

RETAIL/RESTAURANT WITH PATIO OPPORTUNITY

**12200 W OLYMPIC BLVD
WEST LA**

FOR LEASE



conceptual
rendering



KILROY

CBRE



WELCOME TO WEST LA

Westside Media Center offers a prime retail and restaurant opportunity in the heart of West Los Angeles, one of the region's most established and supply-constrained live-work-play markets, positioned between Santa Monica, Brentwood Village, and Westwood with immediate access to the 405 and 10 freeways. West LA is defined by its dense concentration of technology, media, and creative companies, generating a highly educated, affluent workforce and consistent daytime demand. This dynamic creates a reliable customer base and strong brand visibility for quality retail and food concepts seeking long-term performance in a proven Westside location.

\$2.14B
Consumer Spending

\$2.00M
Avg. HH. Net Worth

34,921
Total Population

\$240k
Average Income

PROPERTY FEATURES



Suite 100

**+/- 7,242 RSF
DIVISIBLE
(+PATIO)**



**SECURE
SUBTERRANEAN
PARKING**



**CLASS A BUSINESS
CAMPUS: 380,000 SF
OFFICE SPACE**



PRIME LOCATION



AVAILABLE NOW



**TRANSIT STOP
ADJACENT**



HIGHLY VISIBLE



**RENT AVAILABLE
UPON REQUEST**





PATIO POTENTIAL

CONCEPTUAL
RENDERING



EXTERIOR



INTERIOR

KILROY

↑ SLAB-TO-SLAB: 14'5"
↓ CLEAR HEIGHT: 8'10"

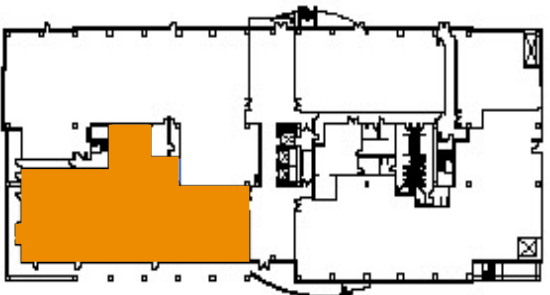
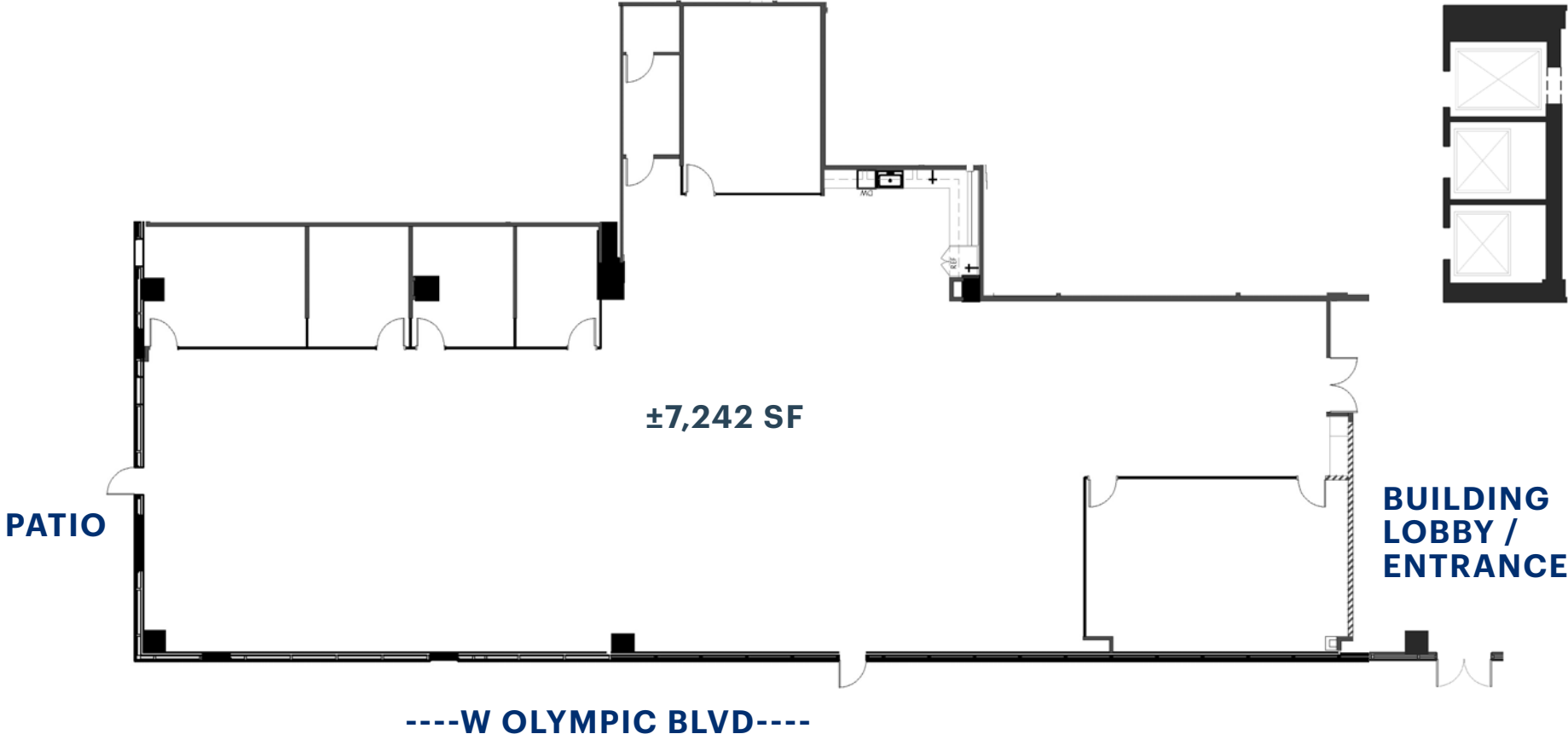




