

10831 W PICO

LOS ANGELES, CA 90064



RETAIL | PRIME WEST LA

CBRE

PROPERTY FEATURES



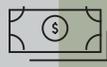
CBRE is pleased to present a prime retail opportunity at 10831 West Pico Boulevard, located in the heart of West LA. The space offers over 25,116 SF total rentable square feet on two floors with abundant natural light and architectural details. The location is highly versatile, thanks to an unparalleled location.

This spot provides great visibility with over 41,000 vehicles passing daily at the intersection of Pico Blvd and Westwood. It also boasts exceptional access for both local residents and daytime employees. Directly across from the future UCLA Research Park, the property is close to the 10 and 405 freeways, public transportation, and numerous walkable restaurants and shops.



SIZE

± 16,396 SF Ground,
± 8,720 SF 2nd Floor
± 25,116 SF Total



RENT

Available on
Negotiable



AVAILABLE

Now



PARKING

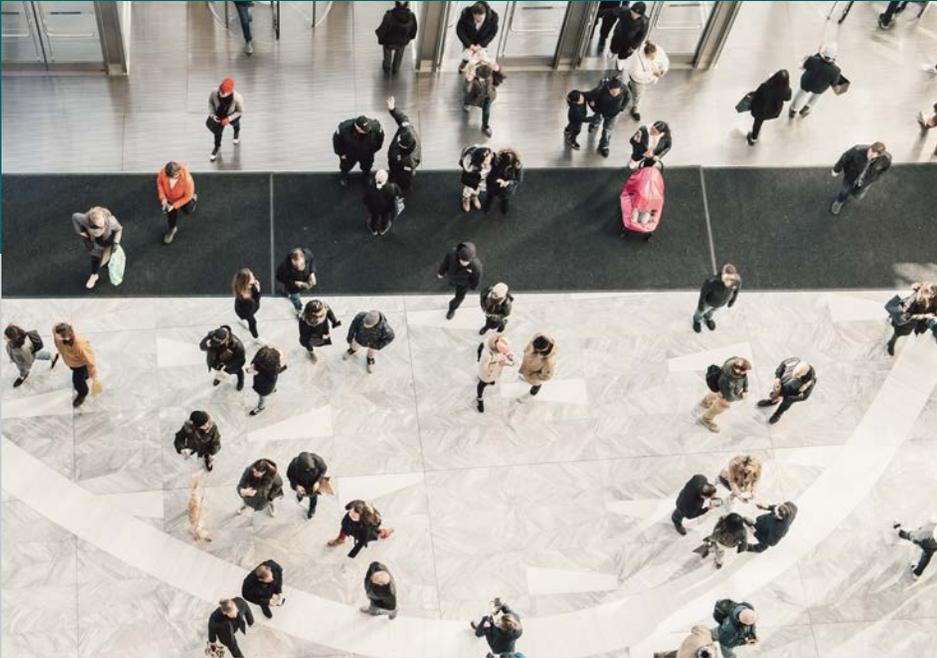
Ample, secure parking
onsite 140 parking
spaces



SIGNAGE

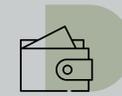
Eye-brow signage
available

ABOUT THE AREA



WELCOME TO **WEST LA**

10831 West Pico Boulevard sits within one of the most revered and coveted retail locations in West Los Angeles. This highly trafficked intersection with close proximity to freeways, Century City, Beverly Hills and Santa Monica, ensures that affluent consumers and related occupiers will be attracted to this destination.



