

FOR LEASE

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

YOUR SIGN HERE

YOUR SIGN HERE

MATTHEWS™

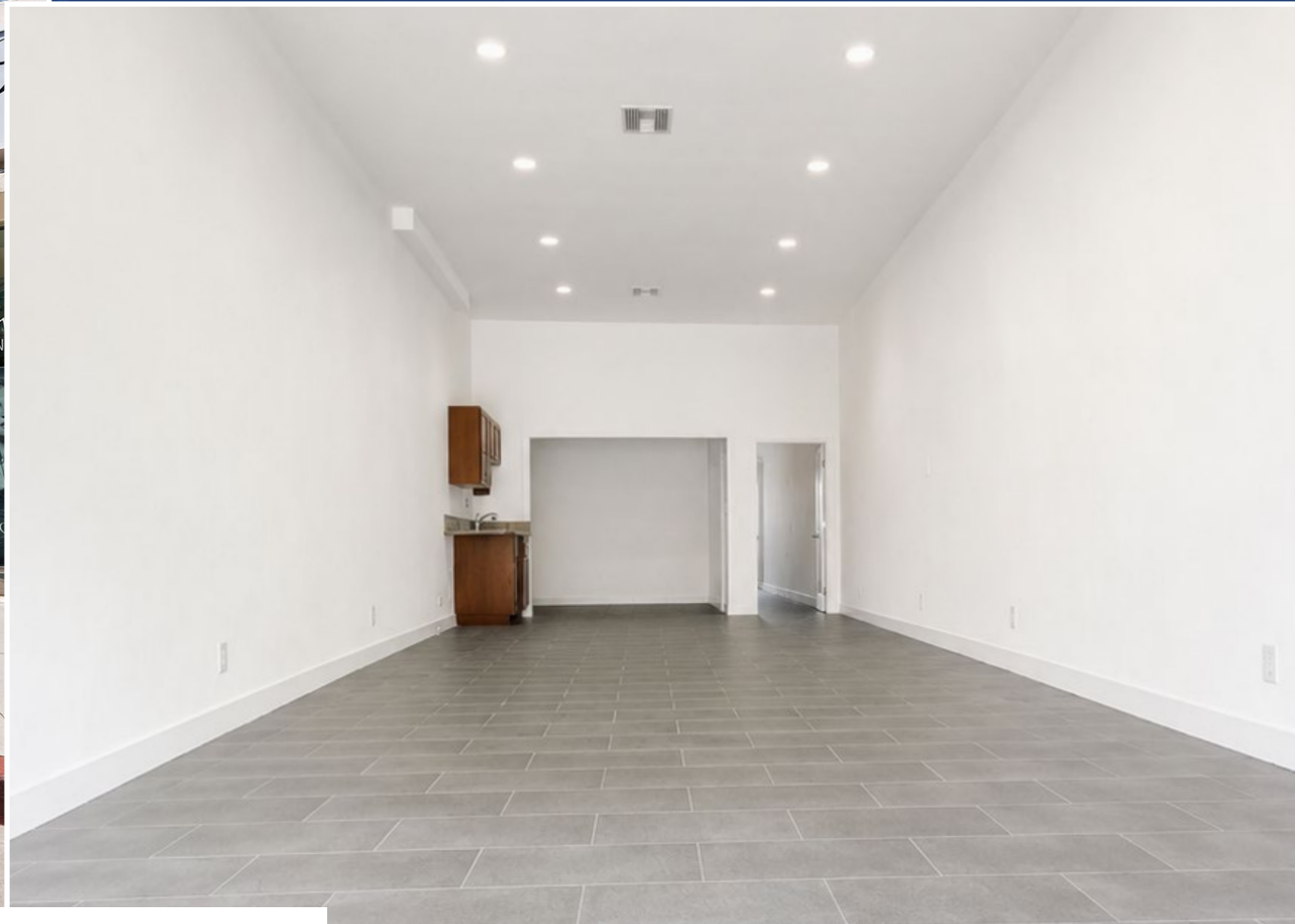
RETAIL OPPORTUNITY ON PICO BLVD

SUITE 10885

SIZE: $\pm 1,039$ SF

ASKING RENT: \$3.50 PSF NNN

EST. NNN: \$0.25 PSF





SUITE 10875

SIZE: ±895 SF

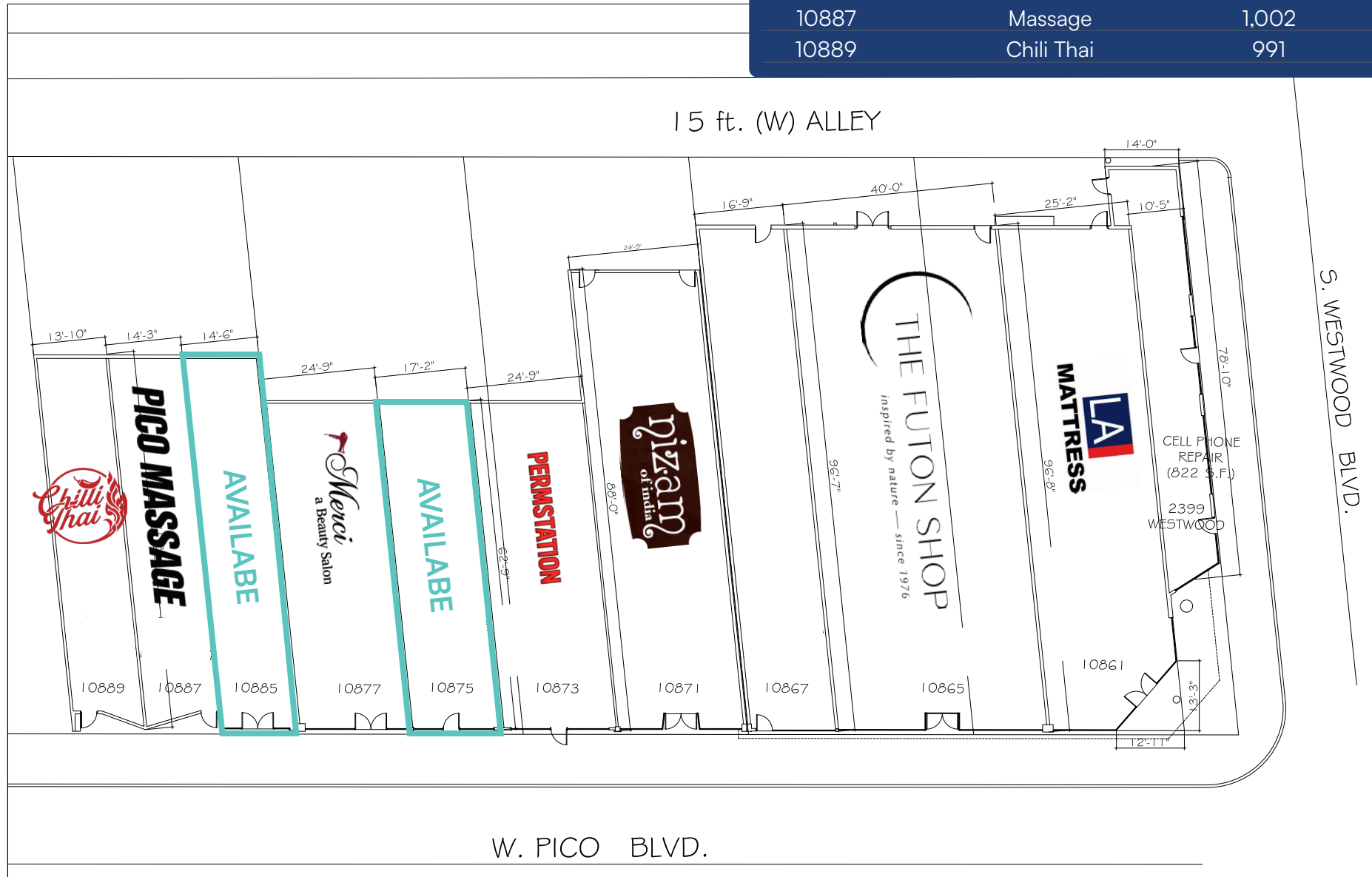
ASKING RENT: \$3.75 PSF NNN

EST. NNN: \$0.25 PSF



SITE PLAN

Suite No.	Tenant Name	Size (SF)	Asking Rent
10861	LA Mattress Store	2,347	
10865	The Futon Shop	3,863	
10867	Exciting Tenant Coming Soon!	1,618	
10871	Nizam Indian Cuisine	2,178	
10873	Happy Relax	1,553	
10875	Available	895	\$3.75 PSF
10877	Merci Blow Dry Bar La	1,553	
10885	Available	1,039	\$3.50 PSF
10887	Massage	1,002	
10889	Chili Thai	991	





PROXIMITY TO UCLA RESEARCH PARK



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



"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

10875
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

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LET'S CONNECT:

**BROKER OF
RECORD**

DAVID HARRINGTON
License No. 02168060 (CA)

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