

FLAGSHIP RETAIL OPPORTUNITY FOR LEASE

±85,547 SF Building



NEWMARK | PACIFIC

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



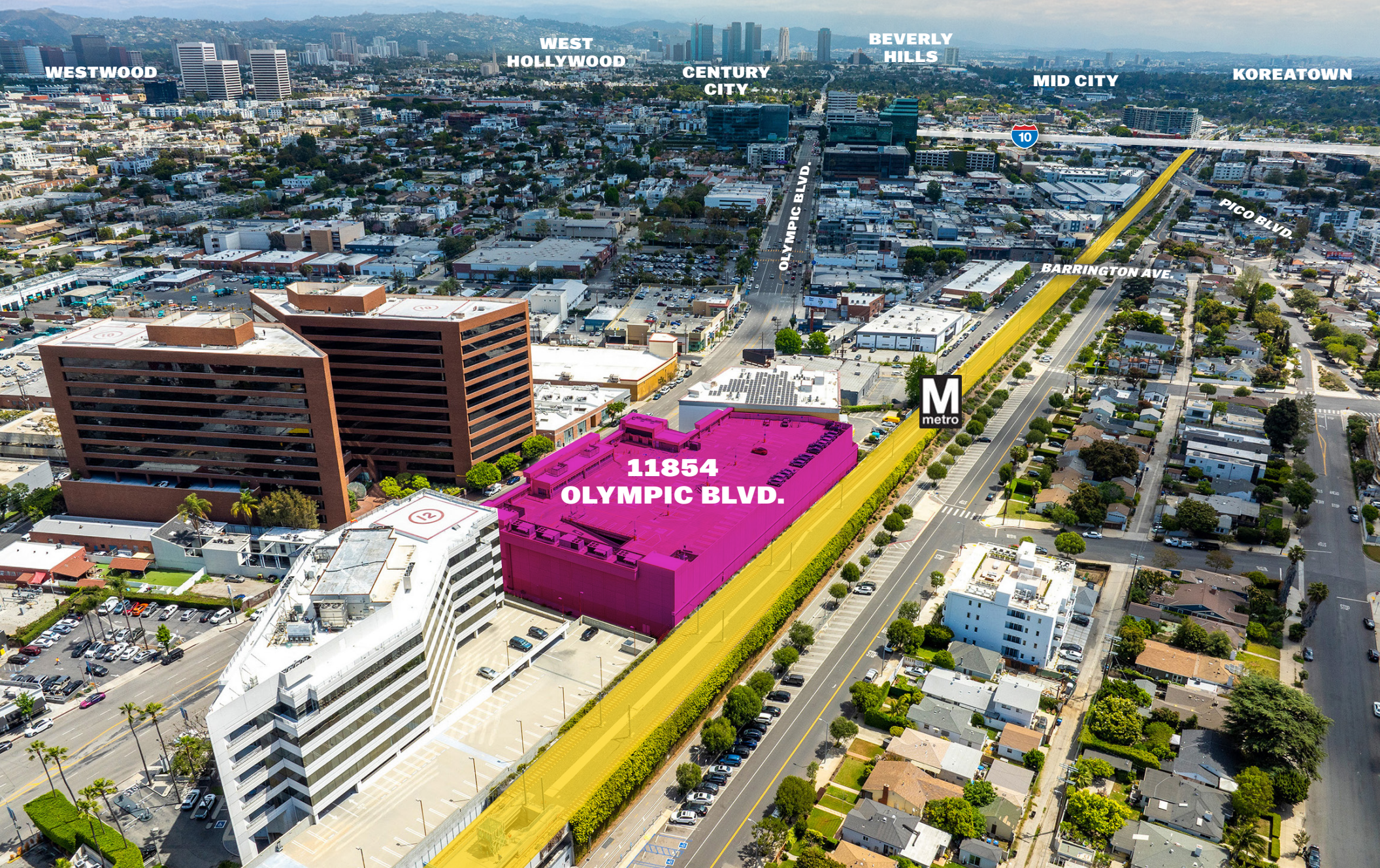
FORMER BED BATH & BEYOND FLAGSHIP A LANDMARK OPPORTUNITY ON THE WESTSIDE OF LOS ANGELES

