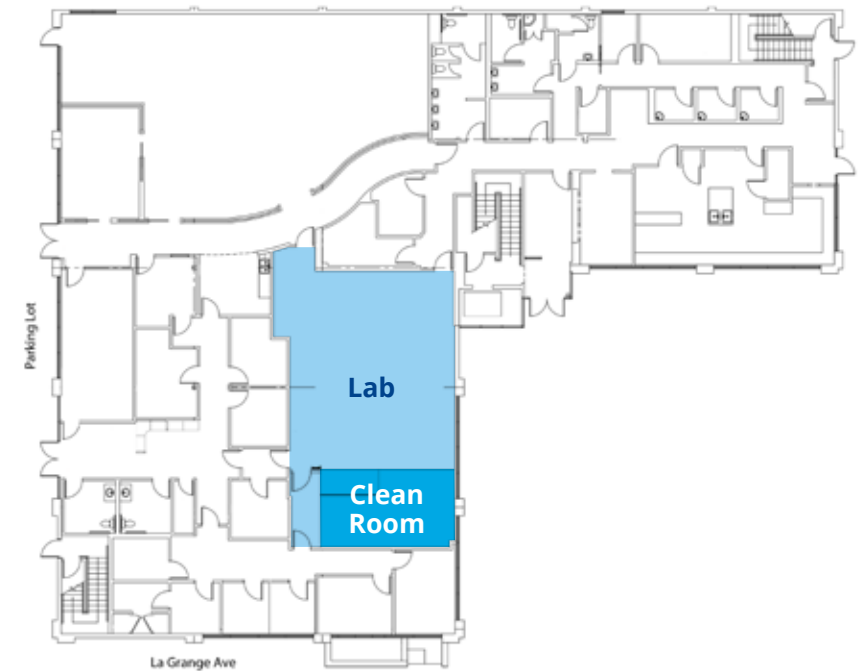
## Highlights

- Signage available
- Efficient floor plans
- Excellent on-site parking
- Great natural light throughout
- Newer ground floor improvements



Parcel Map

Floorplan | Floor 1



Floorplan | Floor 2









# West Los Angeles Office/ Market Overview

Encompassing nearly 100 square miles, West Los Angeles is a well-regarded business center that draws employers such as talent agencies, technology, media, finance, education and law firms. Medical employment also plays an essential role in the area's economy, driven primarily by the presence of several acclaimed medical centers, such as UCLA Health and Cedars-Sinai.

Situated in the heart of West Los Angeles, The Olympic Corridor runs along Olympic Boulevard from the eastern end of Santa Monica to the western edge of West Los Angeles. This region sits conveniently near the highly trafficked 10 and 405 freeways and services a large portion of millennials, working professionals, and young families. As a local attraction for tourists and residents, the close-to-40,000-inhabited Olympic Corridor neighborhood thrives on diversity, delivering immersive experiences with popular restaurants, which include Tsujita LA, Plan Check Kitchen+Bar, Motoring Coffee & Teaspoon tea shop.

