



FOR LEASE

one
WESTSIDE
LOS ANGELES, CA

FEATURES

- High identity retail project in the heart of West LA and gateway to the lively Sawtelle Japantown trade area
- Immediate access to and highly visible from the I-405 Freeway
- Rare parking structure with 450 spaces
- Anchored by national tenants Marshalls, Michael's, and newly signed national retailer coming soon
- 1,314 SF & 1,991 SF former restaurant spaces available (with patio options)
- Within one mile from new developments including the 595-unit LINEA Apartments and the 814,208 combined SF of the Google Office Campus & adjacent project
- Approximately 1/2 mile from the Expo/Sepulveda Metro Station
- Excellent demographics and strong day/night population

For more information please contact:

Gail Goldstein
424.265.9199
gail.goldstein@avisonyoung.com
DRE License 00889519

Yansy Naranjo
213.471.7323
yansy.naranjo@avisonyoung.com
DRE License 01958497

Keith Kropfl
949.430.0680
keith.kropfl@avisonyoung.com
DRE License 01106628

James Lam
424.257.6470
james.lam@avisonyoung.com
DRE License 01814936

Stan Yoshihara
213.471.7019
stan.yoshihara@avisonyoung.com
DRE License 01105597

one WESTSIDE

AVISON
YOUNG



one WESTSIDE

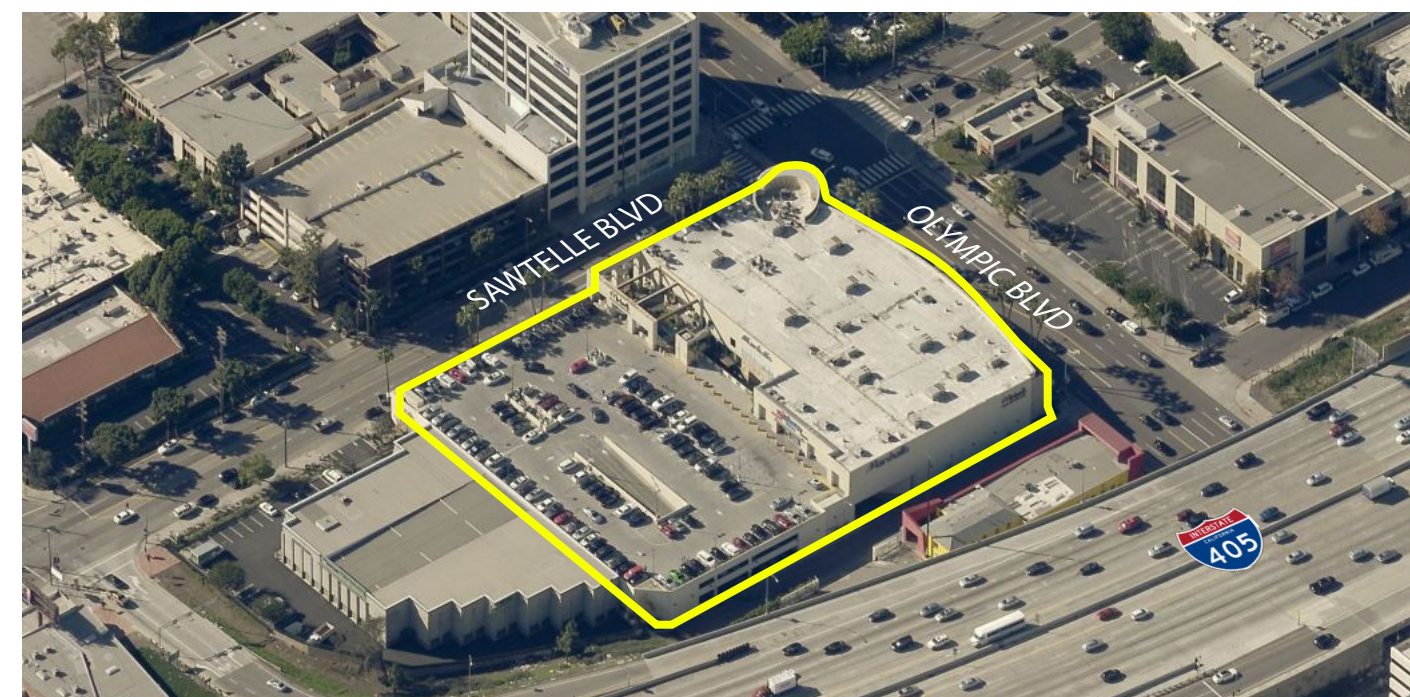
11250 W OLYMPIC BLVD
LOS ANGELES, CA 90064