\$2.14B

Consumer
spending



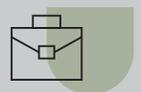
130K

Avg. HH
income



50,288

Total
population



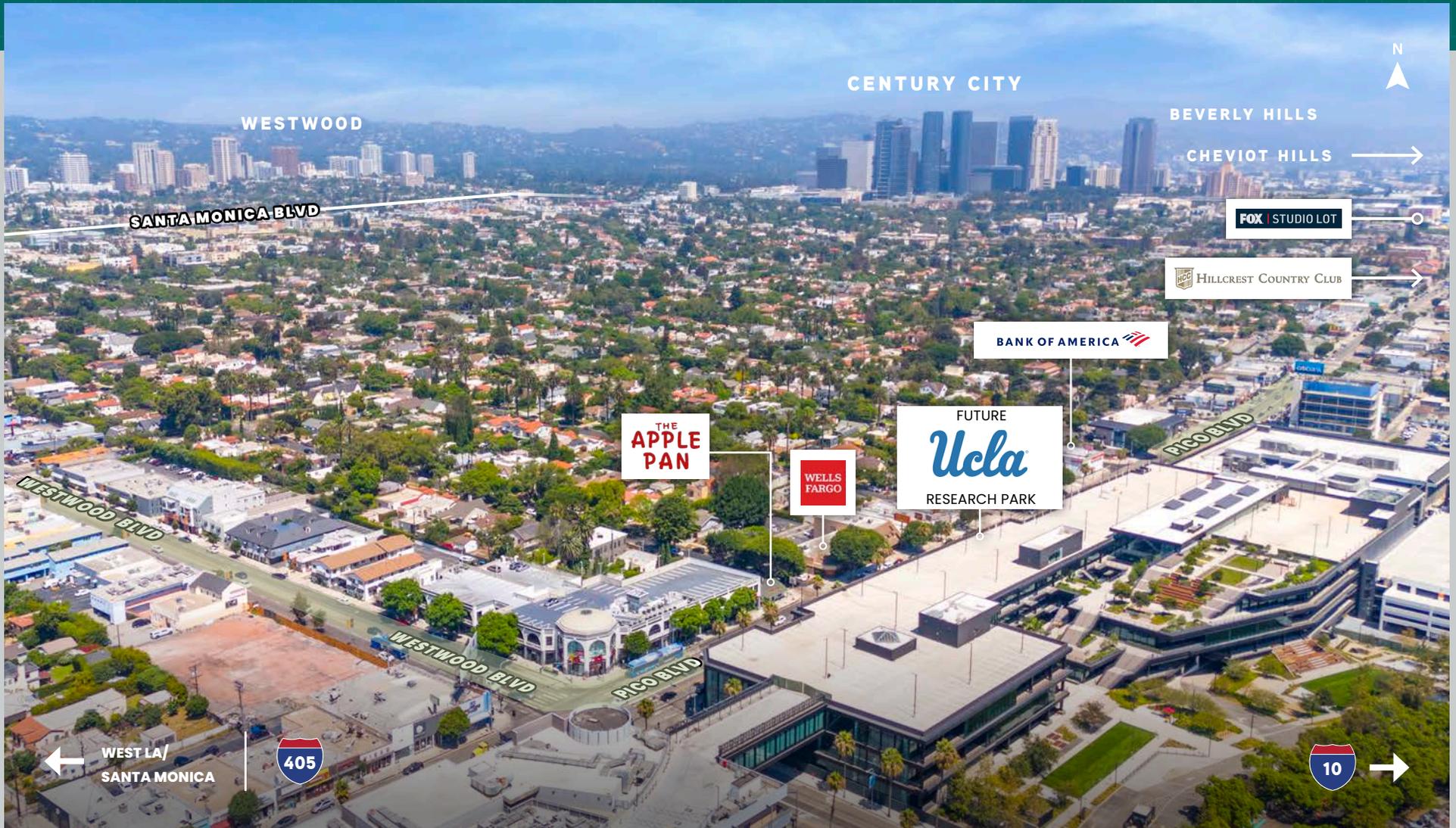
224K

Daytime
Employees

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LOCATION OVERVIEW

At the prominent intersection of Westwood Blvd. Directly across the street from the future UCLA Research Park with close proximity to the 10 and 405 freeways, public transportation, and numerous walkable retail and restaurants.