### Household & Population



**\$102,657**  
Median HH Income



**23,617**  
Number of HH



**47,062**  
Current Total Pop.

### Education



**70%**  
College Graduate

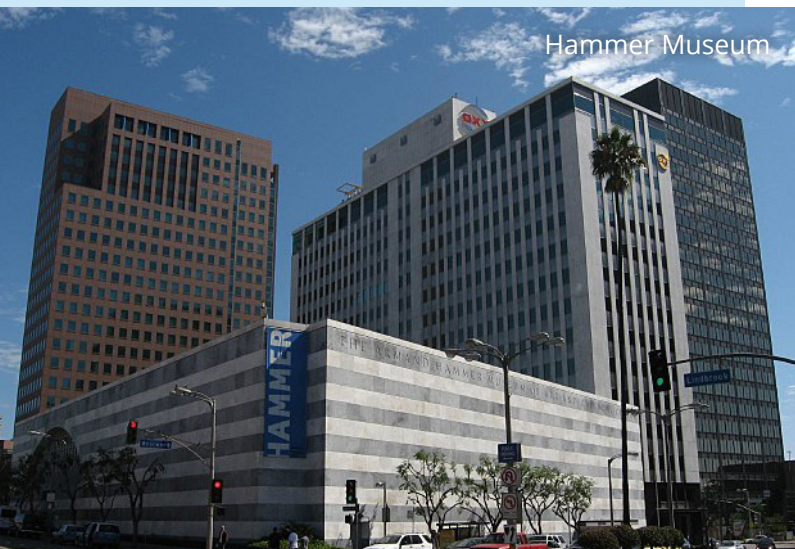
### Employment



**4.1%**  
Unemployment Rate







Hammer Museum



Plan Check Kitchen + Bar

# Amenities

## DINING

1. Café 50s
2. Plan Check Kitchen + Bar
3. Mogu Mogu
4. Tatsu Ramen
5. Tsujita LA Artisan Noodles
6. Millet Crepe
7. Killer Noodle Tsujita
8. Kusaki
9. The Carving Board
10. Sushi Enya
11. Sorry Not Sorry
12. Teddys Café
13. Don Antonios
14. Guidos
15. Rosemary Grill
16. Mama Hong's
17. Moms Bar
18. Kalaveras

## SHOPPING

1. Trader Joes
2. Ralph's
3. Roger Dunn Golf shops
4. The Block
5. One Westside Shopping Center
6. Plaza West
7. Brentwood Place Shopping Center
8. Westside Pavilion

## ATTRACTIONS

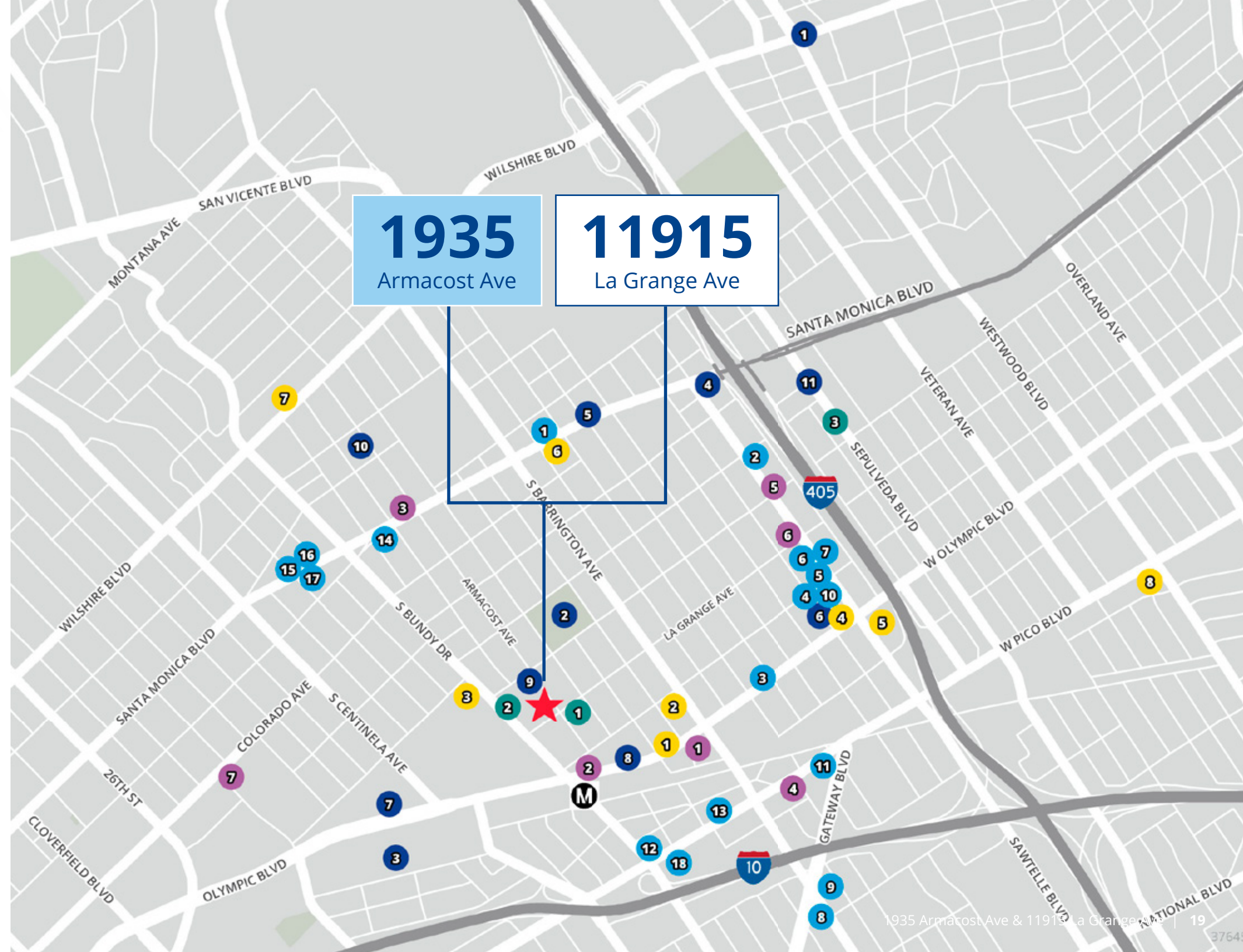
1. Hammer Museum
2. Stoner Park
3. Ishihara Park
4. Landmark's Nuart Theatre
5. Laemmle Royal
6. Westside Children's Theatre
7. Moss Theater
8. Wildwood High school
9. New West Charter School
10. Brockton Avenue Elementary
11. CatCafe Lounge

