

10627 W. Pico Blvd & 2362 Manning Ave

PRIME SINGLE TENANT RETAIL LEASE • LOS ANGELES, CA 90064



conroy 
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RANCHO PARK LEASE OFFERING: JUST A FEW BLOCKS FROM THE NEW GOOGLE HUB



\$4/SF

LEASE RATE

6,965

AVAILABLE SF

NNN

LEASE TYPE

10,178

LOT SF

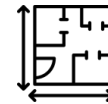
RETAIL

PROPERTY TYPE

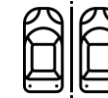
PROPERTY HIGHLIGHTS



- Prime, upscale Rancho Park neighborhood



- Large, open plan interior, perfect for school, day care, med-spa



- Tons of parking - 27 spaces, including 10 at Pico and 17 in the Manning lot across the alley



- Three on-site storage rooms



- Approx 3000 SF parking lot can be converted into a playground or patio



- Owners plan to restore street-facing plate glass windows and upgrade all systems



- Blocks from the new Google Hub



- Across from a planned 5-story mixed-use development site



- Enormous billboard-style sign with high visibility along Pico



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MIRACLE MILE

DOWNTOWN LA

CULVER CITY



PICO BOULEVARD

10627 W. PICO BLVD

2362 MANNING AVE

ALLEY



10627 W. PICO BLVD

PICO BOULEVARD

2362 MANNING AVE

ALLEY

F&S FABRICS

WEST LOS ANGELES

West Los Angeles is a term for residential and commercial areas in the city of Los Angeles on the opposite sides of the Interstate 405 Freeway. The region lies within the larger Westside region of Los Angeles County and is made up of communities such as Beverly Hills, Brentwood, Century City, Culver City, Venice, Malibu, and Westwood.



39,875
POPULATION



89
AVG WALKSCORE



\$121,579
AVG HH INCOME

COVETED LOS ANGELES LOCATION





Google

Westside Pavilion transforms into a Google office campus

In Rancho Park, real estate investment trust Hudson Pacific Properties remains hard at work on the redevelopment of the former Westside Pavilion shopping mall as a Google-anchored office campus.

The \$475-million project, called One Westside, is being developed as a joint venture between Hudson Pacific and Macerich. The 1980 mall's eastern wing - located at the southeast corner of Pico and Westwood Boulevards - is now being transformed into 584,000 square feet of offices with on-site parking and open space.

The Gensler-designed makeover makes use of the mall's high ceilings and atrium, creating a light-filled interior for Google. The large footprint of the property will allow for floors plates as large at 150,000 square feet, spilling onto outdoor terraces interconnected with staircases.

Since the start of construction in 2019, the project has undergone design revisions, according to a representative of Hudson Pacific. While the exterior facade was originally planned with an array of white precast panels, the developers and Gensler have instead opted for a facade of dark metal panels and glazing.