PROPERTY PROFILE

SF Available	1,314 SF to 1,991 SF
Asking Rent	Negotiable
Lease Term	Negotiable
Available	Immediately
Parking	Parking structure with 450 spaces in addition to 15-minute meters along Sawtelle Blvd to assist with curbside pickup

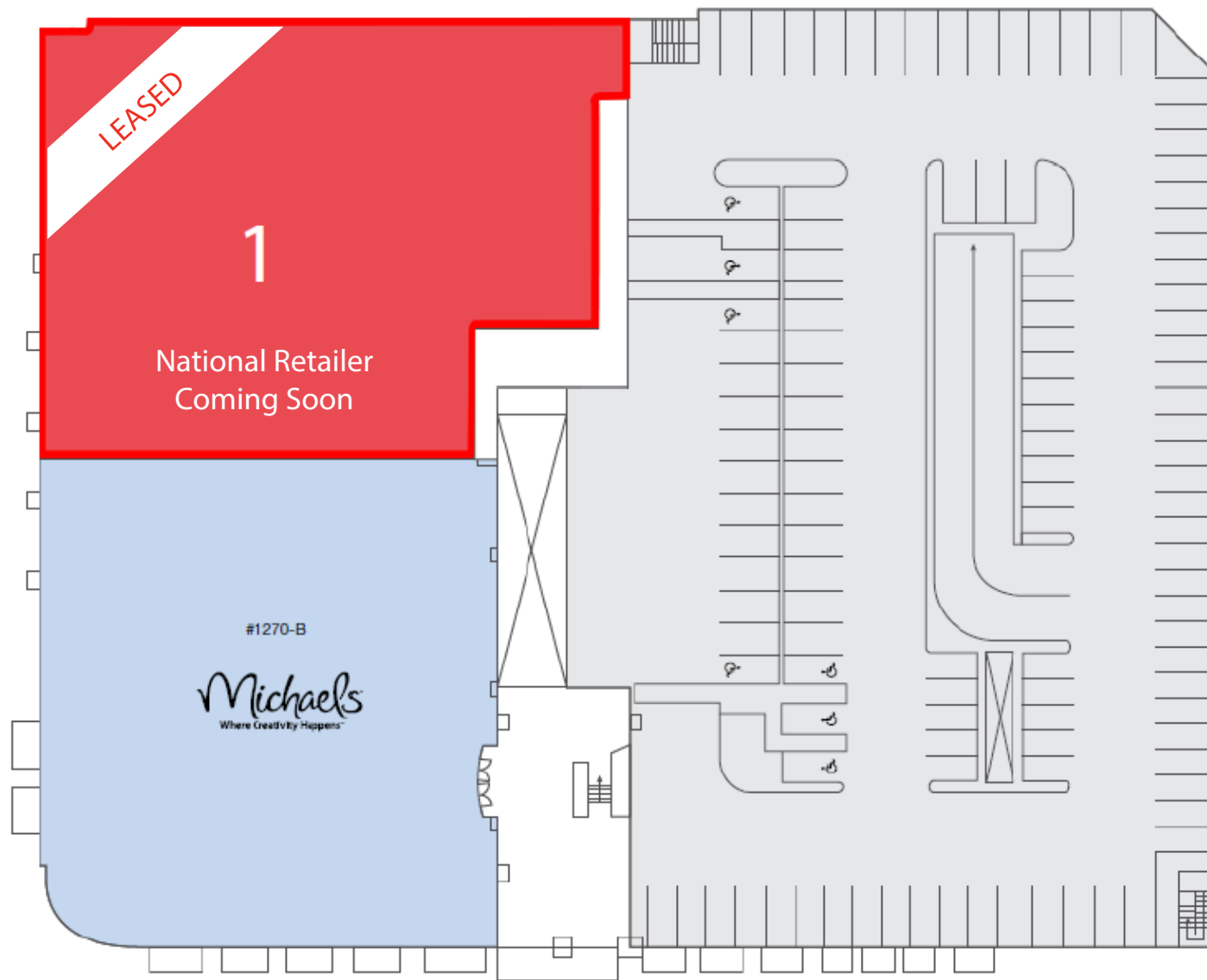
SUMMARY

Located directly off the 405 Freeway in affluent West Los Angeles, **one WESTSIDE** is the premiere retail destination for shopping and dining. Anchored by national tenants Marshalls, Michael's, and a newly signed national retailer, the center is the **gateway** to