

one
WESTSIDE

Premier retail destination

for shopping and dining!

OLYMPIC & SAWTELLE BLVD
LOS ANGELES, CA

CHASE GORDON

Principal
323.603.5045
chase.gordon@avisonyoung.com
CA Lic #01914803

YANSY ROLEN

Vice President
213.800.1003
yansy@sgladv.com
CA Lic #01958497

SEAN KONISHI

Associate
818.858.1812
sean.konishi@avisonyoung.com
CA Lic #02064387

FOR LEASE



AVISON
YOUNG

ONE WESTSIDE

PROJECT OVERVIEW



Asking Rate
Negotiable



Space For Lease
1,400 SF Second Gen Cafe



Lease Term
Negotiable



Parking
450 spaces



PRIME END-CAP CORNER
Full kitchen can be added!

ONE WESTSIDE

PROJECT HIGHLIGHTS

- ▶ Rare West LA parking structure with 450 spaces on site
- ▶ Designated pick-up spaces on ground floor
- ▶ Fantastic street frontage & visibility
- ▶ Immediate access to and highly visible from 1-405
- ▶ Within one mile of new developments including the 595 unit LINEA Apartments and the 814,208 combined SF Google Office Campus & adjacent project
- ▶ Ideal for QRSs, Fast Casual, Soft Goods, Health & Beauty, Pet Services, and many more!

