

# ICONIC FREESTANDING RETAIL BIG BOX LOCATED IN THE HEART OF WEST LOS ANGELES

11801 W OLYMPIC BLVD. | LOS ANGELES, CA 90064

**FOR SALE OR LEASE**

**PARKING IN REAR →**

**NEWMARK**

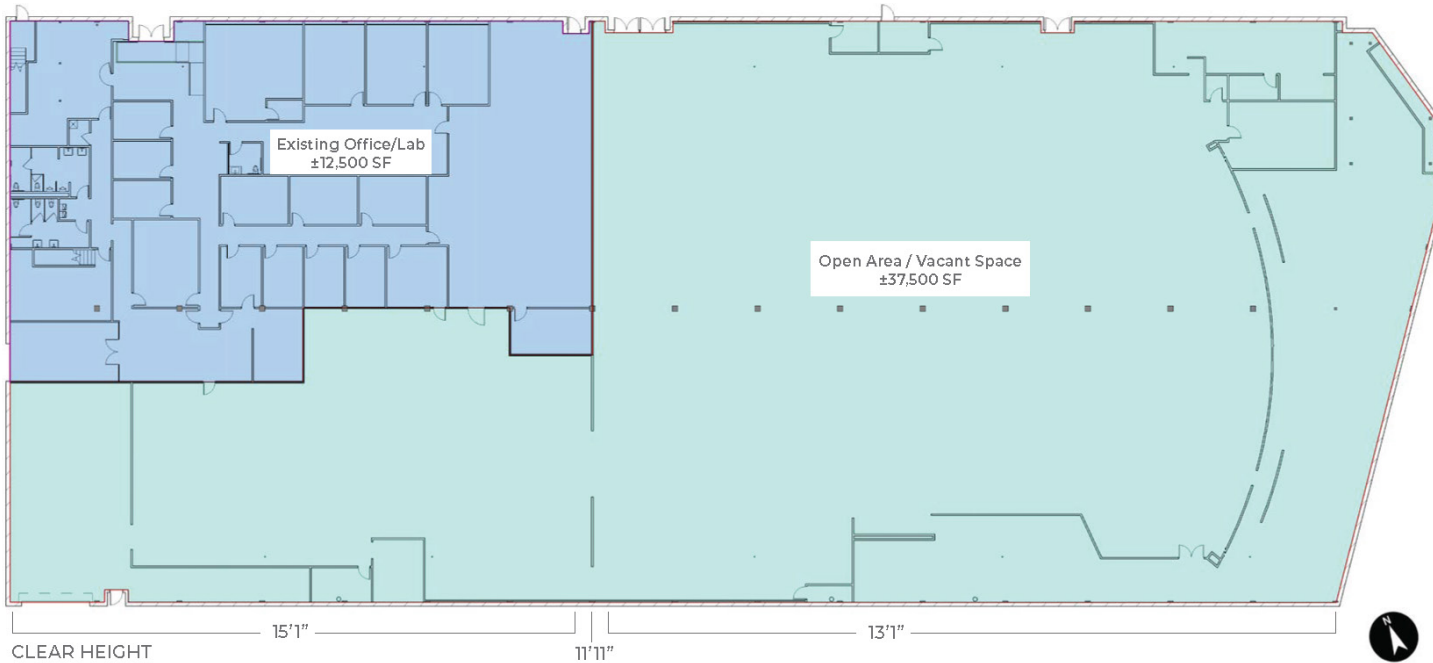
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## Property Highlights

- ±50,000 SF Contiguous Space Divisible to 12,500 SF
- Three 1,200 Amps 277/480 3 Phase Power
- 91 Parking Stalls (42 Covered Stalls) and 2nd Level Connected Parking Structure
- Gated & Secured Parking
- Steps from the Expo Line Bundy Station
- Multiple Ground Level 14' Loading Doors
- 18'-28' Bow Truss Ceiling & 40' Tower

