

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.)

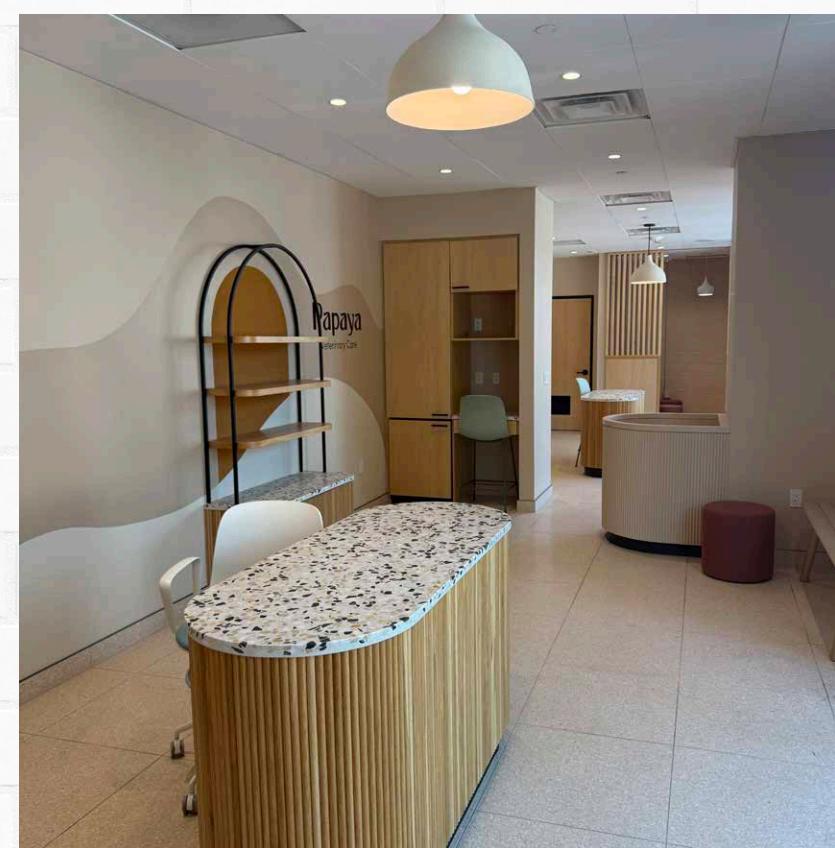


PREMIERE RETAIL / TURN KEY VETERINARY CLINIC

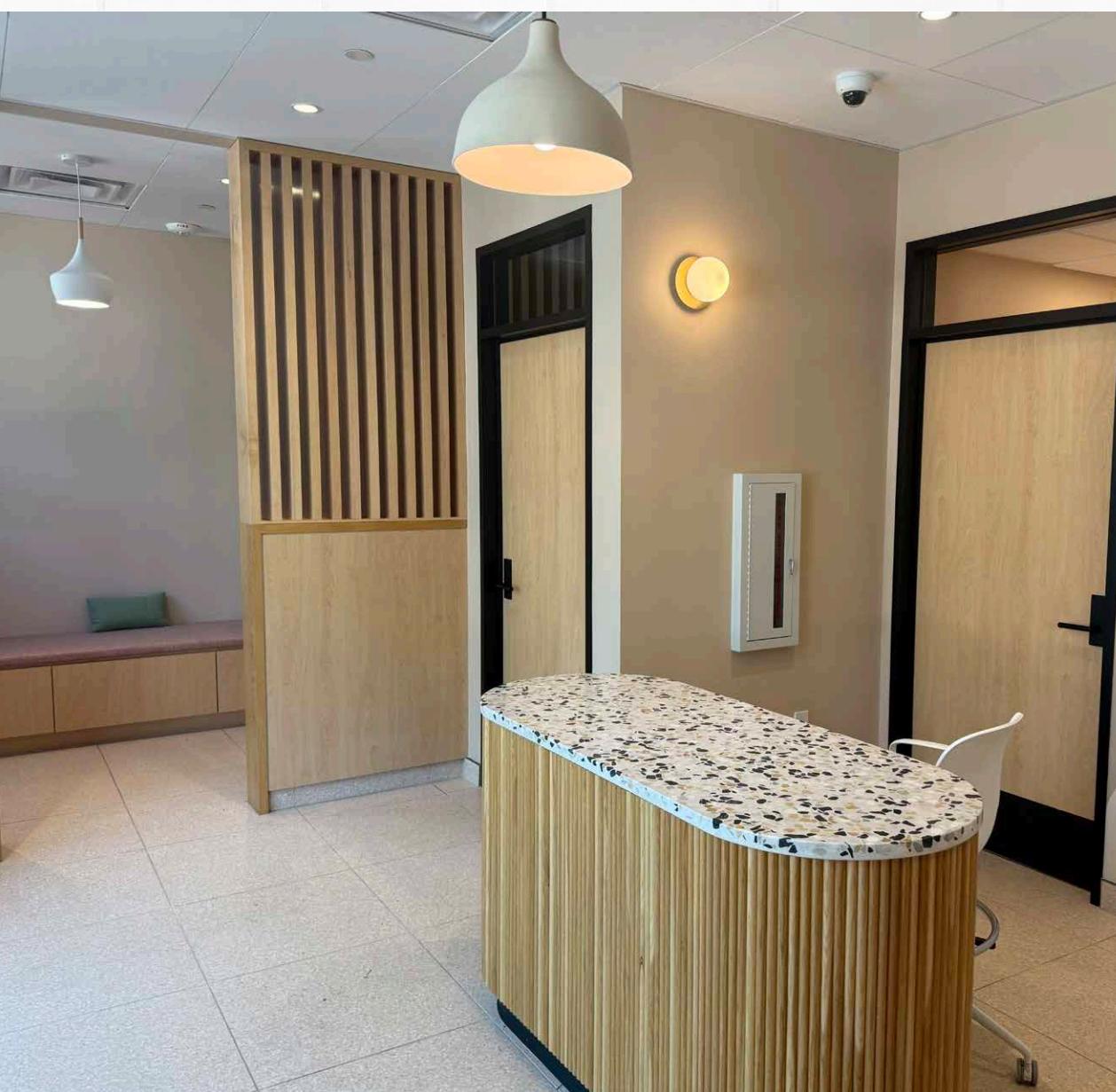
Join co-tenants Dunkin' and Ivory's Bake Shop on the ground floor of a newly built 77-Unit Mixed Use Apartment building in the heart of West LA and just blocks from Sawtelle (Japantown). This property boasts excellent on-site parking and is well-located near the 405-Freeway and adjacent to large office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

