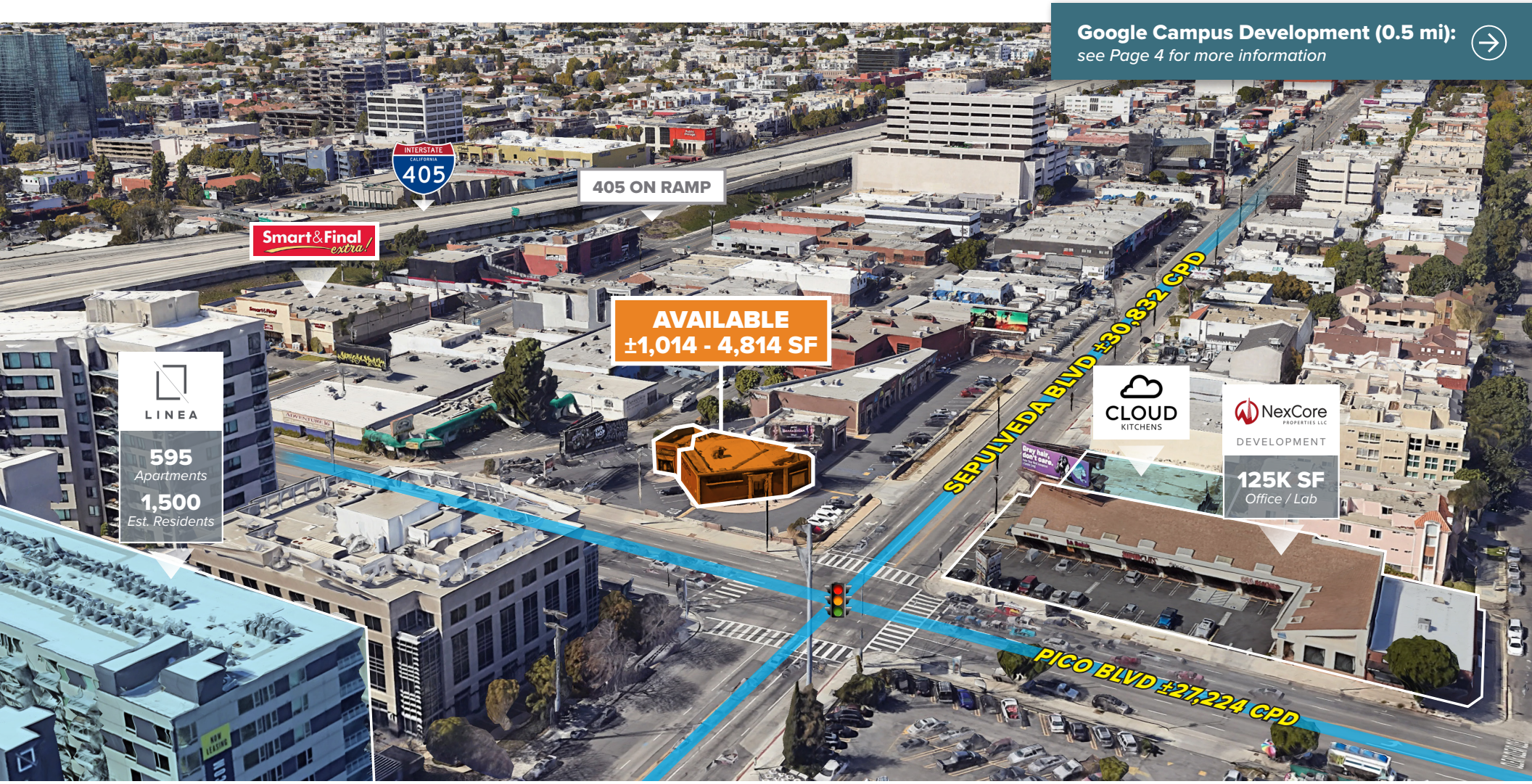
**FOR LEASE** | ±1,014 - 4,814 SF

# PRIME RETAIL SPACE AVAILABLE

## Pico Blvd & Sepulveda Blvd, NWC | Los Angeles, CA





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# PROJECT HIGHLIGHTS

- **Hard corner endcap outparcel opportunity**
- **Densely populated area** with 5.2M SF of Class A and B office space within 1 mi of the subject site
- **Multi-panel pylon signage available**
- **Immediate freeway access** to 405 Fwy and nearby 10 Fwy

## TRAFFIC COUNTS

| | |
|---|---|
| **PICO BLVD** | 30,832 CPD |
| **SEPULVEDA BLVD** | 27,224 CPD |

## POPULATION

**1 MILE** | 33,824
**2 MILE** | 151,589
**3 MILE** | 318,814

## DAYTIME POPULATION

**1 MILE** | 53,196
**2 MILE** | 226,015
**3 MILE** | 447,489

## AVG. HOUSEHOLD INCOME

**1 MILE** | $143,372
**2 MILE** | $142,537
**3 MILE** | $150,016

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beta.

