

**FOR LEASE**

**11419 W. OLYMPIC BOULEVARD**  
LOS ANGELES, CALIFORNIA 90064



**PROMINENT RETAIL / TURN KEY VETERINARY CLINIC**

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**CBRE**



# GROUND FLOOR RETAIL/RESTAURANT/CAFE



11419 W. OLYMPIC BLVD

**Space A:** Dunkin'

**Space B:** Ivory's Bake Shop

**Space C:** ±3,529 SF

Rate: Upon Request

(NNN Est. ±\$1.25PSF/Mo.)



**DUNKIN'**

*Ivory's*  
BAKE SHOP

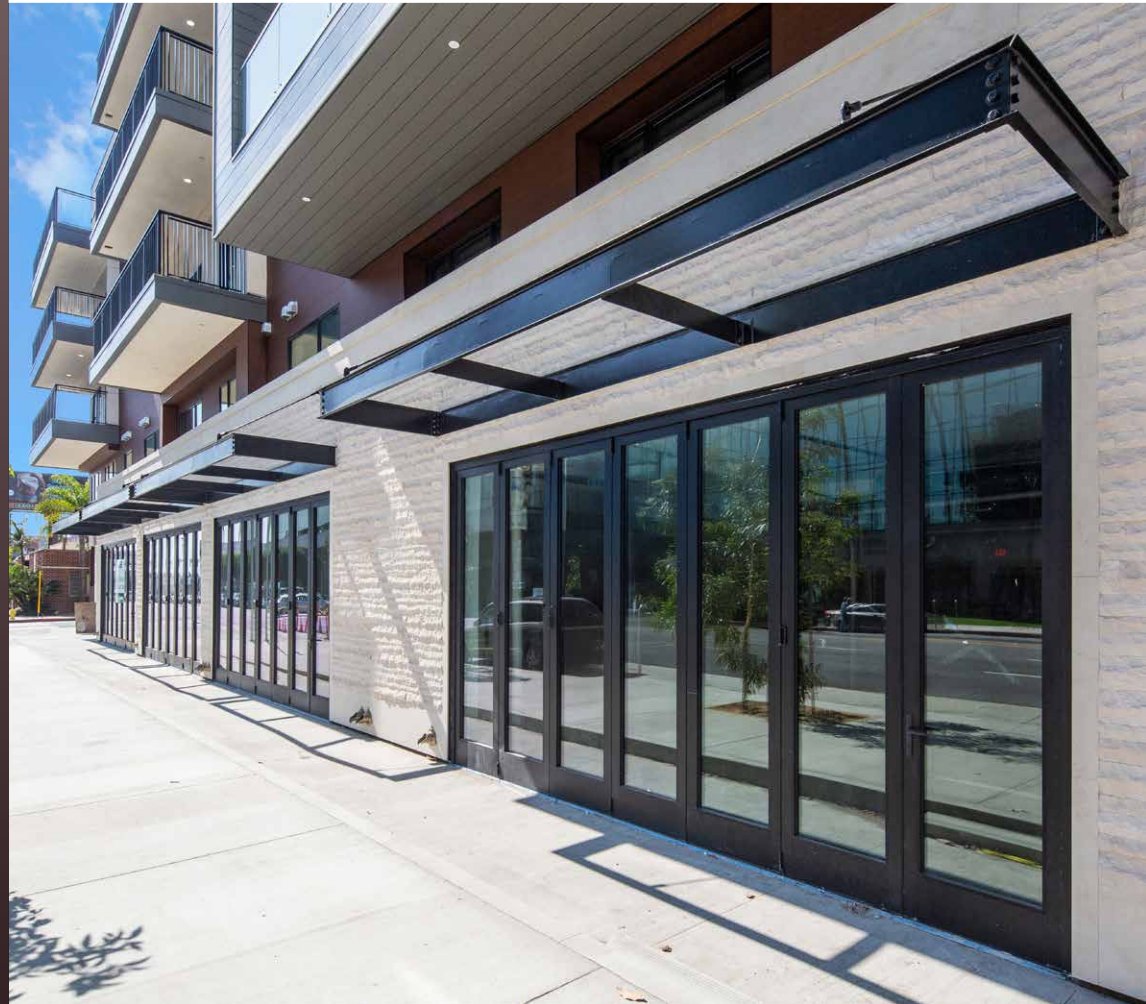
AVAILABLE



# PREMIERE RETAIL / TURN KEY VETERINARY CLINIC

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Join co-tenants Dunkin' and Ivory's Bake Shop on the ground floor of a newly built 77-Unit Mixed Use Apartment building in the heart of West LA and just blocks from Sawtelle (Japantown). This property boasts excellent on-site parking and is well-located near the 405-Freeway and adjacent to large office populations such as the Wonderful Company, Shawmut Design, Teleflora, the LUMEN Development, West Edge, and more!