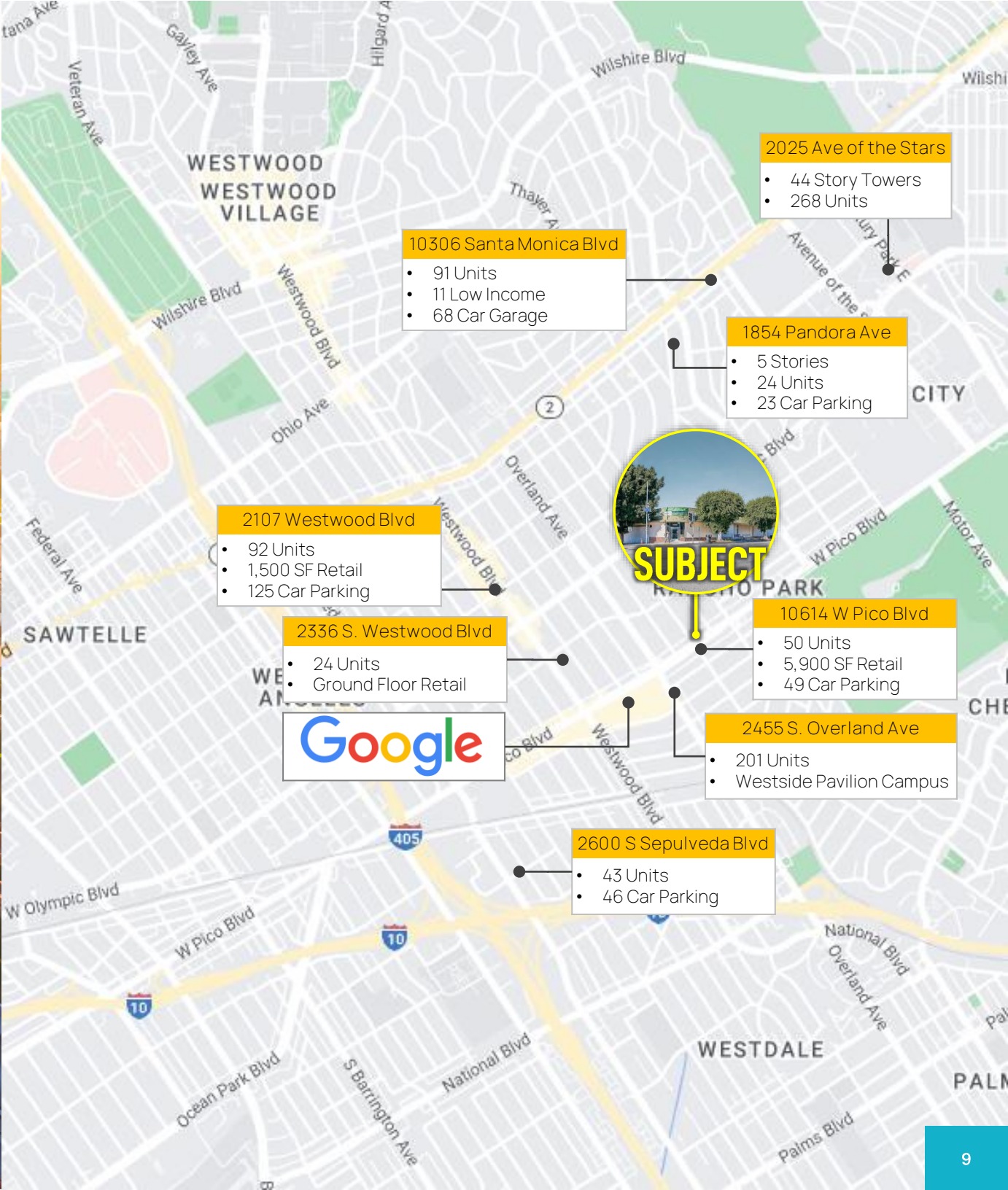
MAJOR DEVELOPMENTS

2455 S. Overland Avenue with Overland & Ayres, a new six-story complex featuring 201 residential units. The new housing, which replaces a 1,500-car garage that previously served Macy's, is being designed by a team that includes MVE + Partners and Cecconi Simone, while Build Group serves as general contractor. The proposed project will include a mix of studio, one-, and two-bedroom apartments, as well as eight two-story townhomes fronting Ayres Avenue along the southern property line. Roughly 6,200 square feet of commercial space will activate the street front along Overland Avenue to the east.

10608-10614 W. Pico Boulevard to clear the way for the construction of a new five-story, 50-unit apartment building with 5,900 square feet of ground-floor retail space and subterranean parking for 49 vehicles. WTARCH's design for the podium-type building calls for an exterior of smooth stucco and blue tile. Planned amenities include a courtyard, a recreation room, a gym, and a rooftop deck.

The project, which replaced a series of shuttered commercial buildings at 2107-2121 S. Westwood Boulevard, will consist of a five-story building featuring 92 studio, one-, two-, and three-bedroom apartments above approximately 1,500 square feet of ground-floor commercial space and a two-level, 125-car subterranean parking structure.







PRIME WESTSIDE

WEST LOS ANGELES

Retail, Leisure, Entertainment - West Los Angeles residents have access to numerous conveniences with some of the best shopping, dining, and entertainment venues Southern California has to offer. West Los Angeles is a term for residential and commercial areas in the city of Los Angeles on the opposite sides of the Interstate 405 Freeway. The region is made up of communities such as Beverly Hills, Brentwood, Century City, Culver City, Venice, Malibu, and Westwood.

WESTWOOD

Westwood is a walkable westside neighborhood home to University of California, Los Angeles and many other businesses in its prominent skyline. The neighborhood is comprised of a large and generally young community due to the proximity to UCLA. The area also features excellent connectivity thanks to the Phase 3 Purple Line Metro Extension.

CENTURY CITY

A compact commercial district surrounding Fox Studios, Century City is marked by sleek high-rise hotels, condos and offices. Power-lunching entertainment industry executives choose from chic New American restaurants, Italian bistros and casual cafes. Westfield Century City is a sprawling, modern outdoor shopping complex with upscale retailers.

PREMIER LOCATION

West Los Angeles is a neighborhood in Los Angeles, California with a population of 13,900. West Los Angeles is in Los Angeles County and is one of the best places to live in California. Living in West Los Angeles offers residents an urban feel and most residents rent their homes. In West Los Angeles there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in West Los Angeles and residents tend to be liberal. The public schools in West Los Angeles are above average.

Metro Rail operates passenger rail service for Los Angeles County, with the light-rail Expo Line connecting the Westside to central LA. There are eight stops within Santa Monica, West LA, and Culver City, and the Expo Line is the easiest way to reach Downtown LA from the Westside without taking a private vehicle.