## FITNESS

1. Rockreation Climbing Center
2. LA Fitness
3. Equinox

## COFFEE

1. Motoring Coffee
2. Coffee Bean & Tea Leaf
3. Board House Coffee
4. Federal Coffee
5. Chit Chat Coffee
6. Teaspoon
7. Cafe Ruisseau





# Dense Immediate Submarket with Strong Underlying Demographics

- Over 47,000 people within one mile of the subject properties and over 325,000 people located within three miles.
- Strong average household income of \$147,121 within one mile and \$164,949 within three miles.
- Over 23,000 households within one mile and over 148,000 households within three miles.
- Vibrant residential market, with a median single-family home value of \$1.5 million in the immediate area.

Population Summary	1 mile radius	2 mile radius	3 mile radius
2023 Estimated Population	47,062	146,600	326,935
2028 Projected Population	49,059	149,497	330,824
2010 Census Population	-	-	-
2000 Census Population	42,783	129,496	301,032
2023-2028 Annual Pop Change (CAGR)	0.83%	0.39%	0.24%
2010-2020 Annual Pop Change (CAGR)	0.88%	0.66%	0.55%
2020-2023 Annual Pop Change (CAGR)	0.23%	0.19%	-0.12%
2022 Total Daytime Population	67,499	216,740	547,907
Workers	49,761	153,133	397,713
Residents	17,738	63,607	150,194

2022 Households by Income	1 mile radius	2 mile radius	3 mile radius
Total Households	23,617	68,605	148,535
<\$15,000	9.6%	9.5%	10.2%
\$15,000 - \$24,999	4.8%	4.7%	4.8%
\$25,000 - \$34,999	4.8%	4.1%	4.4%
\$35,000 - \$49,999	6.3%	5.9%	6.2%
\$50,000 - \$74,999	12.4%	11.5%	11.1%
\$75,000 - \$99,999	10.8%	10.6%	10.7%
\$100,000 - \$149,999	17.8%	17.3%	16.6%
\$150,000 - \$199,999	12.0%	12.3%	11.6%
\$200,000+	21.6%	24.2%	24.5%
Average Household Income	\$147,121	\$163,327	\$164,949
Median Household Income	\$102,657	\$107,721	\$105,806