OUTDOOR COMMON AREAS

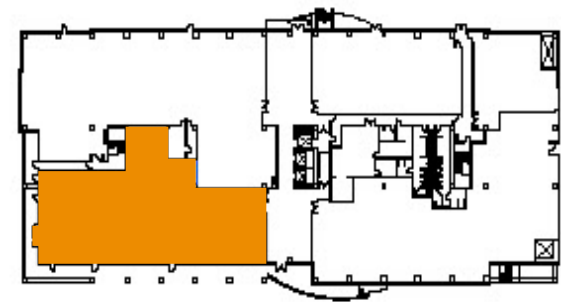
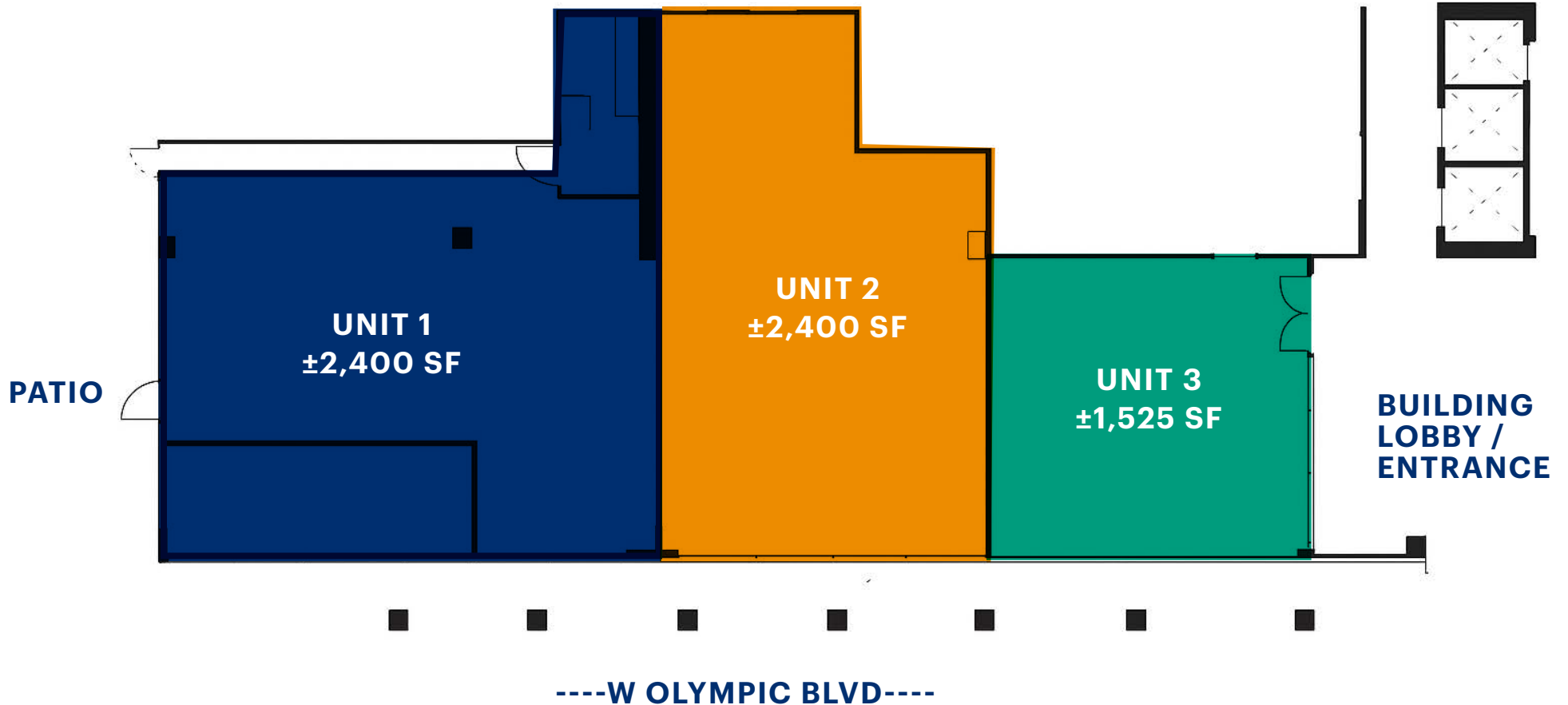


CURRENT FLOORPLAN



SITE PLAN

HYPOTHETICAL FLOORPLAN



SITE PLAN



NEARBY TENANTS

[solidcore]

Gelson's

TRADER JOE'S

RIOT GAMES

BLUEYS
KITCHEN.

HAMMER
GROOMING & NAILS
FOR GUYS

Menotti's
COFFEE STOP

NOISENDLESS

LIONSGATE

WHOLE
FOODS

ARTHA.

BERGAMOT
STATION

Rae's
Restaurant
Since 1952

ICON FIT

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