

FOR SALE OR LEASE

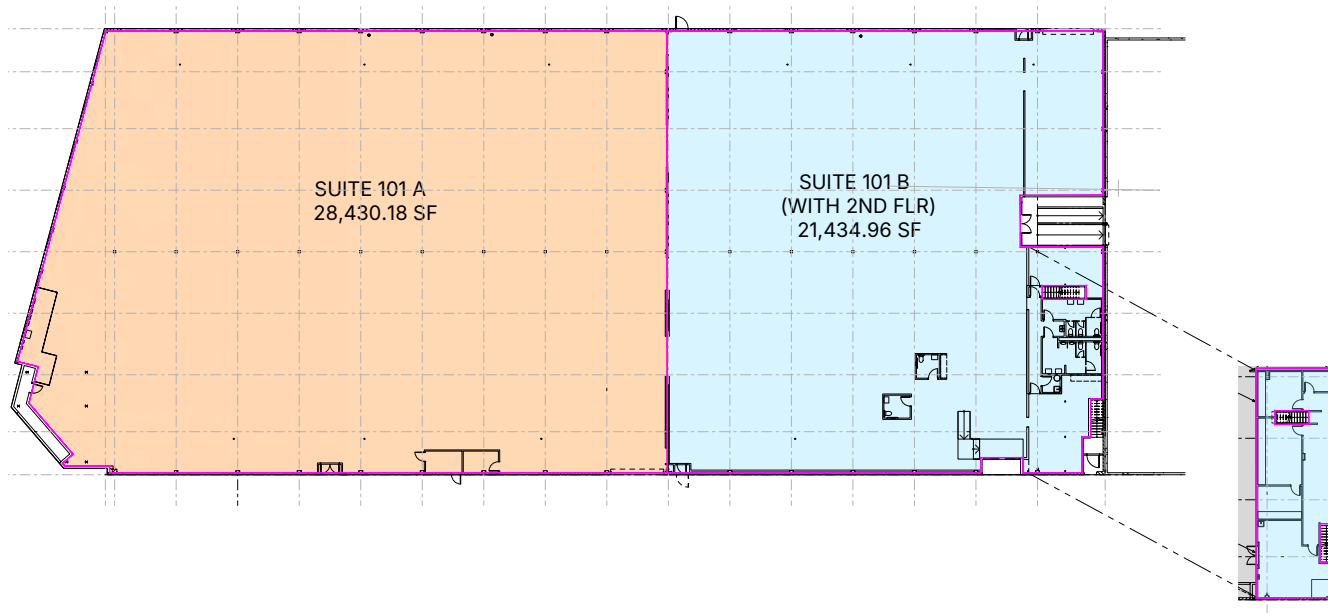
Iconic Freestanding Retail Big Box Located in the Heart of West Los Angeles

