

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

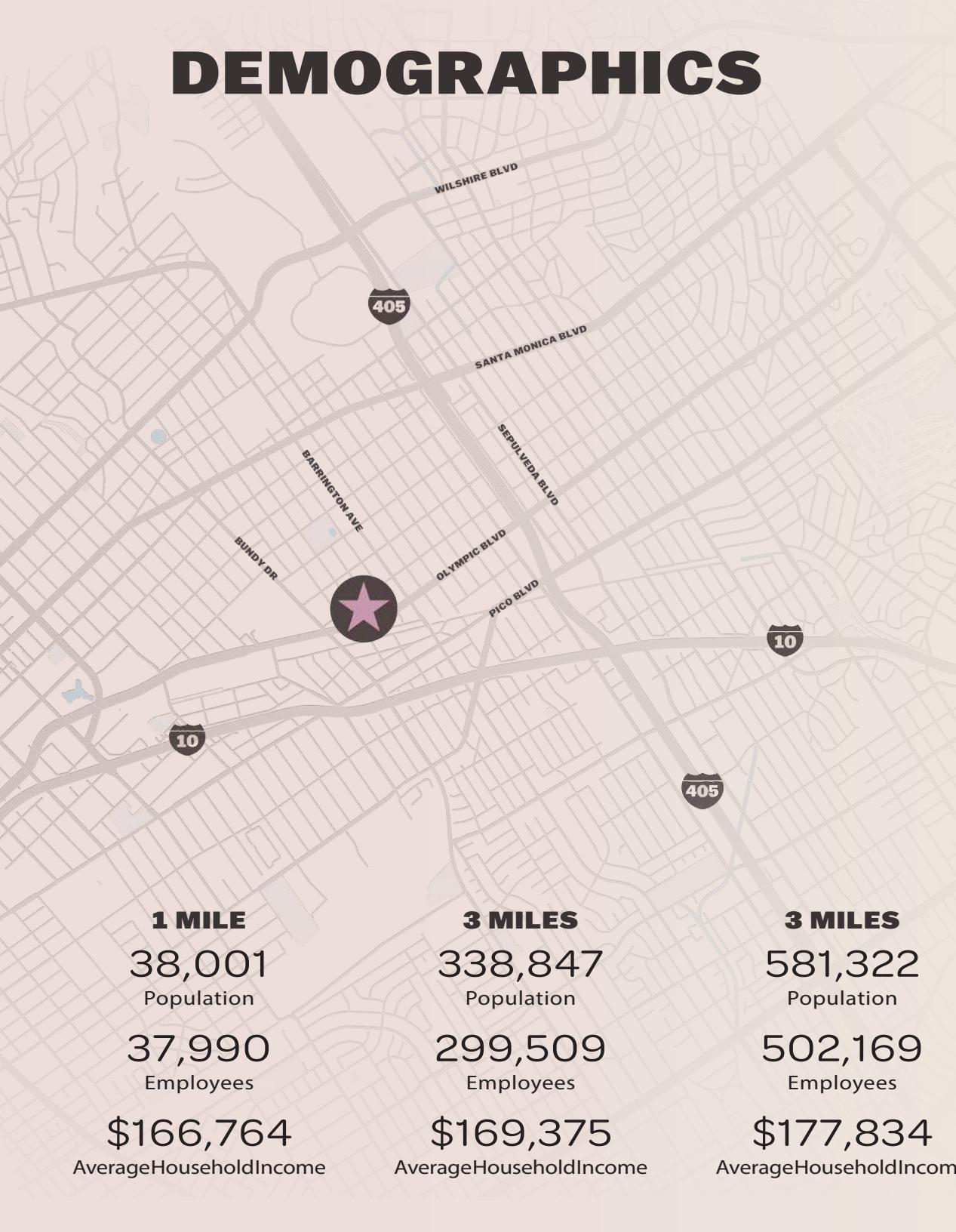
With its prime location on Olympic Boulevard, this property will appeal to a diverse variety of users. The surrounding area is home to a mix of residential, commercial, industrial, and medical businesses, as well as a variety of cultural attractions. The property is also well-served by public transportation. 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



DEMOGRAPHICS



1 MILE
38,001
Population
37,990
Employees
\$166,764
Average Household Income

3 MILES
338,847
Population
299,509
Employees
\$169,375
Average Household Income

3 MILES
581,322
Population
502,169
Employees
\$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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