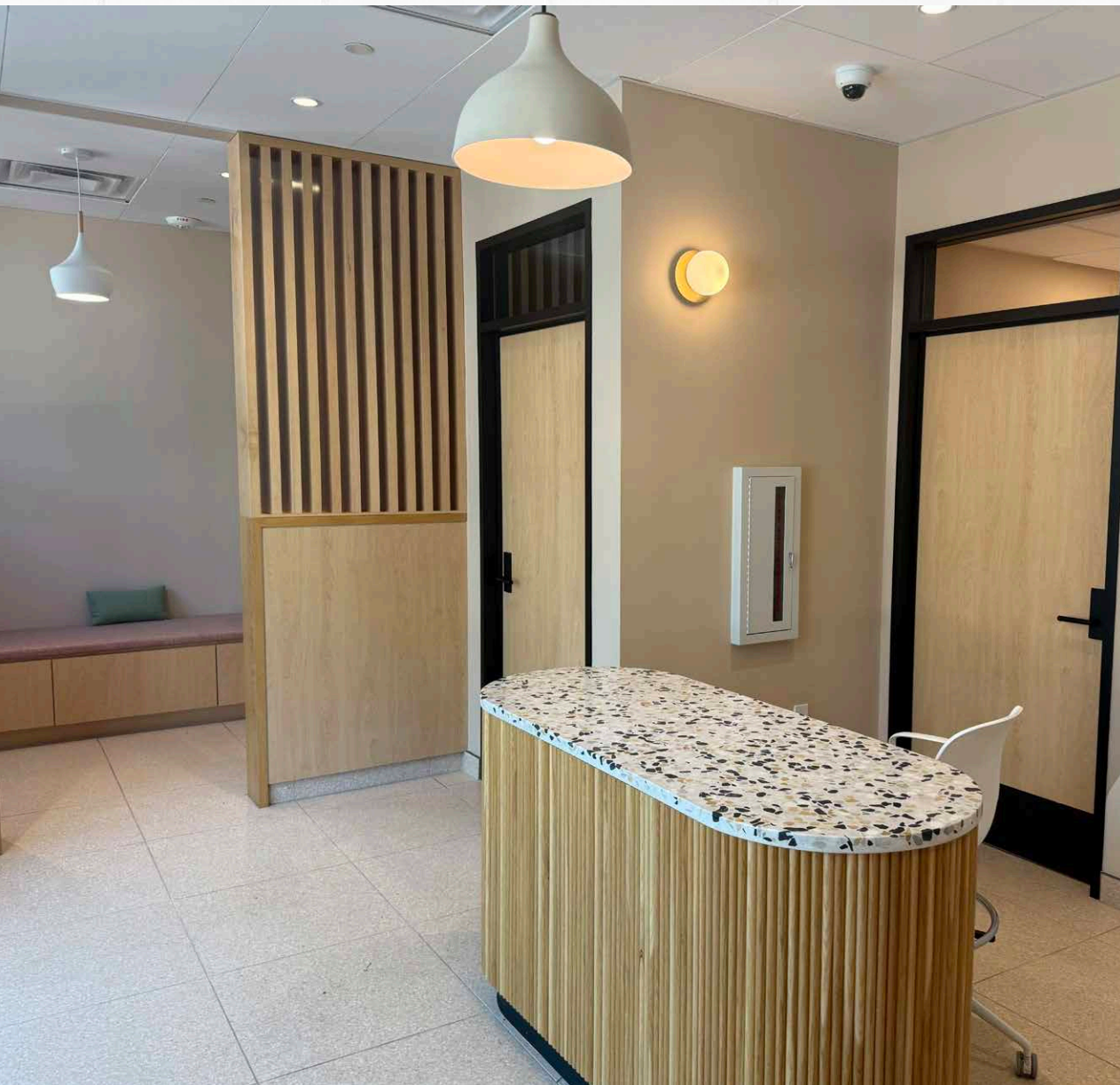


# INTERIOR





# INTERIOR







ENTRY TO  
PARKING

## HIGHLIGHTS



On The Ground Floor of a 77-Unit  
Mixed Use Apartment Complex



Prominent Corner Location



On-Site Parking  
±22 At Grade Parking for Retail  