# SITE PLAN

| TENANT | SF |
|---|---|
| Lakeshore Learning | 6,875 |
| Premier LED Store | 1,050 |
| AT&T | 3,200 |
| Available | 1,014 |
| Available | 3,800 |
| TOTAL GLA | 15,939 |

Pylon signage

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# RESIDENTIAL PROFILE

*A HIGHLY DIVERSE MIX OF PEOPLE WITH INDIVIDUAL IDEALS AND NOTIONS OF HOME, BUT ALL ATTRACTED TO THE INTANGIBLE ASPECTS OF A FULLER LIFE.*

**Professionals**
Working nearby

**Core**
Early 30s to 40s.

**Active**
Outdoors & fitness

**Out**
Newest restaurants, bars, shops, neighborhood hot spots.

**Home**
Using amenity areas as work and living extensions.

**Ease**
Appreciate a lock and go lifestyle.

**Busy**
Access to rail, work and services is important.

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# GOOGLE CAMPUS

*GOOGLE SNAGS ALL OF HUDSON-MACERICH ONE WESTSIDE CREATIVE OFFICE REDEVELOPMENT.*

RENDERING OF THE ONE WESTSIDE CONVERSION

Google, Inc. leased the entirety of Hudson Pacific Properties, Inc.'s and Macerich's One Westside redevelopment, a planned 584,000-square-foot Class A creative office campus, formerly part of the Westside Pavilion shopping mall in West Los Angeles. The roughly 14-year lease term will commence upon completion of construction and build-out of tenant improvements in 2022.

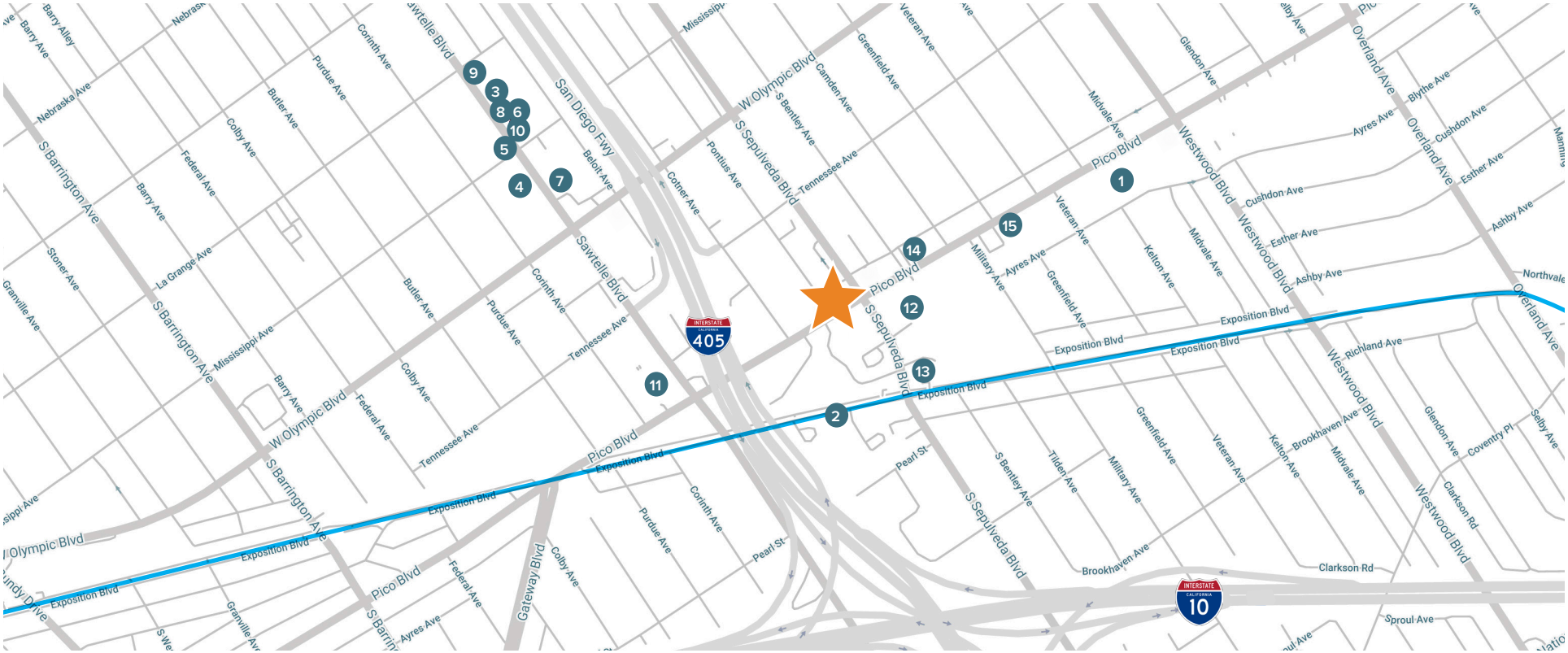
**DISTANCE**
0.5 Miles

**LEASE TERM**
14-Years

**SIZE**
584K SF

*source: https://www.connect.media/google-snags-all-of-hudson-macerich-one-westside-creative-office-redev/*

# NEARBY AMENITIES




**LEGEND:**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | New Google Campus | 6 | Tsujita Annex | 11 | Best Buy | | Expo Line |
| 2 | Expo / Sepulveda Metro Station | 7 | Nijiya Market | 12 | Anawalt Lumber | | |
| 3 | Killer Noodle | 8 | Hide Sushi | 13 | Party City | | |
| 4 | Tatsu Ramen | 9 | Sonoritas Prime Tacos | 14 | Centinela Feed & Pet Supplies | | |
| 5 | Tsujita LA Artisinal Noodles | 10 | BLACK MARKET | 15 | Bosa Nova Bazilian Cuisine | | |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