

8500 W
OLYMPIC
BOULEVARD

Los Angeles, CA 90035



TWO RETAIL SPACES AVAILABLE: 1,269 SF & 925 SF (NON-CONTIGUOUS)

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CBRE

PROPERTY OVERVIEW

8500 W Olympic Blvd offers a rare opportunity to establish a presence in one of Los Angeles' most sought after retail corridors. Situated at the intersection of affluent residential neighborhoods, premier retail destinations, and a dense daytime employment base, the property provides exceptional visibility, accessibility, and exposure to a highly educated and affluent consumer demographic.

PROPERTY/INVESTMENT HIGHLIGHTS

- Located at a major LA Westside intersection - West Olympic Boulevard (±46,075 VPD) and La Cienega Boulevard (±45,170 VPD)
- Across from Los Angeles Park & Community Center (est. 15,000-25,000 guests/month)
- Convenient to wealthy neighborhoods- Beverly Hills, Beverly Grove, Crestview, Pico-Robinson, and Carthay Square





Space Rendering



Existing Condition

PROPERTY OVERVIEW

UNIT C
Retail Space
200 Amps available

1,269
Square Feet



Scan QR Code for Virtual Tour



Space Rendering



Existing Condition

PROPERTY OVERVIEW

UNITE
Retail Space
200 Amps available

925
Square Feet

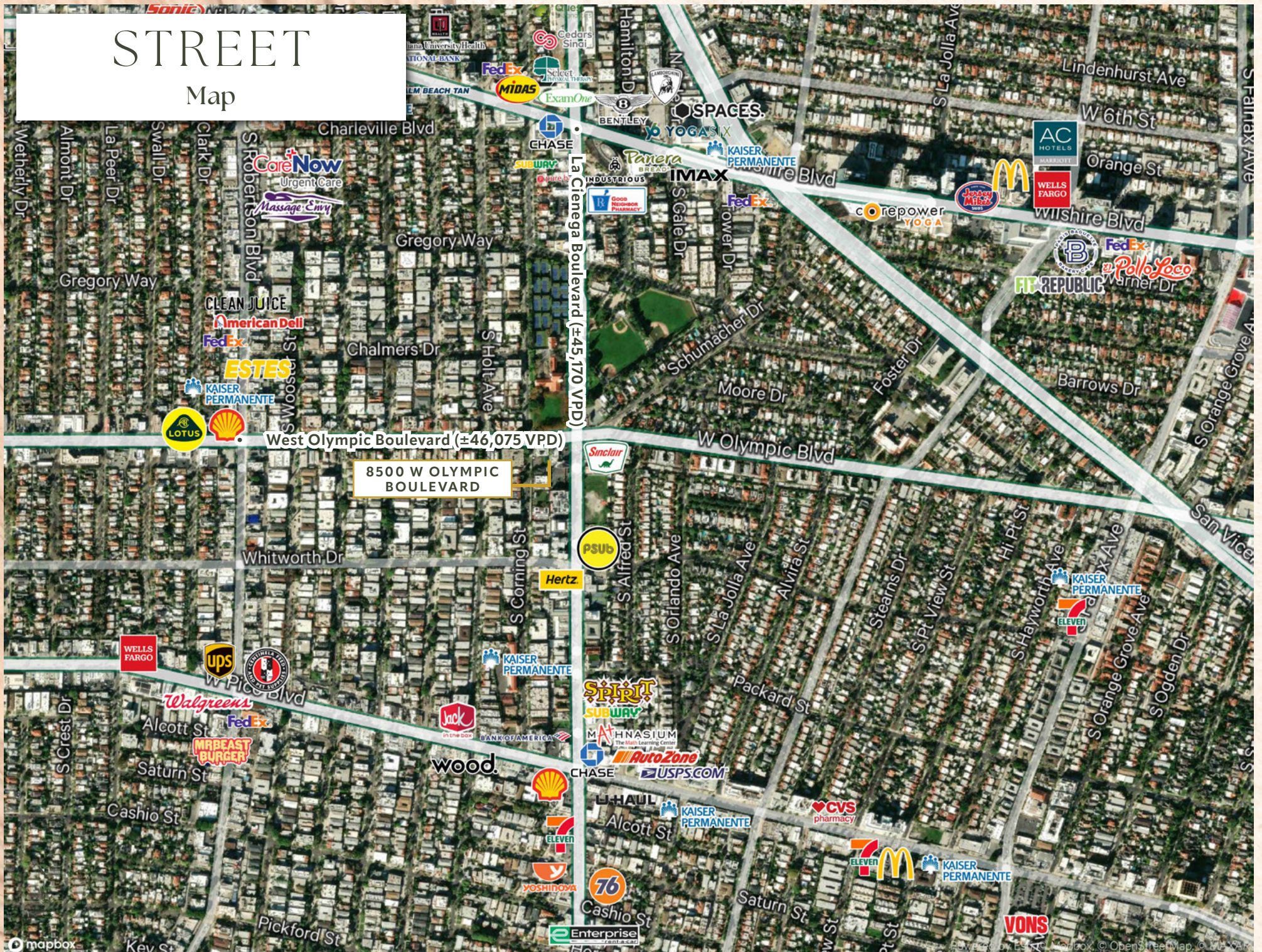


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SITE Plan



STREET Map



8500 W OLYMPIC BOULEVARD

West Olympic Boulevard (±46,075 VPD)



LOCATION OVERVIEW

THE SURROUNDING TRADE AREA BENEFITS FROM STRONG PEDESTRIAN AND VEHICULAR TRAFFIC, PROXIMITY TO BEVERLY HILLS, AND A DIVERSE MIX OF RETAIL, DINING, WELLNESS, AND PROFESSIONAL SERVICE USERS, MAKING IT AN IDEAL LOCATION FOR RETAILERS AND RESTAURANTS SEEKING A PROMINENT WEST LOS ANGELES ADDRESS.



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	44,848	316,885	905,438
2030 Population - Five Year Projection	45,803	317,843	913,842
2025-2030 Annual Population Growth Rate	0.42%	0.06%	0.18%

Housing Units	1 Mile	3 Miles	5 Miles
2025 Housing Units	23,234	168,488	451,535
2025 Vacant Housing Units	1,981	13,756	38,519
2025 Occupied Housing Units	21,253	154,732	413,016

Households	1 Mile	3 Miles	5 Miles
2025 Households - Current Year Estimate	21,253	154,732	413,016
2030 Households - Five Year Projection	22,096	158,520	427,411
2025-2030 Annual Household Growth Rate	0.78%	0.48%	0.69%
2025 Average Household Size	2.07	2.03	2.11

Household Income	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$172,005	\$169,116	\$142,204
2030 Average Household Income	\$191,014	\$186,046	\$156,121
2025 Median Household Income	\$112,074	\$106,482	\$86,418
2030 Median Household Income	\$127,758	\$119,812	\$97,560

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UNIT C
1,269 SF RETAIL SPACE
FOR LEASE

UNIT E
925 SF RETAIL SPACE
FOR LEASE



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