

# FOR LEASE

10885 PICO BLVD & 10867 W PICO BLVD | LOS ANGELES, CA 90064



**MATTHEWS™**

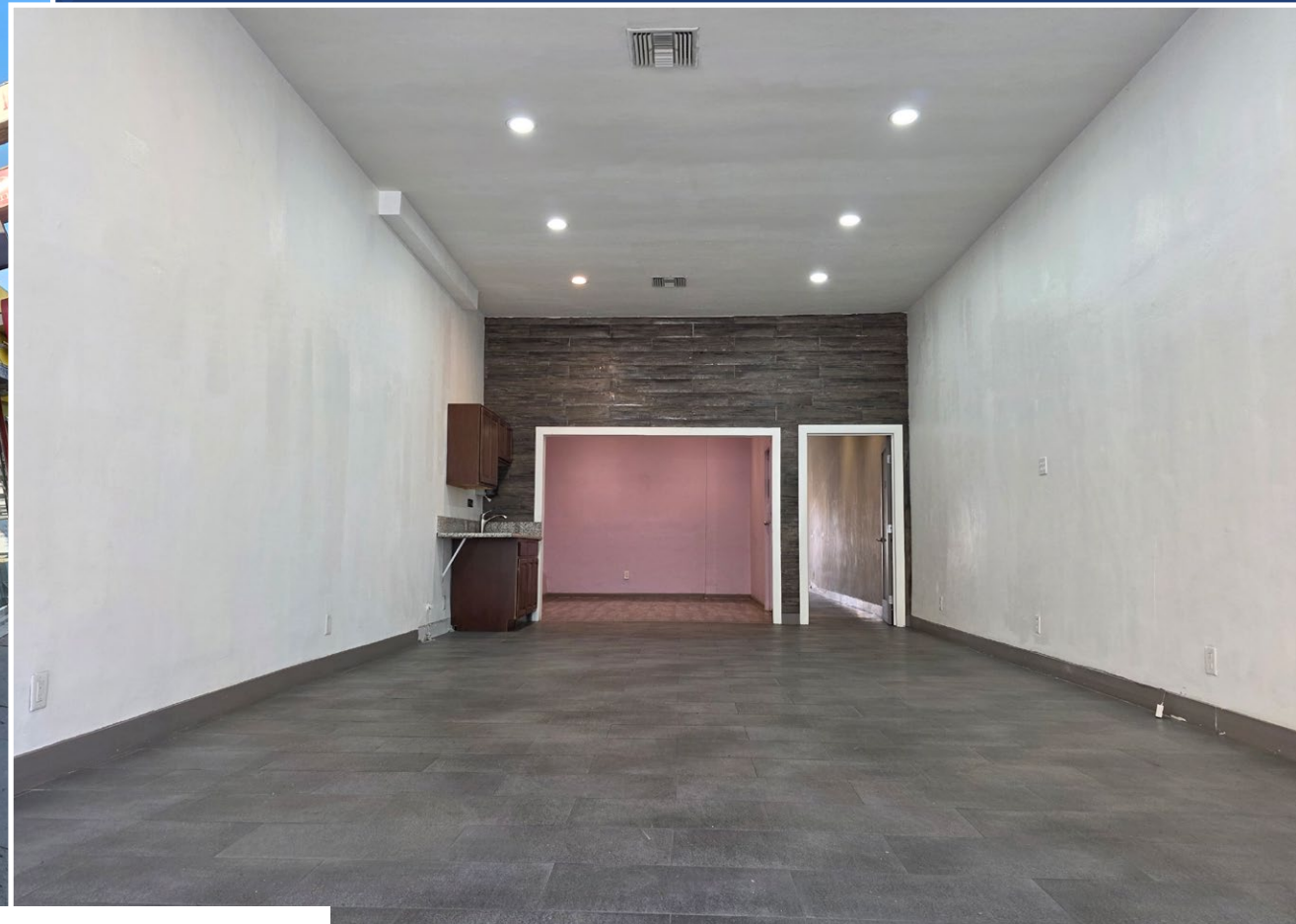
# RETAIL OPPORTUNITIES ON PICO BLVD

## SUITE 10885

SIZE: ±1,022 SF

ASKING RENT: \$3.50 PSF NNN

EST. NNN: \$1.00 PSF

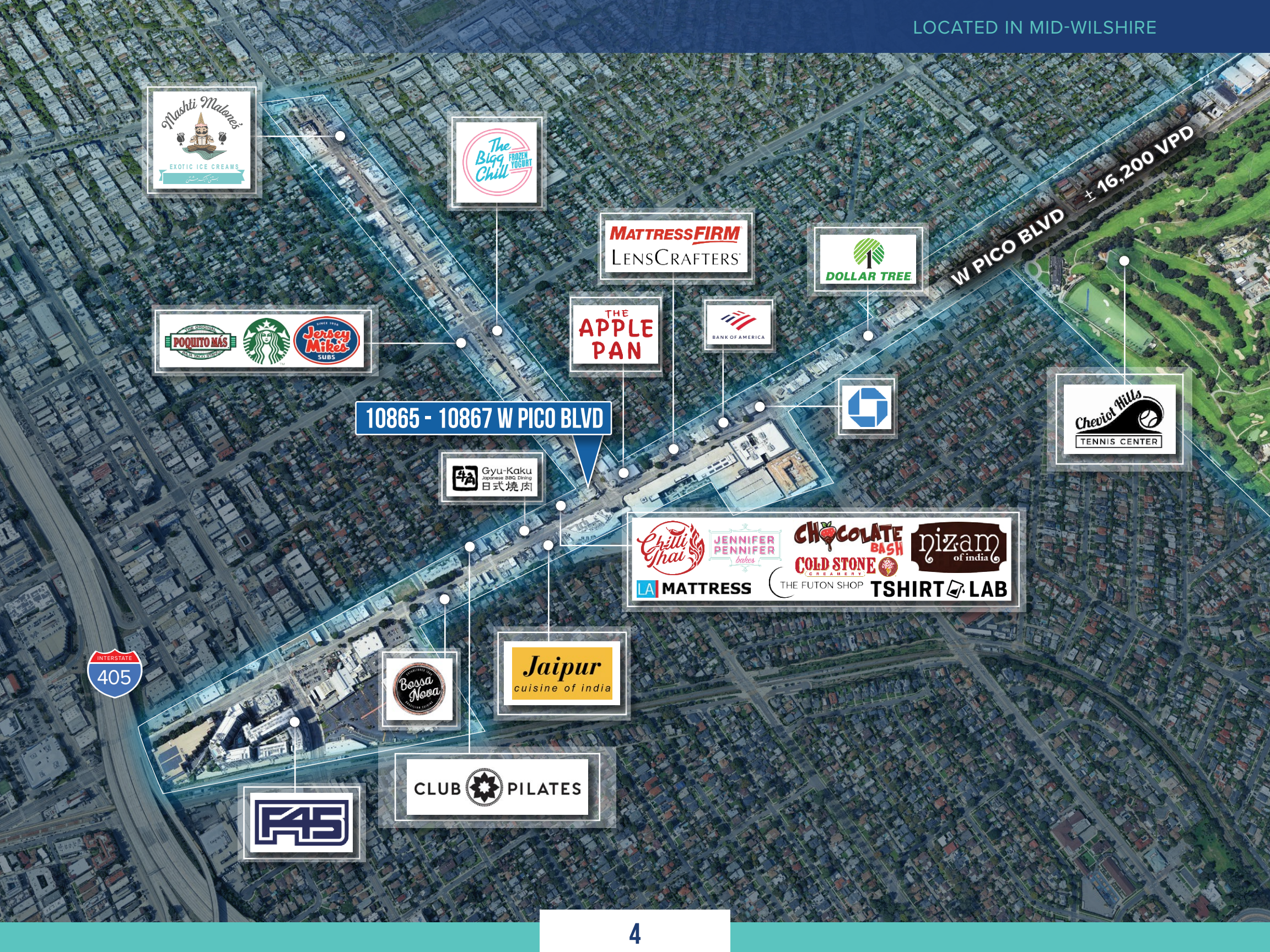


# SUITE 10867

SIZE: ±1,649 SF

LEASE PENDING





W PICO BLVD + 16,200 VPD



10865 - 10867 W PICO BLVD



# PROXIMITY TO UCLA RESEARCH PARK



 RANCHO PARK GOLF COURSE

 OVERLAND ELEMENTARY SCHOOL  
446 STUDENTS

 NOTRE DAME ACADEMY ELEMENTARY SCHOOL  
276 STUDENTS

METRO EXPO LINE  
(WESTWOOD/RANCHO PARK STATION)



UCLA acquires L.A.'s former Westside Pavilion to transform empty mall into the UCLA Research Park

*Ucla*

"The UCLA Research Park will occupy the former mall site, a 700,000-square-foot property 2 miles from the Westwood campus. The research park will house the California Institute for Immunology and Immunotherapy at UCLA and the UCLA Center for Quantum Science and Engineering, as well as programs across the disciplines." Source: newsroom.ucla.edu



METRO EXPO LINE  
(WESTWOOD/RANCHO PARK STATION)



METRO EXPO LINE  
(EXPO/SEPULVEDA STATION)

0.3 MILES

0.7 MILES

10867 AVAILABLE

10885 AVAILABLE

15M+

E-Line Boardings  
in 2024

16.8%

Increase in  
YOY Ridership

25.8%

Increase in YOY Saturday/  
Sunday Ridership

The E Line (formerly the Expo Line) is undergoing an extension project in Los Angeles County. The most recent update is that the E Line has been extended to East Los Angeles, using part of the former L Line tracks, as part of the Regional Connector Transit Project. The color of the E Line has also changed to gold. Additionally, Metro is initiating a process to seek federal funding for the next phase of the extension, which involves the first 4.7-mile segment to Montebello.



# PROXIMITY TO E-LINE

# FOR LEASE

10867 W PICO BLVD | LOS ANGELES, CA 90064

LET'S CONNECT:

**BROKER OF  
RECORD**

*DAVID HARRINGTON*  
License No. 02168060 (CA)

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