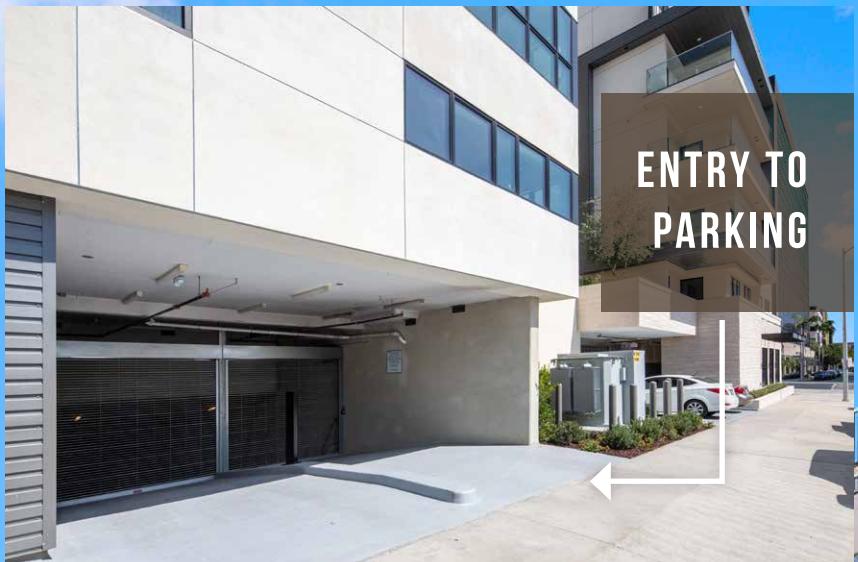


INTERIOR



INTERIOR





HIGHLIGHTS



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



Prominent Corner Location



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



High Ceilings and Bright Space



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

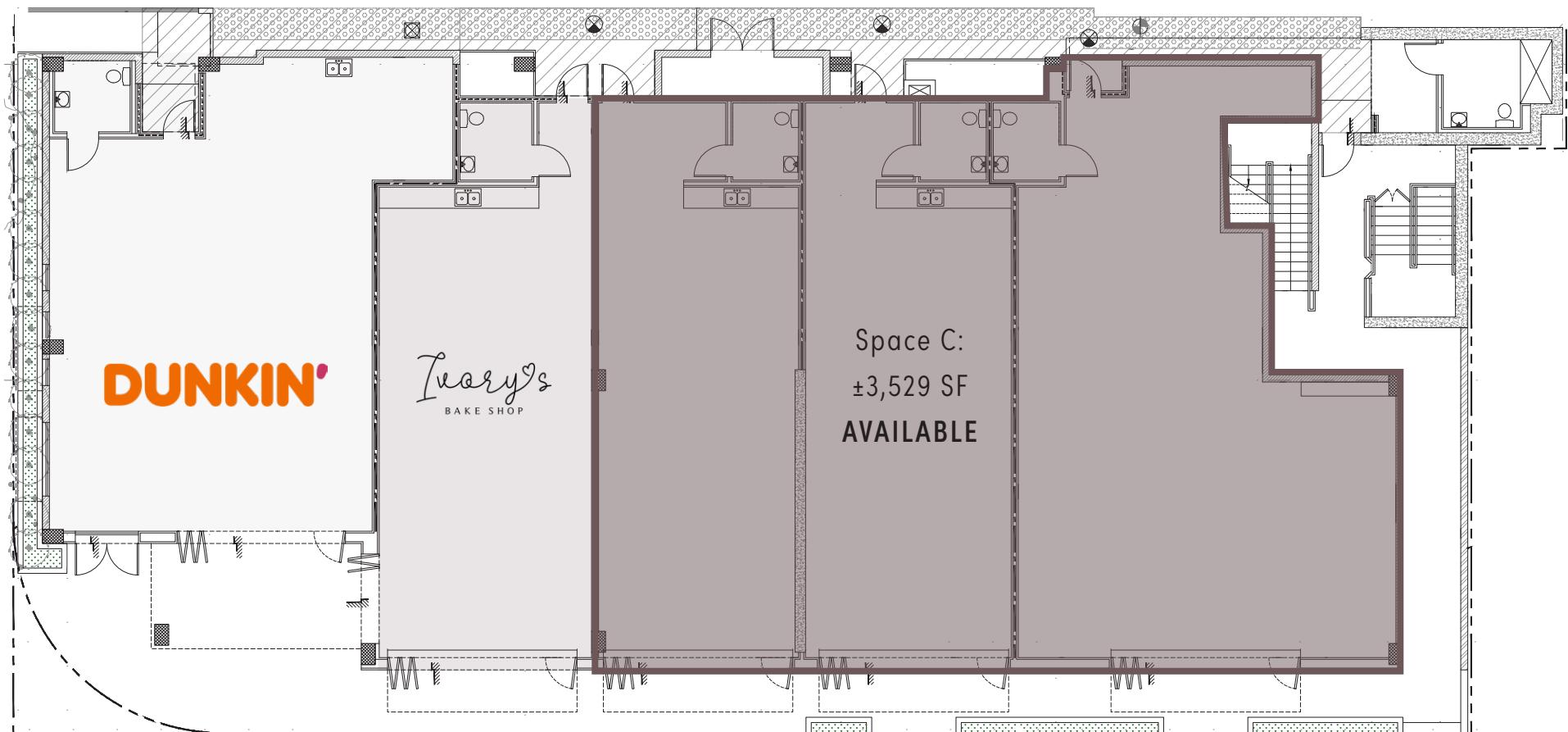
FLOOR PLAN

11419 W. Olympic Blvd

Space A: DUNKIN'

Space B: IVORY'S BAKE SHOP

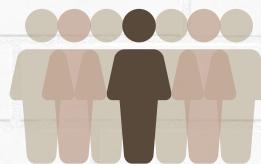
Space C: ±3,529 SF



HIGH CEILINGS &
BRIGHT SPACE!

LOS ANGELES

266,267
RESIDENTS

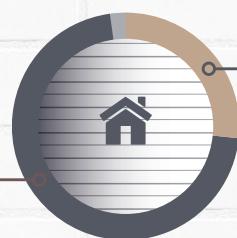


38.6
MEDIAN AGE

 FEMALE 51.0 %

 MALE 49.0 %

59.8 %
RENT



31.0 %
OWN

 40.2 %
COMPLETED 4 YEARS OF COLLEGE OR HIGHER

 95.1 % EMPLOYED
83.8 % WHITE COLLAR WORKERS

\$89,513

2024 PER CAPITA INCOME

\$190,925

AVERAGE HOUSEHOLD
INCOME

905,255

DAYTIME POPULATION

DEMOGRAPHICS



Demographic Brief	1 Mile	3 Miles	5 Miles
Population			
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%



Households	1 Mile	3 Miles	5 Miles
2024 Households - Current Year Estimate			
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



Household Income	1 Mile	3 Miles	5 Miles
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



Housing Units	1 Mile	3 Miles	5 Miles
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%



Education	1 Mile	3 Miles	5 Miles
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%



Place of Work	1 Mile	3 Miles	5 Miles
2024 Businesses	4,591	28,125	57,108
2024 Employees	37,971	285,106	529,232



