

FOR LEASE

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



MATTHEWS™

RETAIL OPPORTUNITY ON PICO BLVD

SUITE 10885

SIZE: $\pm 1,022$ SF

ASKING RENT: \$3.50 PSF NNN

EST. NNN: \$0.25 PSF





10865 - 10867 W PICO BLVD



W PICO BLVD ± 16,200 VPD



PROXIMITY TO UCLA RESEARCH PARK



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

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

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LET'S CONNECT:

**BROKER OF
RECORD**

DAVID HARRINGTON
License No. 02168060 (CA)

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MATTHEWS™