DEMOGRAPHICS

2025 | 1-MILE RADIUS

39K



POPULATION

\$130K



AVERAGE
HOUSEHOLD INCOME

41K



DAYTIME
POPULATION



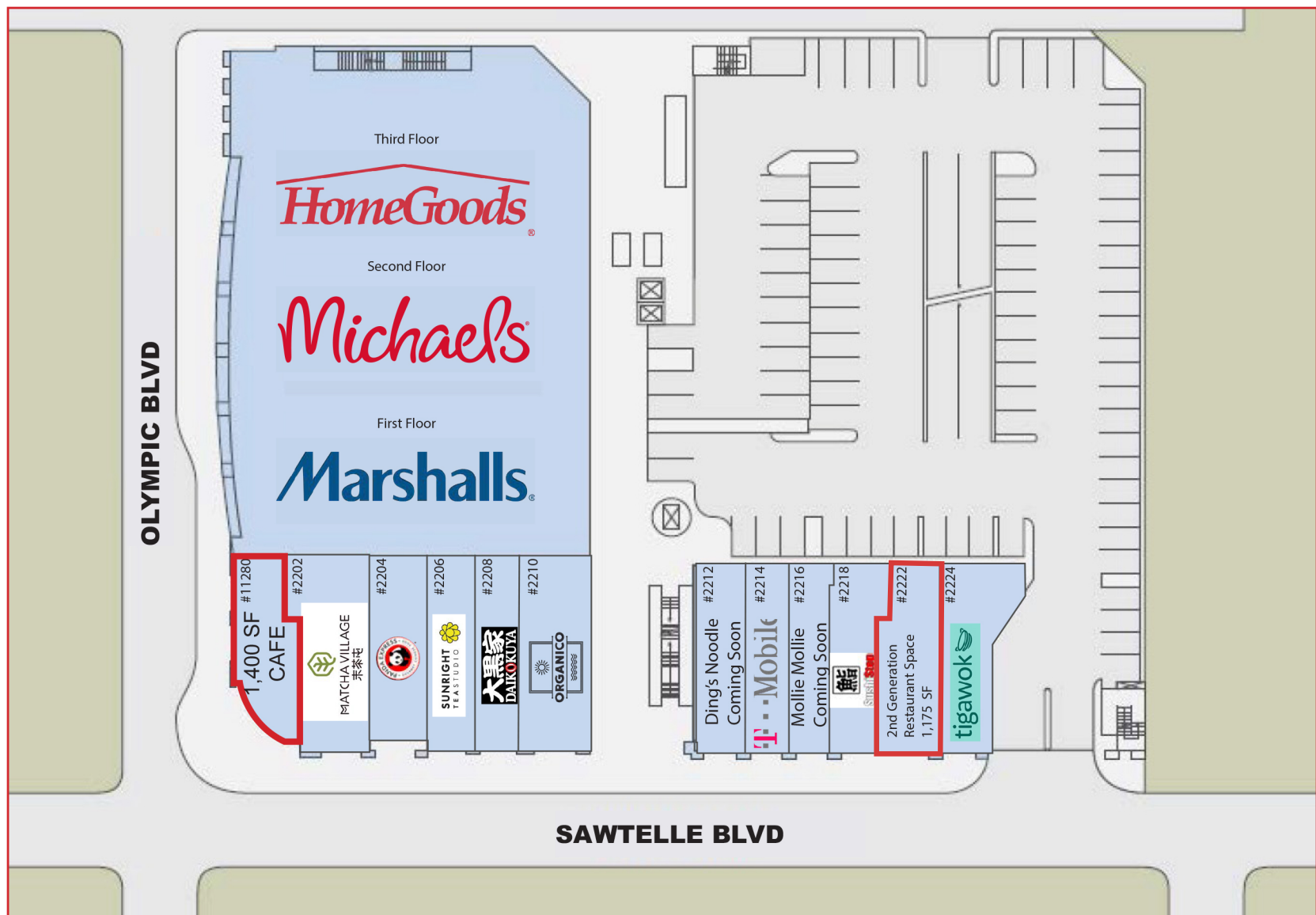
ONE WESTSIDE

RETAIL VACANCY

SUITE	RSF	TYPE
11280	1,400	Second Generation Cafe
2222	1,175	Second Generation Restaurant



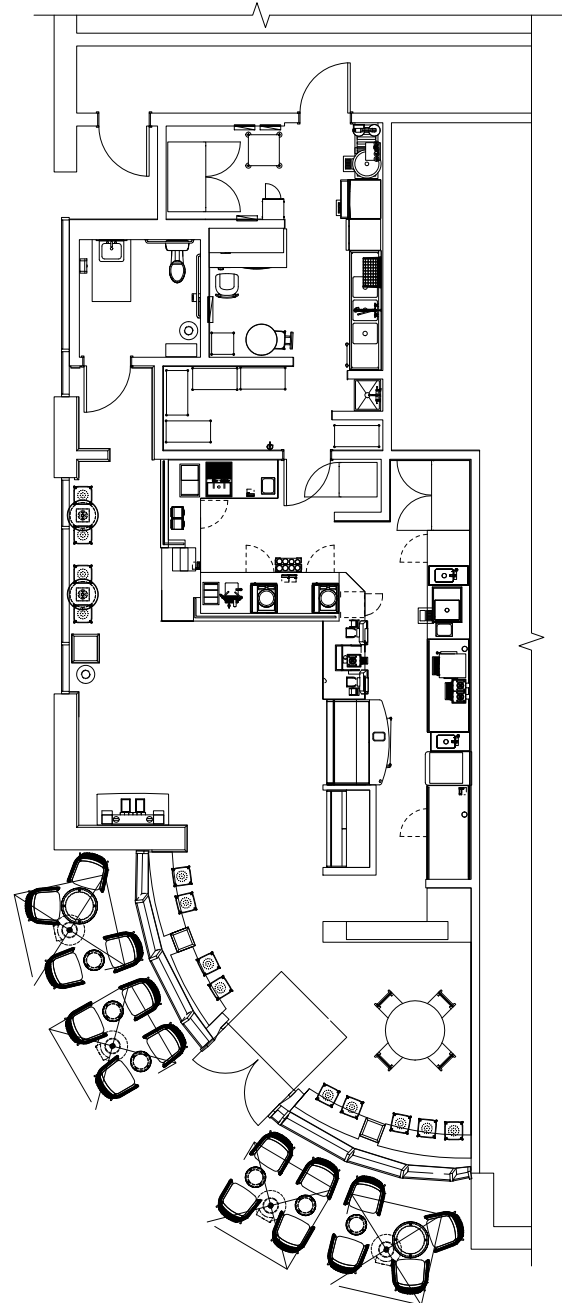
SITE PLAN



*space available with 60 day notice

SUITE 11280 - IN LEASES

1,400 SF



- ▶ Former Starbucks
- ▶ Full kitchen can be added
- ▶ Prime end-cap corner space