LOCATION HIGHLIGHTS

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ Palms Station of the LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space



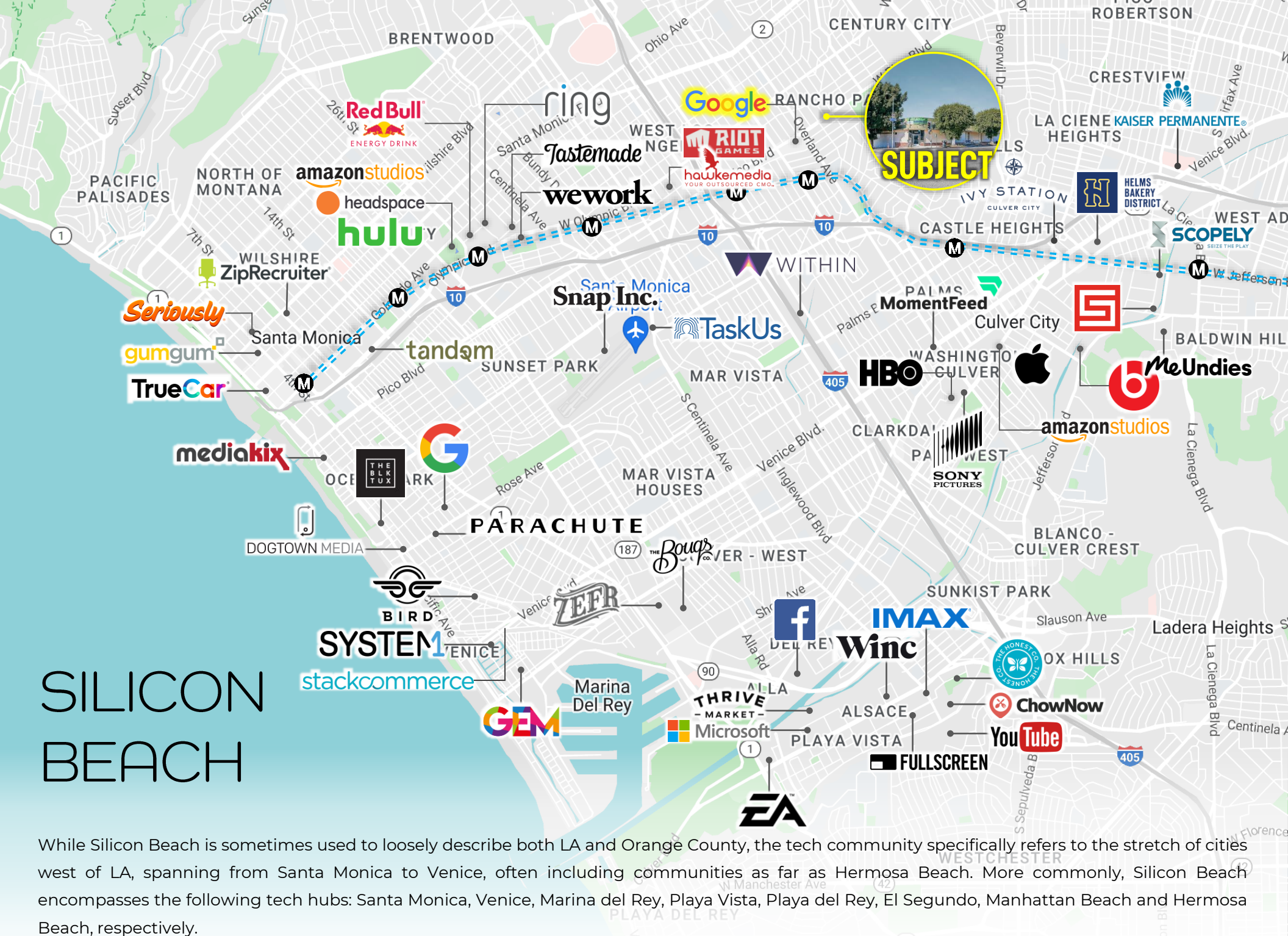
ADJACENT CULVER CITY



WESTFIELD MALL



PLATFORM MALL



SILICON BEACH

While Silicon Beach is sometimes used to loosely describe both LA and Orange County, the tech community specifically refers to the stretch of cities west of LA, spanning from Santa Monica to Venice, often including communities as far as Hermosa Beach. More commonly, Silicon Beach encompasses the following tech hubs: Santa Monica, Venice, Marina del Rey, Playa Vista, Playa del Rey, El Segundo, Manhattan Beach and Hermosa Beach, respectively.



PURPLE LINE

Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2024.

Section 2: Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.

Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.



EXPO LINE SYNERGY



Go Metro and board the Metro Expo Line offer accessibility from Downtown L.A. to Santa Monica in under an hour. The Expo Line is part of the greater LA Metro Rail system, connecting the Santa Monica Metro Station with Hollywood, Pasadena, Long Beach and dozens of points in between.

Named for Exposition Boulevard, the Expo Line opened to the public in April 2012, connecting Downtown L.A. with Culver City. The Expo Line extension from Culver City to Santa Monica opened on May 20, 2016. The 6.6-mile extension added seven stations, offering convenient access to Santa Monica, Sawtelle Japantown, Westwood Village and numerous hotels, museums, restaurants and shopping destinations.



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