±15 Subterranean Parking for Retail  
Many Street-Metered Parking Spaces



Blocks from the  
Heavy-Foot-Trafficked Sawtelle  
(Japantown)



High Ceilings and Bright Space

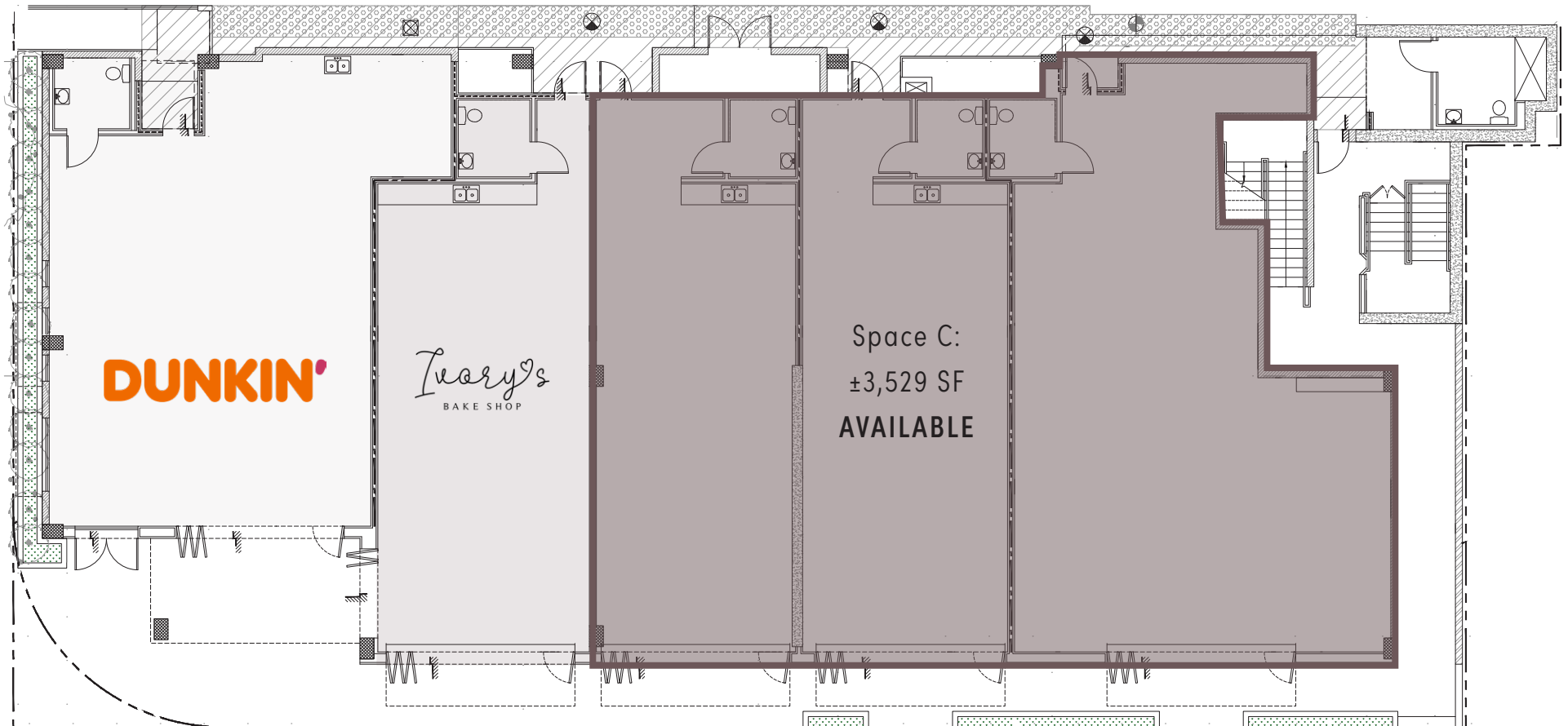
# FLOOR PLAN

11419 W. Olympic Blvd

Space A: DUNKIN'