# Area Office Market Overview

Only a short commute from Santa Monica, Brentwood, Westwood, Bel Air and Beverly Hills, The Olympic Corridor has become a major hub for a diverse tenant base of professional and streaming services, medical and creative industries, including companies such as Riot Games, Fox News and Hulu. Home to roughly 1.34 million sq. ft. of office space, the neighborhood's average asking rent for office and studio space has steadily increased over the past several years. Current asking rents for newer Class-A creative office buildings range between \$3.75-5.25 per square foot and are up 9.4% yoy as two recent developments (West Edge & LUMEN) deliver in the area, with no further construction planned.

## Top Area Employers by SF



633,509



171,633



160,862



159,470



156,585



135,154



123,779



100,000



95,996



89,070



88,768



87,822



87,756



80,340



76,298



# Transportation

Local transit links riders with many connections to the greater Los Angeles area via the Big Blue Bus and METRO Purple and Expo lines. Bundy/Expo station offers near-continuous service seven days a week from downtown Los Angeles to Santa Monica, within a 10-minute walk.



**Walk Score**  
**86/100**  
Very Walkable



**Transit Score**  
**61/100**  
Good Transit



**Bike Score**  
**88/100**  
Very Bikeable



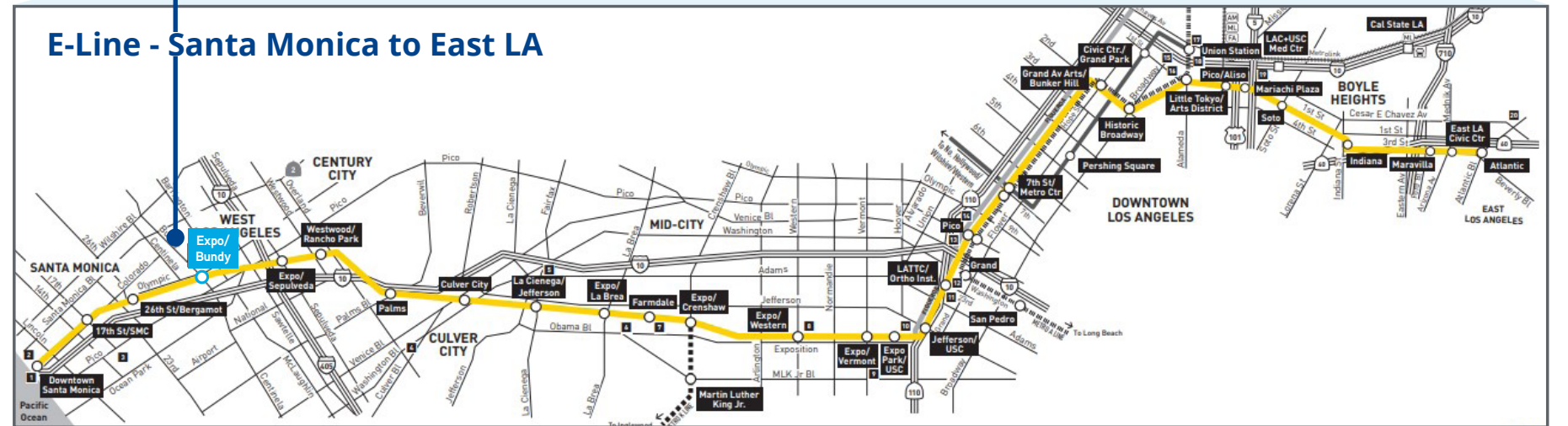
# LA Metro Rail & Busway



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## E-Line - Santa Monica to East LA







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