the extremely popular **Sawtelle Japantown** trade area. The property features the largest retail parking structure in the trade area with 450 parking spaces. The daytime population is over **63,800** within one mile and the average daily traffic counts exceeds **48,000** vehicles on Olympic and Sawtelle and **645,000** vehicles on the 405 freeway.

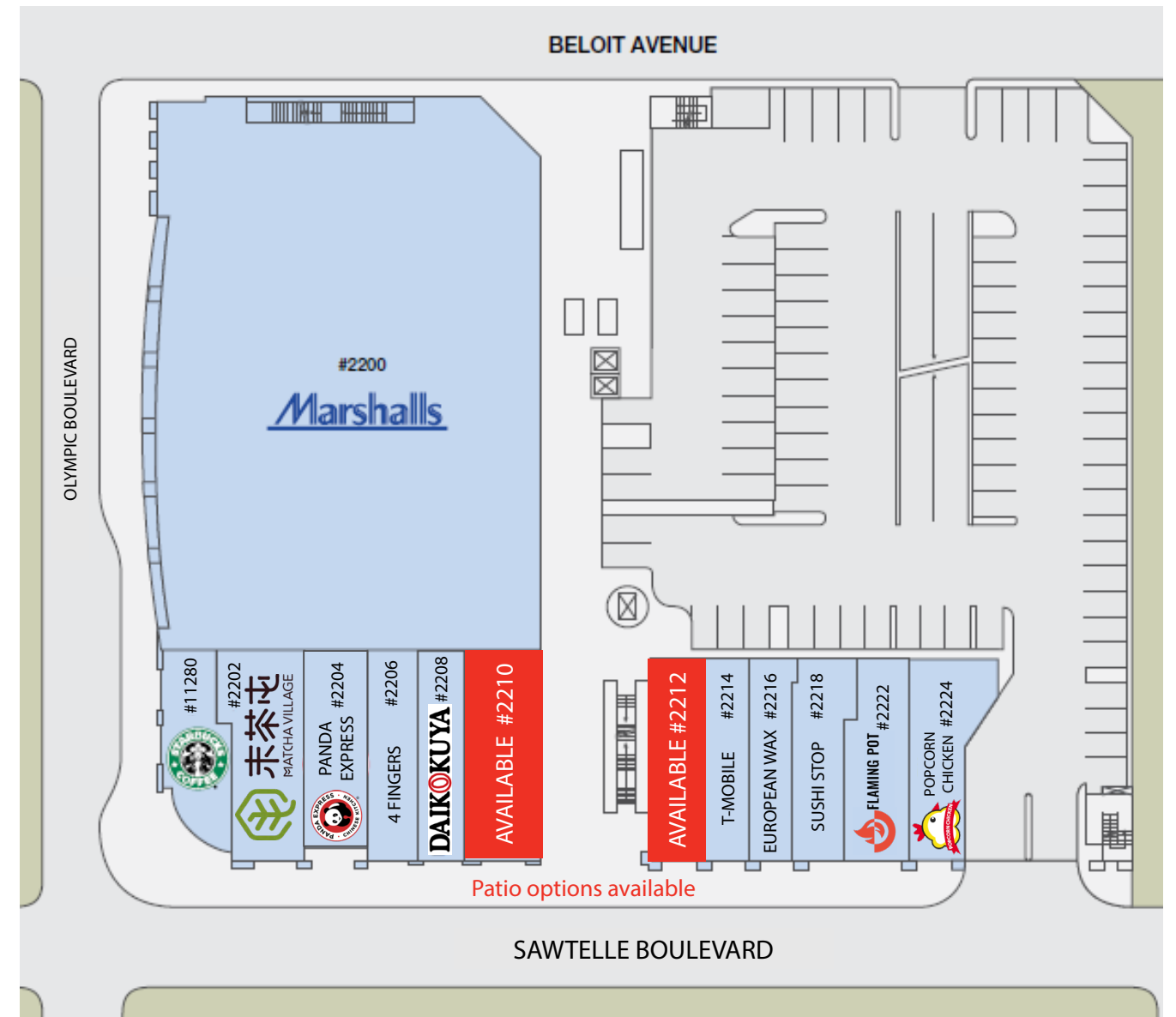




AVAILABLE SPACES



Suite 1270A - 23,125 SF



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Suite 2210 - 1,991 SF (former restaurant space with patio option)