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
- ±85,547 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



amazon ORACLE
Red Bull
STARZ

hulu
LIONSGATE

SANTA
MONICA
COLLEGE

SANTA
MONICA

PACIFIC PALISADES
BRENTWOOD

BEL AIR

RIOT GAMES
WEST | EDGE

SKYDANCE

Gelson's

KILROY

onni
group

M
metro

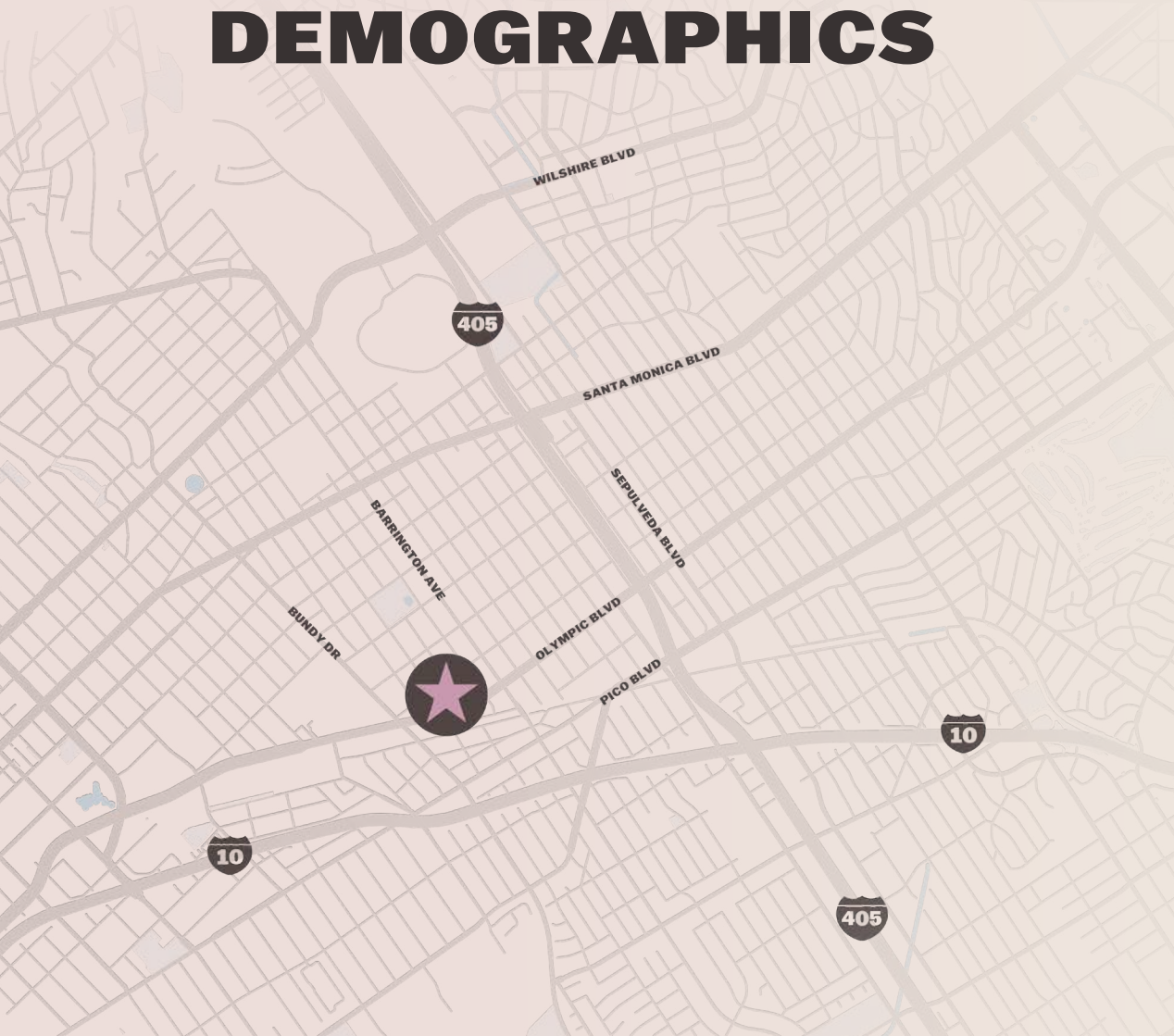
11854
OLYMPIC BLVD.

BUNDY DR.

10

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 AverageHouseholdIncome	\$169,375 AverageHouseholdIncome	\$177,834 AverageHouseholdIncome



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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