Space B: IVORY'S BAKE SHOP

Space C: ±3,529 SF

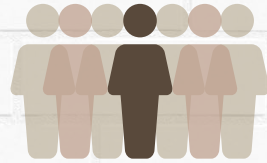


**HIGH CEILINGS &  
BRIGHT SPACE!**



# LOS ANGELES

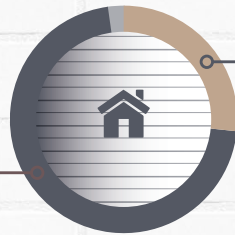
266,267  
RESIDENTS



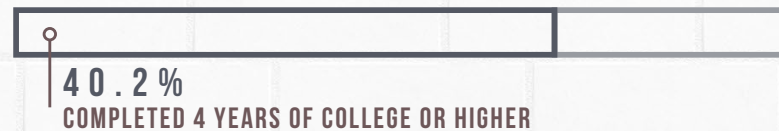
38.6  
MEDIAN AGE



59.8%  
RENT



31.0%  
OWN



# \$89,513

2024 PER CAPITA INCOME

# \$190,925

AVERAGE HOUSEHOLD  
INCOME

# 905,255

DAYTIME POPULATION



# DEMOGRAPHICS



Demographic Brief	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Population - Current Year Estimate	40,651	323,426	610,915
2029 Population - Five Year Projection	42,110	323,913	611,009
2020 Population - Census	38,879	327,655	622,969
2010 Population - Census	35,948	309,956	591,177
2020-2024 Annual Population Growth Rate	0.85%	-0.25%	-0.37%
2024-2029 Annual Population Growth Rate	0.71%	0.03%	0.00%



<b>Households</b>			
2024 Households - Current Year Estimate	20,214	148,354	285,449
2029 Households - Five Year Projection	21,425	151,835	291,635
2020 Households - Census	18,551	144,481	280,928
2010 Households - Census	17,230	141,612	271,407
2020-2024 Compound Annual Household Growth Rate	1.65%	0.51%	0.30%
2024-2029 Annual Household Growth Rate	1.17%	0.46%	0.43%
2024 Average Household Size	1.99	2.01	2.03



<b>Household Income</b>			
2024 Average Household Income	\$172,897	\$184,130	\$190,925
2029 Average Household Income	\$191,330	\$201,858	\$209,123



Demographic Brief	1 Mile	3 Miles	5 Miles
2024 Median Household Income	\$117,970	\$117,326	\$122,659
2029 Median Household Income	\$137,162	\$133,737	\$140,425
2024 Per Capita Income	\$85,758	\$84,727	\$89,513
2029 Per Capita Income	\$97,083	\$94,883	\$100,124

<b>Housing Units</b>			
2024 Housing Units	22,507	162,815	314,418
2024 Vacant Housing Units	2,293 10.2%	14,461 8.9%	28,969 9.2%
2024 Occupied Housing Units	20,214 89.8%	148,354 91.1%	285,449 90.8%
2024 Owner Occupied Housing Units	5,596 24.9%	48,363 29.7%	97,543 31.0%
2024 Renter Occupied Housing Units	14,618 64.9%	99,991 61.4%	187,906 59.8%



<b>Education</b>			
2024 Population 25 and Over	32,172	236,584	458,837
HS and Associates Degrees	7,478 23.2%	54,146 22.9%	111,226 24.2%
Bachelor's Degree or Higher	23,134 71.9%	172,039 72.7%	325,139 70.9%



<b>Place of Work</b>			
2024 Businesses	4,591	28,125	57,108
2024 Employees	37,971	285,106	529,232