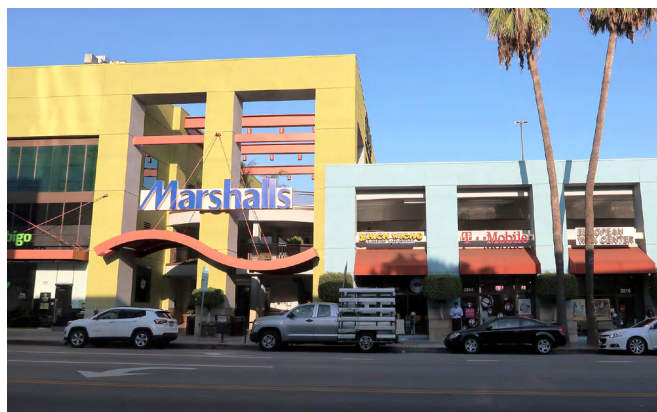
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Suite 2212 - 1,314 SF (former restaurant space with patio option)



PROPERTY PHOTOS

CURRENT TENANTS



Marshalls

Michaels

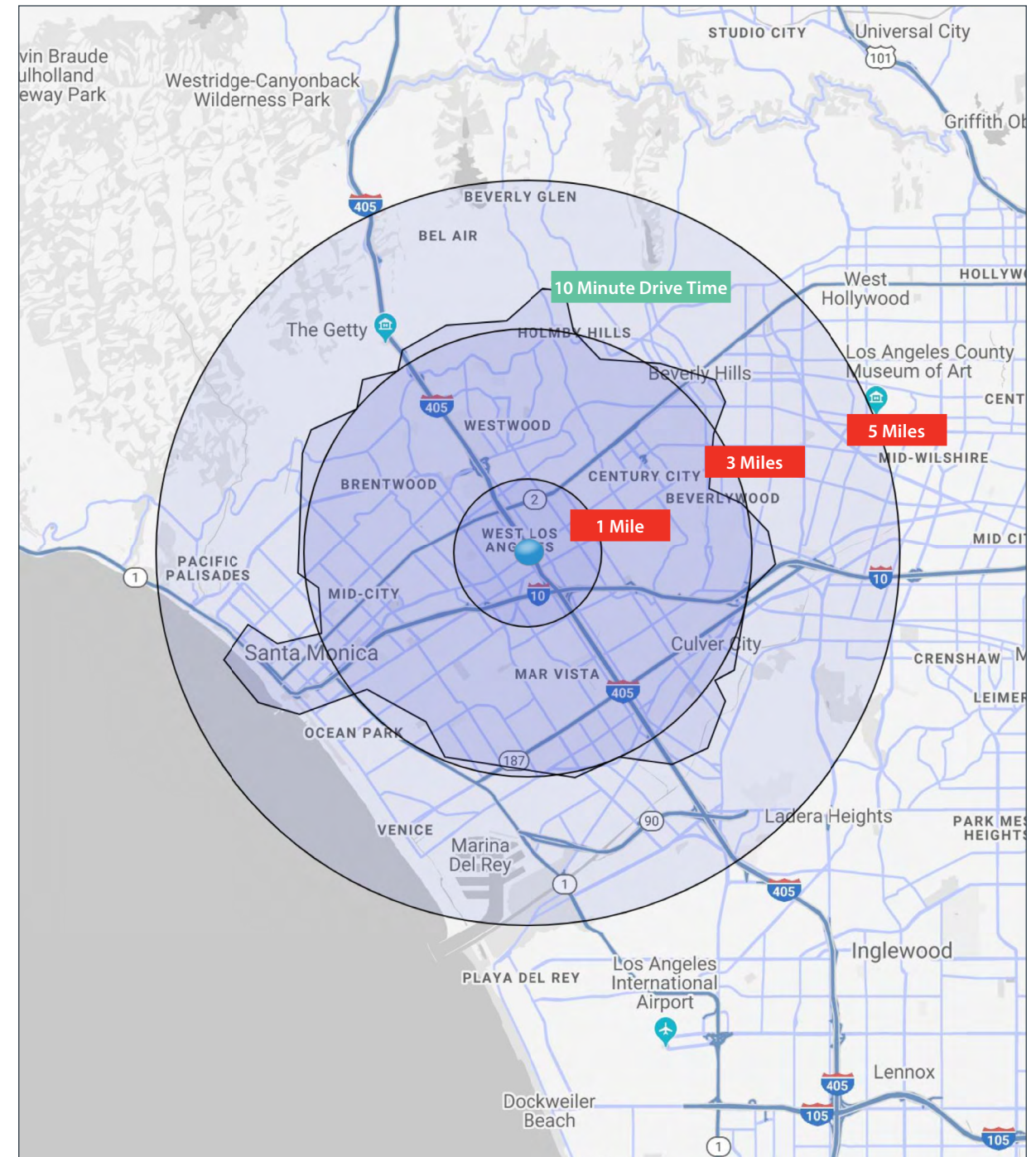




DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	37,819	316,471	638,549
2024 Population	40,313	325,001	656,253
Daytime Workers	48,292	383,725	667,107
Daytime Residents	15,566	140,371	282,919
Median Income	\$86,470	\$86,755	\$90,002
2024 Median Income	\$105,376	\$103,129	\$106,513
Households	17,746	142,062	291,834
2024 Households	18,787	145,289	299,125
Median Age	37.2	36.7	38.9
2024 Median Age	37.7	36.9	39.2
Median Home Value	\$903,391	\$1,257,091	\$1,235,219
Age Between 25-44	39.5%	33.5%	32.8%
HS Graduate or Higher	93.5%	94.2%	93.5%
Bachelor's Degree or Higher	66.5%	66.1%	63.9%