## Floor Plan



## Demos

### ESTIMATED POPULATION

1 mile	39,461
3 miles	333,600
5 miles	582,135

### DAYTIME POPULATION

1 mile	41,448
3 miles	331,478
5 miles	569,121

### AVERAGE HOUSEHOLD INCOME

1 mile	\$165,808
3 miles	\$169,506
5 miles	\$177,590

### TRAFFIC COUNT

W Olympic Blvd.	±50,253 CPD
Bundy Dr.	±52,153 CPD

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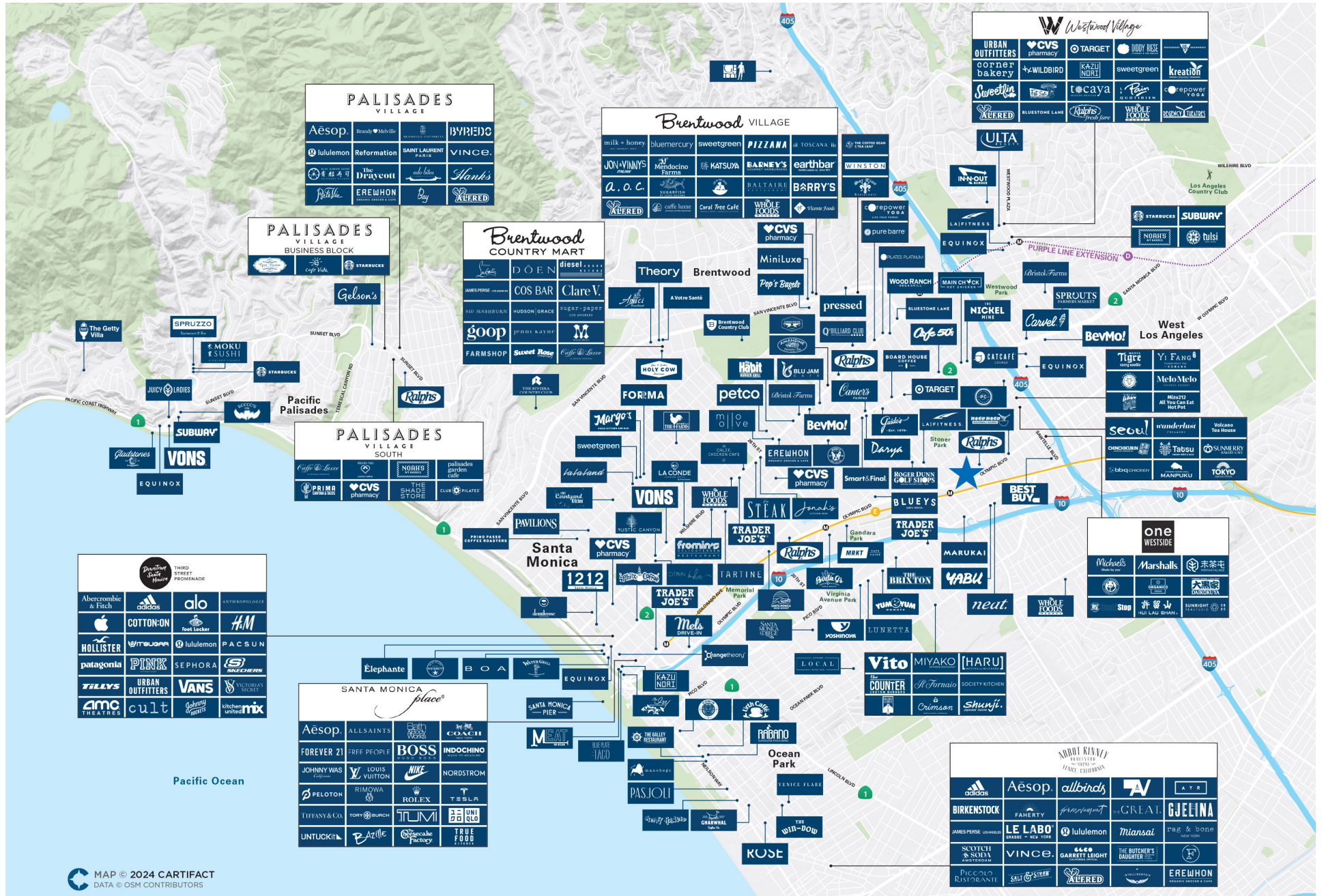
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FOR MORE INFORMATION, PLEASE CONTACT:

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