*conceptual floorplan, tenant to verify



Michaels

HomeGoods

Sawtelle Bl

Olympic

MATCHA VILLAGE

PAN

Masfrak



ON SITE TENANTS

YOU'LL BE IN GREAT COMPANY

Original Noodle & Rice-Bowl



Marshalls®



T Mobile

HomeGoods®

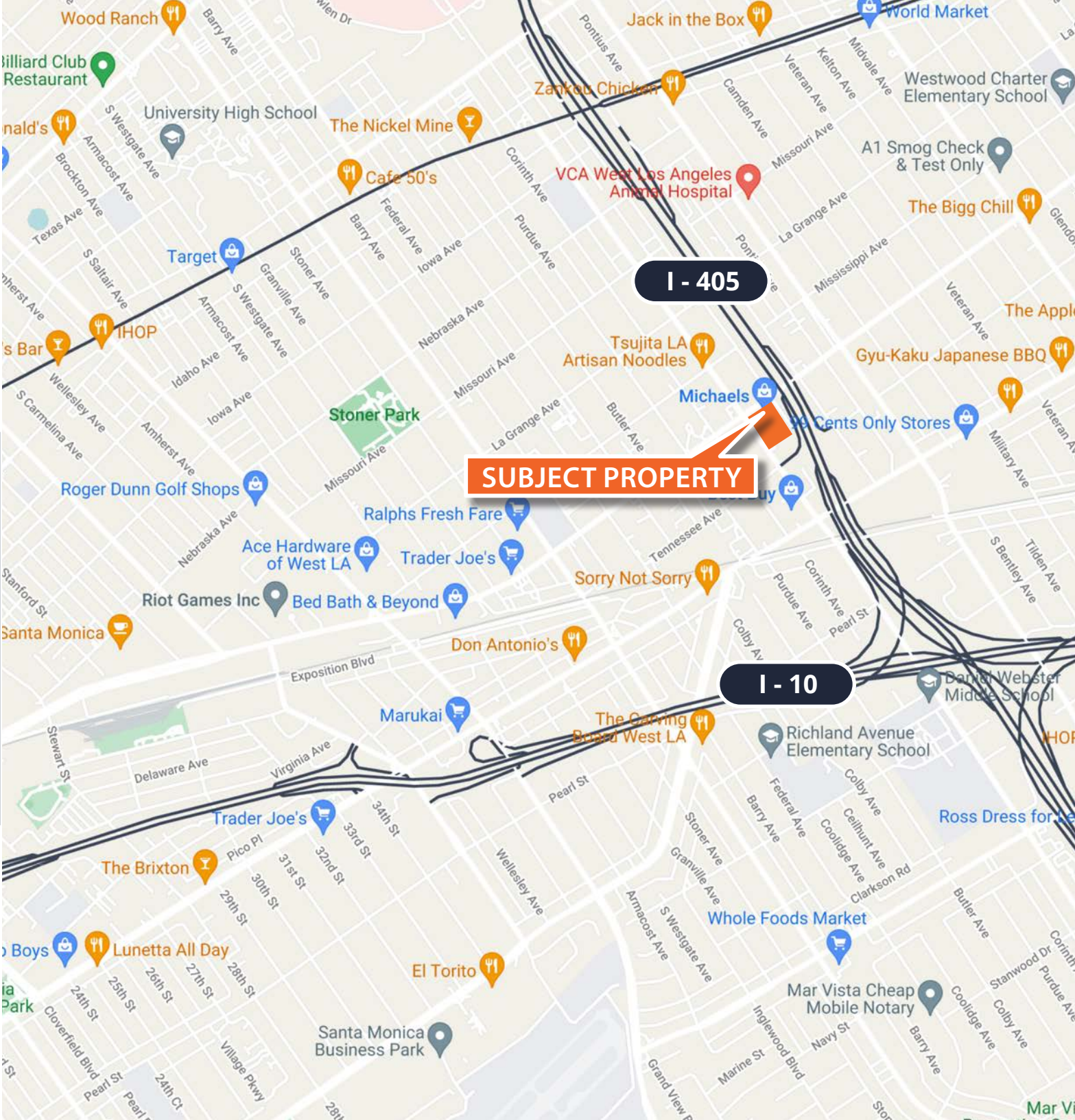
Michael's



SUNRIGHT
TEA STUDIO



IN THE NEIGHBORHOOD





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