WEST
HOLLYWOOD

CENTURY CITY

MIRACLE MILE

DOWNTOWN
LOS ANGELES

WESTWOOD

SAWTELLE

WEST LA HOMES

405

LUMEN

Wonderful

THE WONDERFUL
COMPANY

11419 W.
OLYMPIC BLVD

OLYMPIC BLVD

CITY NATIONAL
BANK



CULVER CITY

405

LAX

SANTA MONICA/
VENICE

MAR VISTA

11419 W.
OLYMPIC BLVD

OLYMPIC BLVD



WESTWOOD

SAWTELLE

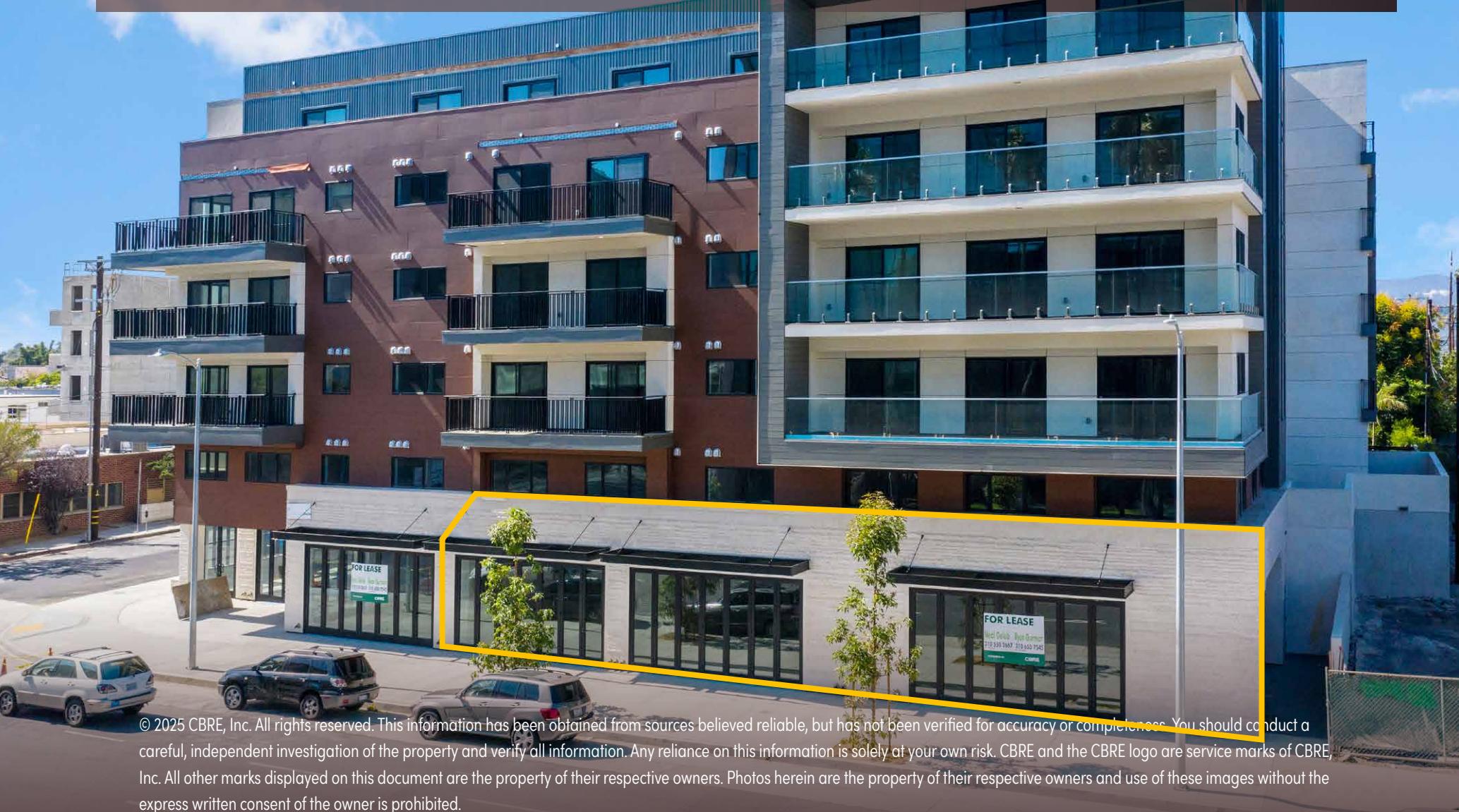
11419 W.
OLYMPIC BLVD

WILSHIRE
CORRIDOR

BEVERLY HILLS

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