AREA MAP & DRIVE TIME



1 Mile Demographics



Population
37,819



Daytime Population
88,605



Population Ages 25-44
39.5%

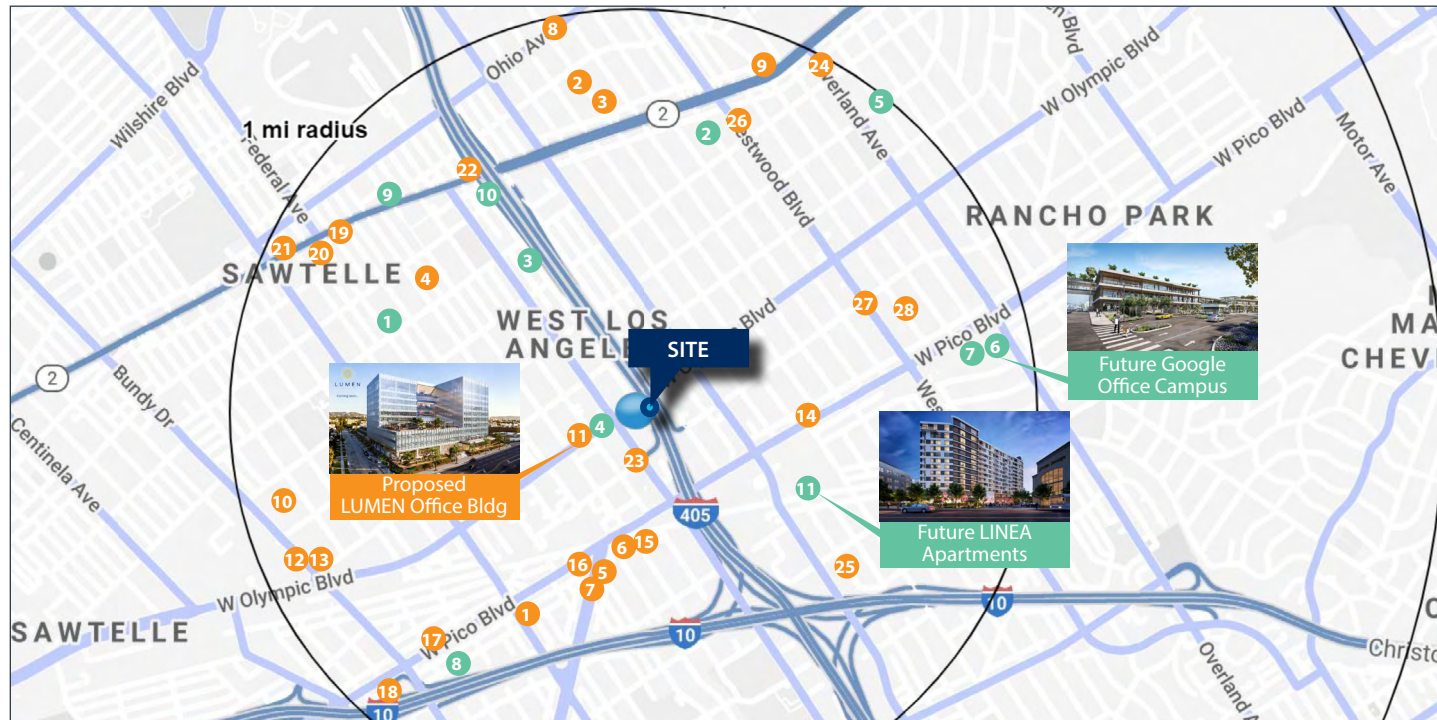


Median Income
\$86,470

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



THE NEIGHBORHOOD IS GROWING



One Westside is located in West Los Angeles, a region that has long been considered one of the most attractive areas in Southern California in which to live and work. Within one mile of the shopping center, there are 934 apartment units and 814,208 SF of office space under construction. Another 2,276 apartment units and 888,475 Sf of office space are under proposal. One Westside offers an excellent opportunity to join the rapidly growing trade area.