11801 W OLYMPIC BLVD., LOS ANGELES, CA



NEWMARK | PACIFIC

Floor Plan



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

Demos

EST. POPULATION

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

EMPLOYEES

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

AVG. HH INCOME

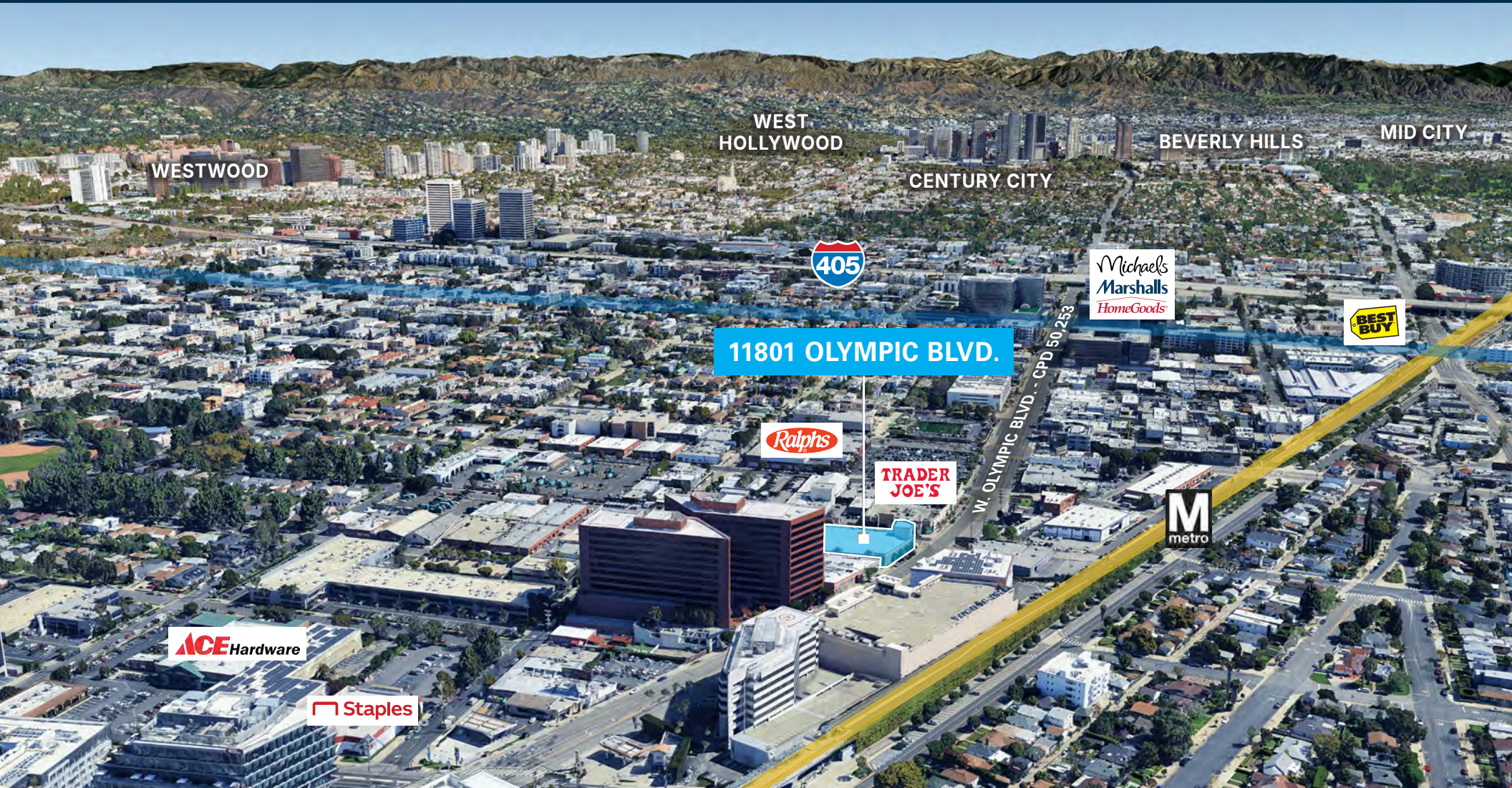
1 mile	\$165,808
3 miles	\$169,506
5 miles	\$177,590