DOWNTOWN  
LOS ANGELES

WEST  
HOLLYWOOD

CENTURY CITY

MIRACLE MILE

WESTWOOD

SAWTELLE

WEST LA HOMES

405

LUMEN

THE WONDERFUL  
COMPANY

11419 W.  
OLYMPIC BLVD

OLYMPIC BLVD





CULVER CITY

405

LAX

SANTA MONICA/  
VENICE

MAR VISTA

OLYMPIC BLVD

11419 W.  
OLYMPIC BLVD





WESTWOOD

SAWTELLE

405

WILSHIRE  
CORRIDOR

BEVERLY HILLS

11419 W.  
OLYMPIC BLVD

Wonderful

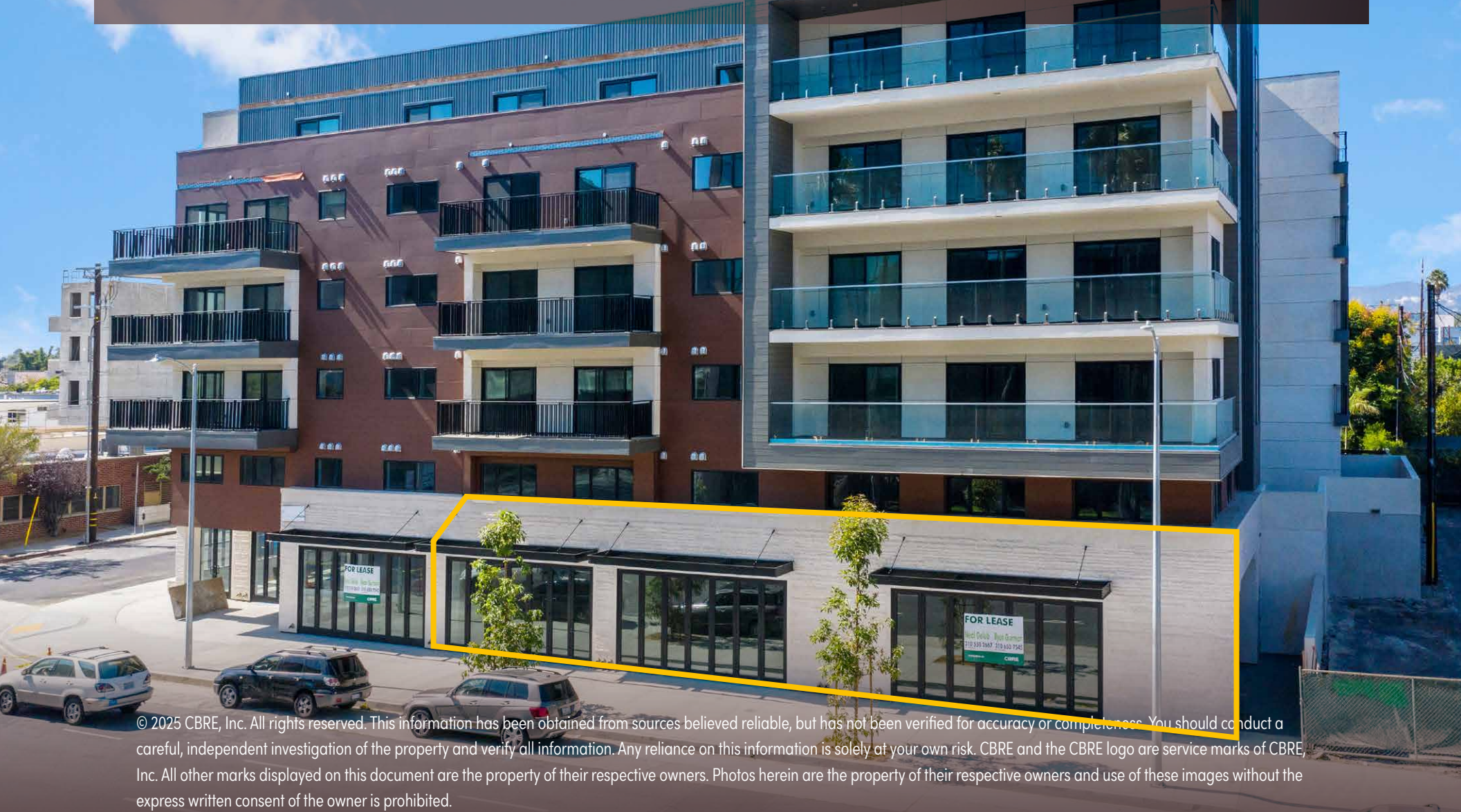
Wonderful



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