Projects Under Construction

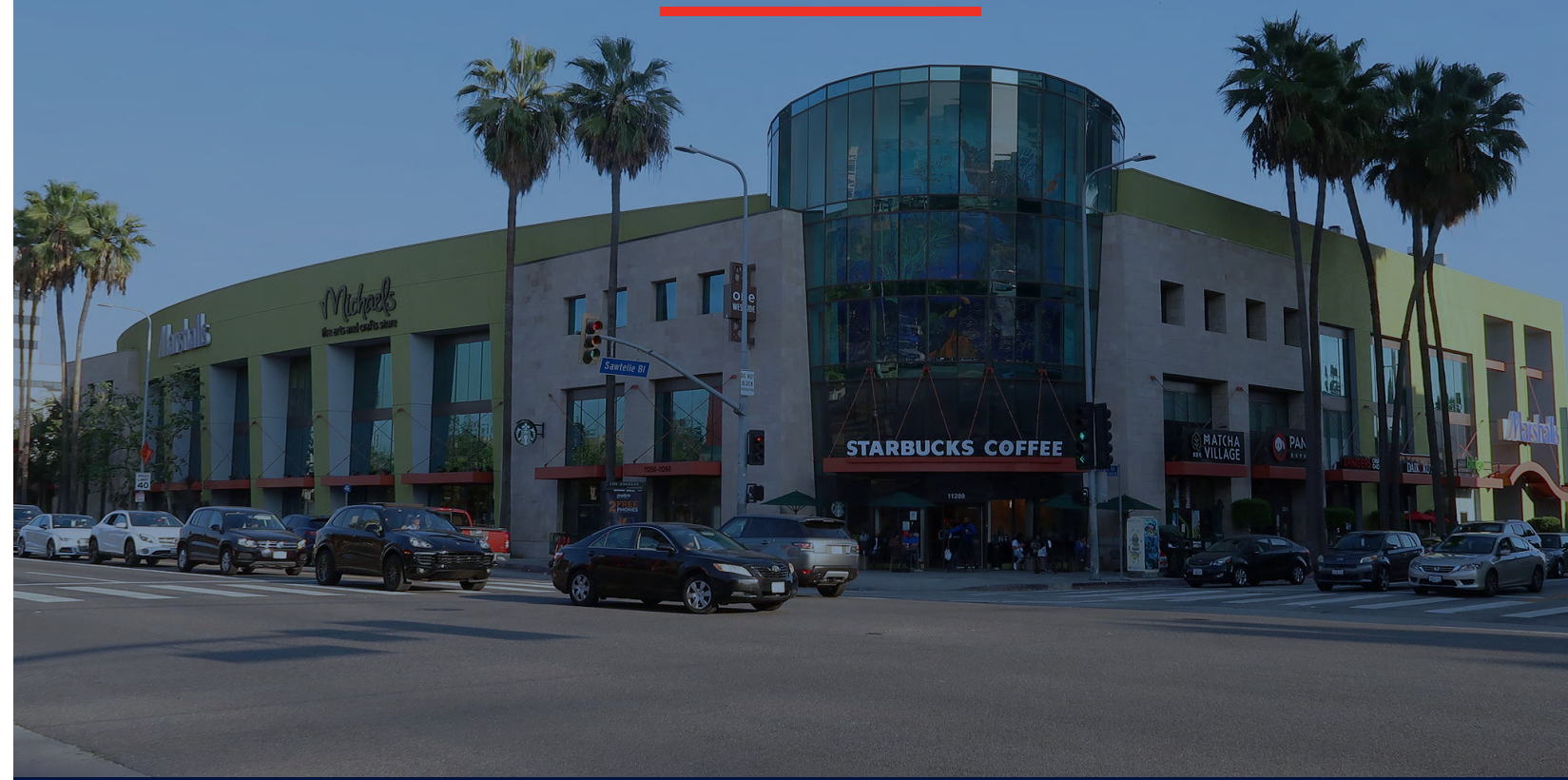
- 1) 1731 Federal Ave (25-Unit Mid-Rise Apartments)
- 2) 1827 Midvale Ave (17-Unit Mid-Rise Apartments)
- 3) 11272 Nebraska Ave (24-Unit Low-Rise Apartments)
- 4) 11419 W Olympic Blvd (77-Unit Low-Rise Apartments)
- 5) 1946 S Overland Ave (15-Unit Low-Rise Apartments)
- 6) 10730 W Pico Blvd (230,208 SF Class B Office)
- 7) 10800 W Pico Blvd (584,000 SF Class A Office)
- 8) 11916 W Pico Blvd (90-Unit Mid-Rise Apartments)
- 9) 11407 Santa Monica Blvd (43-Unit Mid-Rise Apartments)
- 10) 1650 Sawtelle Blvd (48-Unit Mid-Rise Apartments)
- 11) 2455 S Sepulveda Blvd (595-Unit Mid-Rise Apartments)