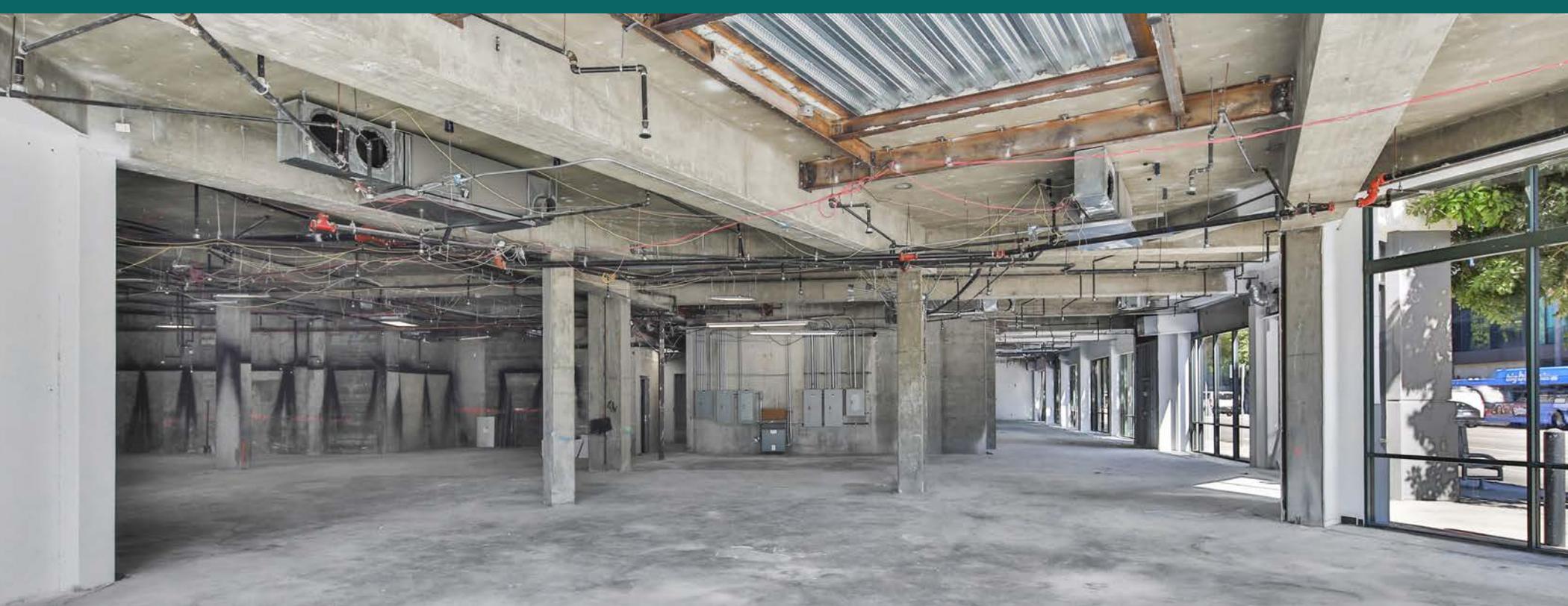


RETAIL | PRIME WEST LA

FIRST FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR

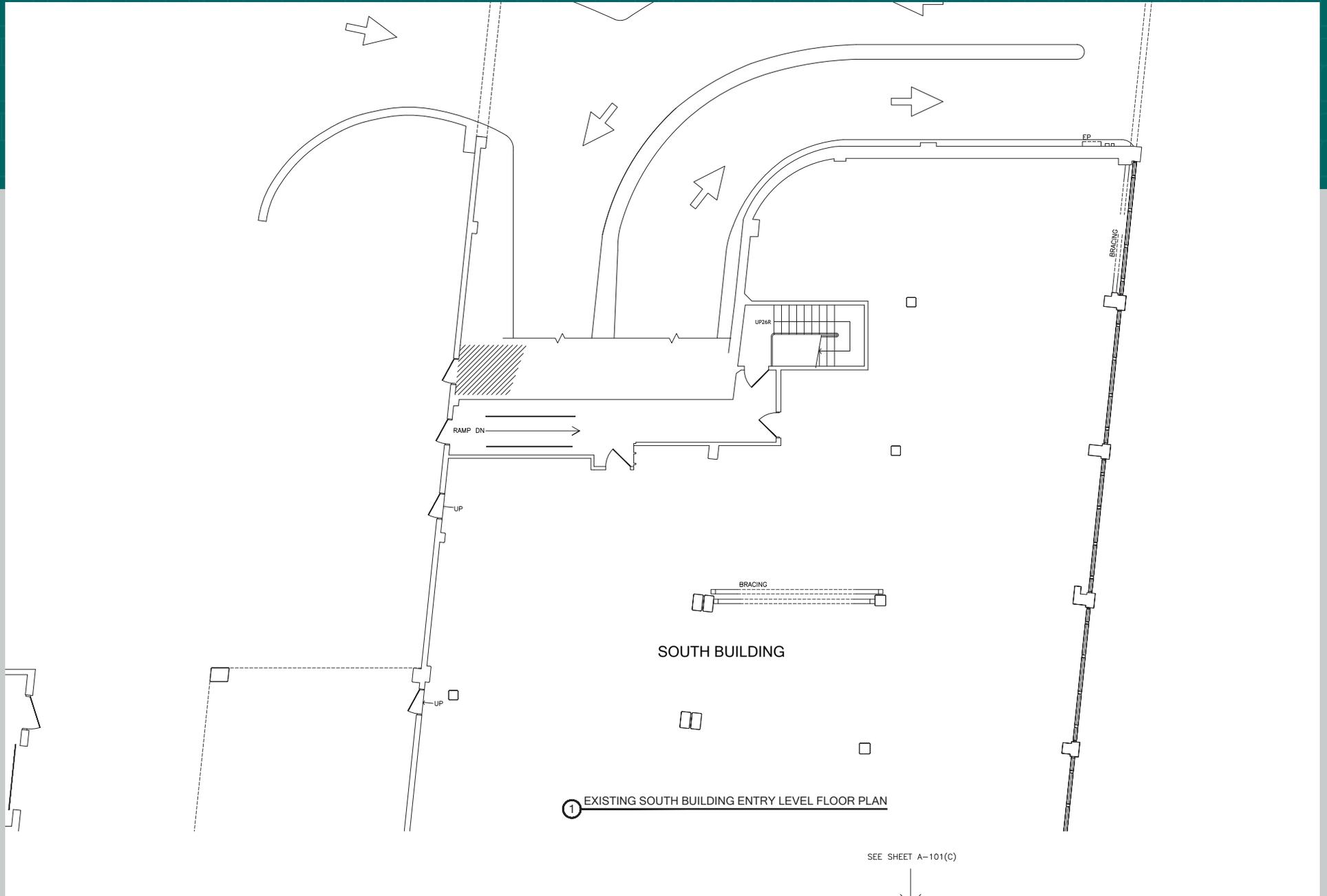


FIRST FLOOR PLAN



1 EXISTING SOUTH BUILDING ENTRY LEVEL FLOOR PLAN

SECOND FLOOR PLAN



1 EXISTING SOUTH BUILDING ENTRY LEVEL FLOOR PLAN

SEE SHEET A-101(C)

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