TRAFFIC COUNTS

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

FOR SALE OR LEASE

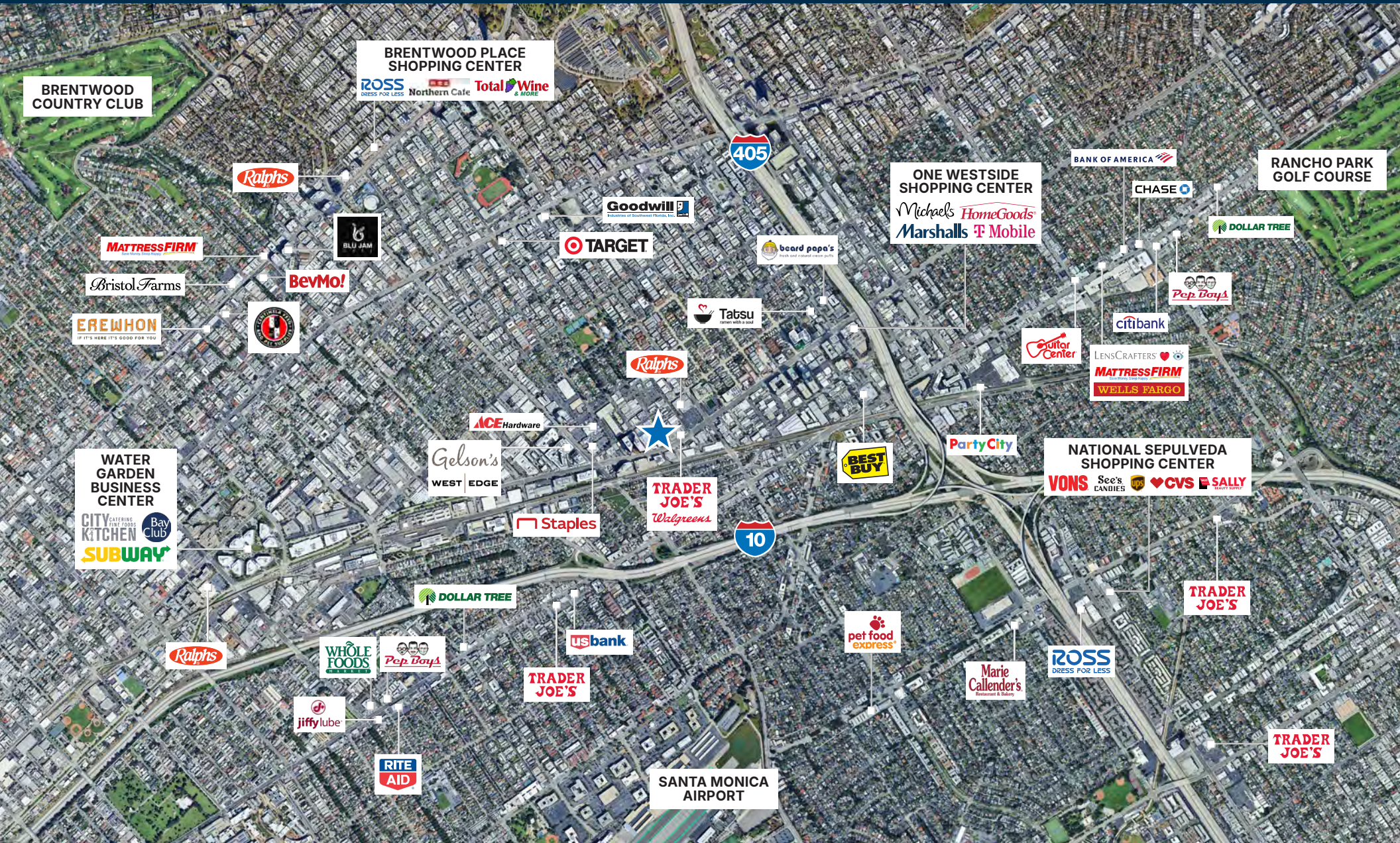
11801 W Olympic Blvd., Los Angeles, CA



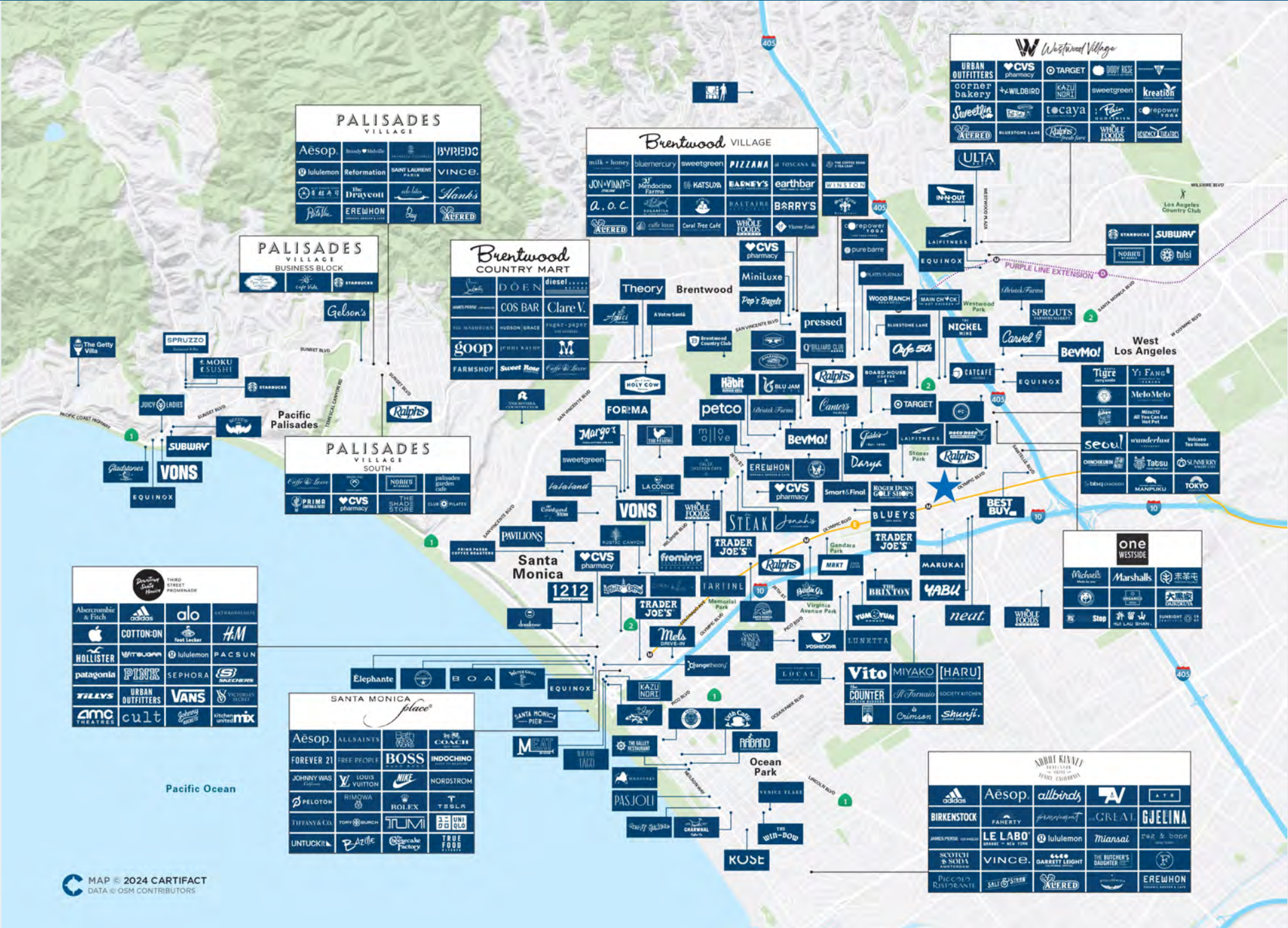
FOR SALE OR LEASE

11801 W Olympic Blvd., Los Angeles, CA



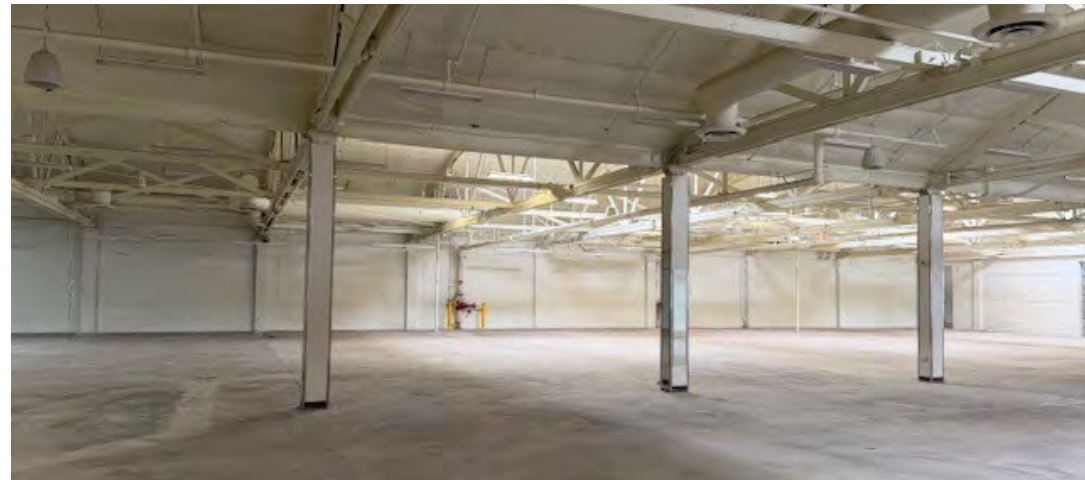


NEARBY AMENITIES



FOR SALE OR LEASE

11801 W Olympic Blvd., Los Angeles, CA



FOR SALE OR LEASE

Iconic Freestanding Retail Big Box Located in the Heart of West Los Angeles

11801 W OLYMPIC BLVD., LOS ANGELES, CA



BRYAN NORCOTT

Executive Managing Director

t 213.298.3595

bryan.norcott@nrmk.com

CA RE Lic: #1200077

BILL BAUMAN

Vice Chairman

t 213.298.3593

bill.bauman@nrmk.com

CA RE Lic. #00969493

ANDREW JENNISON

Vice Chairman

t 310.407.6518

andrew.jennison@nrmk.com

CA RE Lic. #01275687

NEWMARK | PACIFIC

CORPORATE LICENSE #01796698

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.