Proposed Projects

- 1) 2415 S Barrington (38-Unit Mid-Rise Apartments)
- 2) 1610 S Bentley Ave (7-Unit Mid-Rise Apartments)
- 3) 1633 Camden Ave (8-Unit Mid-Rise Apartments)
- 4) 1721 S Colby Ave (34-Unit Low-Rise Apartments)
- 5) 2412 S Federal Ave (40-Unit Mid-Rise Apartments)
- 6) 11460 Gateway Blvd (129-Unit Mid-Rise Apartments)
- 7) 11701 W Gateway Blvd (73-Unit Mid-Rise Apartments)
- 8) 1427 S Greenfield Ave (29-Unit Mid-Rise Apartments)
- 9) 1751 S Malcom Ave (18-Unit Low-Rise Apartments)
- 10) 11950 Missouri Ave (74-Unit Mid-Rise Apartments)
- 11) 11355 W Olympic Blvd (553,475 SF Class A Office)
- 12) 12101 W Olympic Blvd (516-Unit Mid-Rise Apartments)
- 13) 12101 W Olympic Blvd (200,000 SF Class A Office)
- 14) 11001 W Pico Blvd (89-Unit Hi-Rise Apartments)
- 15) 11434 W Pico Blvd (102-Unit Apartments)
- 16) 11588 W Pico Blvd (21-Unit Low-Rise Apartments)
- 17) 12001 W Pico Blvd (80-Unit Mid-Rise Apartments)
- 18) 12300 W Pico Blvd (65-Unit Mid-Rise Apartments)
- 19) 11600 Santa Monica Blvd (107-Unit Mid-Rise Apartments)
- 20) 11660 Santa Monica Blvd (166-Unit Mid-Rise Apartments)
- 21) 11701 Santa Monica Blvd (53-Unit Mid-Rise Apartments)
- 22) 11261 Santa Monica Blvd (119-Unit Mid-Rise Apartments)
- 23) 2255 Sawtelle Blvd (135,000 SF Class A Office)
- 24) 1822 Selby Ave (20-Unit Mid-Rise Apartments)
- 25) 2600 S Sepulveda Blvd (43-Unit Low-Rise Apartments)
- 26) 1855 Westwood Blvd (60-Unit Mid-Rise Apartments)
- 27) 2301 Westwood Blvd (62-Unit Apartments)
- 28) 2336 Westwood Blvd (23-Unit Low-Rise Apartments)

