



new listing

ONE OF THE BEST WESTSIDE CORNERS: OLYMPIC at WESTWOOD

W. Olympic Blvd. + Westwood Blvd. – “A” Location

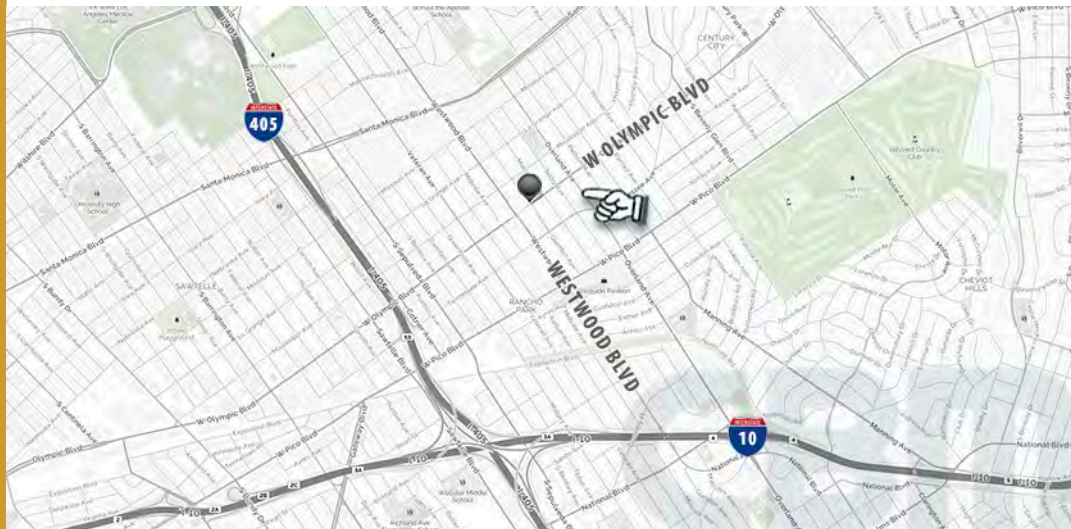
FEATURES...

- ± 540 sq ft of prime inline space available
- Fantastic hard corner visibility
- Excellent curb appeal
- Pylon and store-front signage
- Ideal for wireless store, optical boutique, or any small retail user
- Great co-tenants in a high identity westside location

AREA AMENITIES...

- Premier signalized intersection in West Los Angeles
- Featuring huge traffic counts
- Outstanding population density
- Strong high income demographics
- Proven trade area
- Considerable employee population
- Close proximity to the 405 Freeway
- Unique Westwood Blvd retail corridor

**10844 W. OLYMPIC BOULEVARD
LOS ANGELES, CA 90064**



CONTACT...

Jason Ehrenpreis
ext. 213
license #01741961
310..575..1517 ph
310..575..1147 fax

via email...
jason@cbm1.com

MORE INFO...
▶ visit cbm1.com

Aerial Photos



Demographics

Demographic Snapshot Comparison Report

	1 Miles:	2 Miles:	3 Miles:
Population: Fall 2010			
Total Population	35,264	145,027	304,284
Male Population	48.0%	48.9%	48.4%
Female Population	52.0%	51.1%	51.6%
Median Age	39.0	36.3	36.4
Population Density (per sq. mi.)	11,224.8	11,540.9	10,761.8
Employees	38,983	183,868	325,901
Establishments	3,519	12,664	26,808
Income: Fall 2010			
Median HH Income	\$81,428	\$67,675	\$65,547
Per Capita Income	\$59,676	\$56,869	\$51,997
Average HH Income	\$120,147	\$115,038	\$112,447
Households: Fall 2010			
Total Households	17,290	68,344	135,768
Average Household Size	2.0	2.0	2.1
Household Growth 2000 - 2010	4.4%	2.8%	1.6%
Housing: Fall 2010			
Owner Occupied Housing Units	41.6%	32.2%	33.0%
Renter Occupied Housing Units	52.4%	61.6%	61.3%
Vacant Housing Units	6.1%	6.3%	5.7%
Race: Fall 2010			
White	80.9%	75.9%	75.3%
Black	2.1%	3.1%	4.1%
American Indian, Eskimo, Aleut	0.3%	0.5%	0.5%
Asian	11.4%	13.9%	12.2%
Hawaiian or Pacific Islander	0.1%	0.1%	0.2%
Other	2.4%	3.5%	4.6%
Multirace	2.9%	3.0%	3.1%
Ethnicity: Fall 2010			
Hispanic	16.5%	19.8%	23.0%