one WESTSIDE

AVISON YOUNG

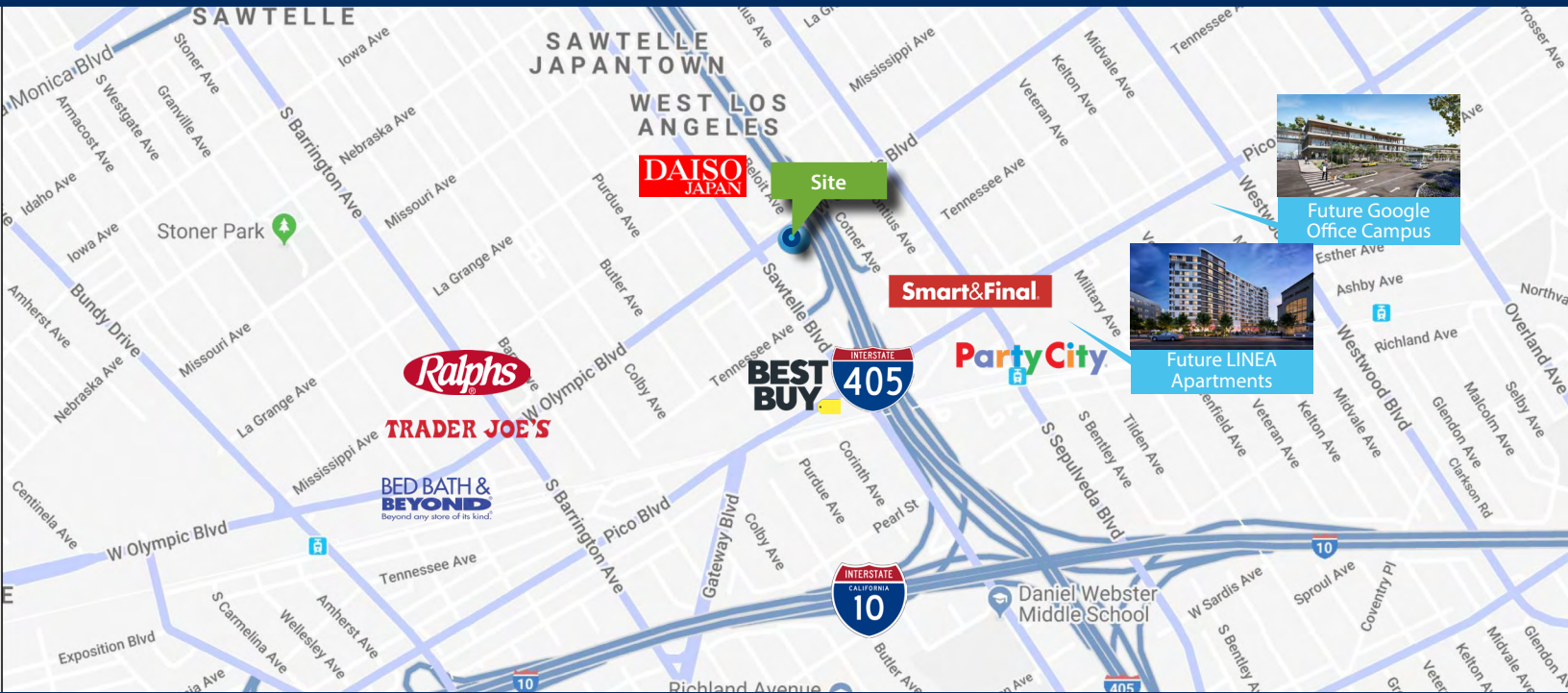




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11250 W OLYMPIC BLVD, LOS ANGELES, CA

LOCATION MAP



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