

10944-10948 W PICO BLVD

Los Angeles, CA 90064

Leasing Brochure



UCLA
Research Park

W Pico Blvd ±16,200 VPD

FOR LEASE
RESTAURANT/RETAIL OPPORTUNITIES

MATTHEWS™

RESTAURANT OPPORTUNITY

10944 W PICO BLVD

±4,472 - 6,272 SF
SIZE*

\$4.50 PSF NNN
ASKING RENT

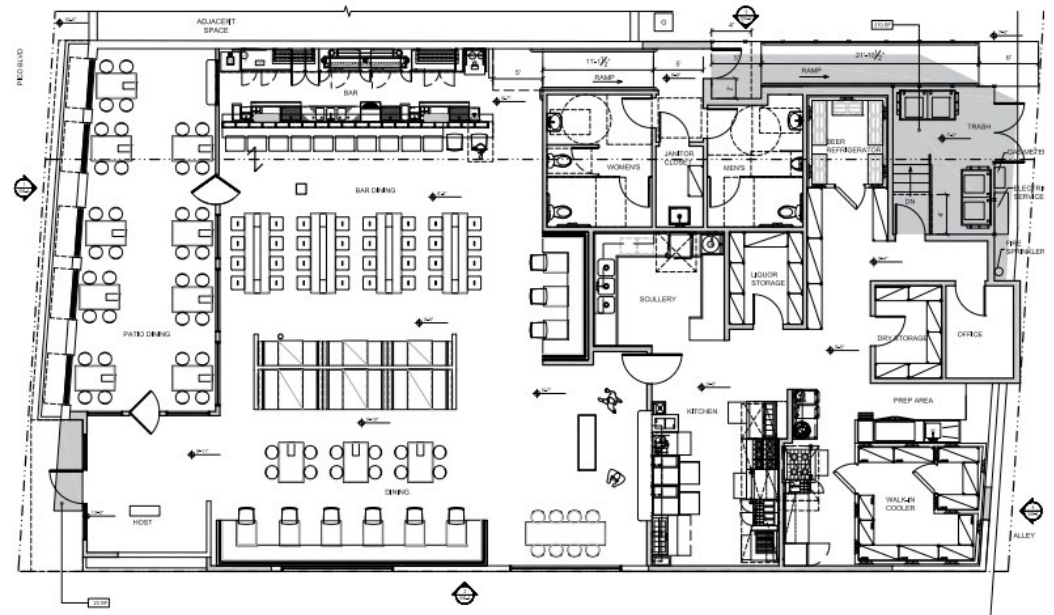
*Suites 10944 & 10948 can be combined

TENANT IMPROVEMENT
ALLOWANCE AND
LANDLORD WORK
AVAILABLE FOR
QUALIFIED TENANTS



Restaurant Rendering

PROPOSED FLOOR PLAN



RETAIL OPPORTUNITY

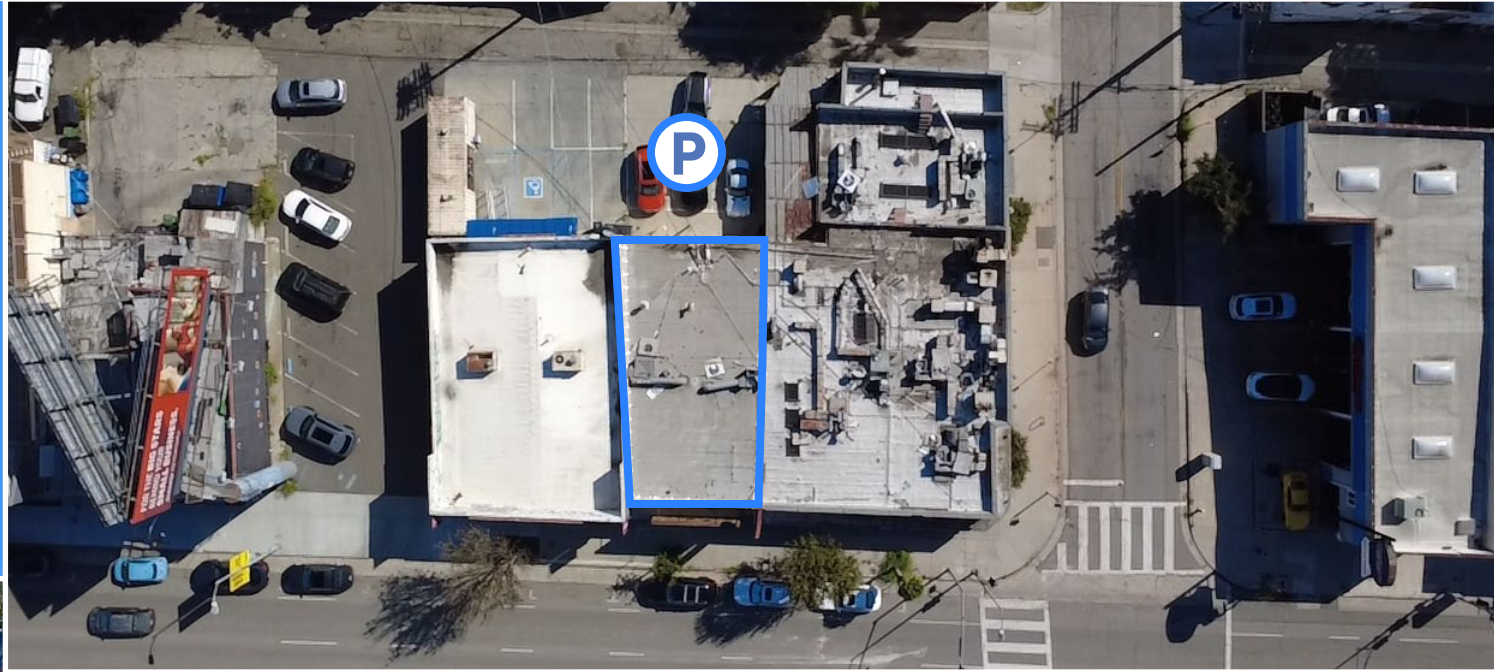
10948 W PICO BLVD

±900-1,800 SF
SIZE*

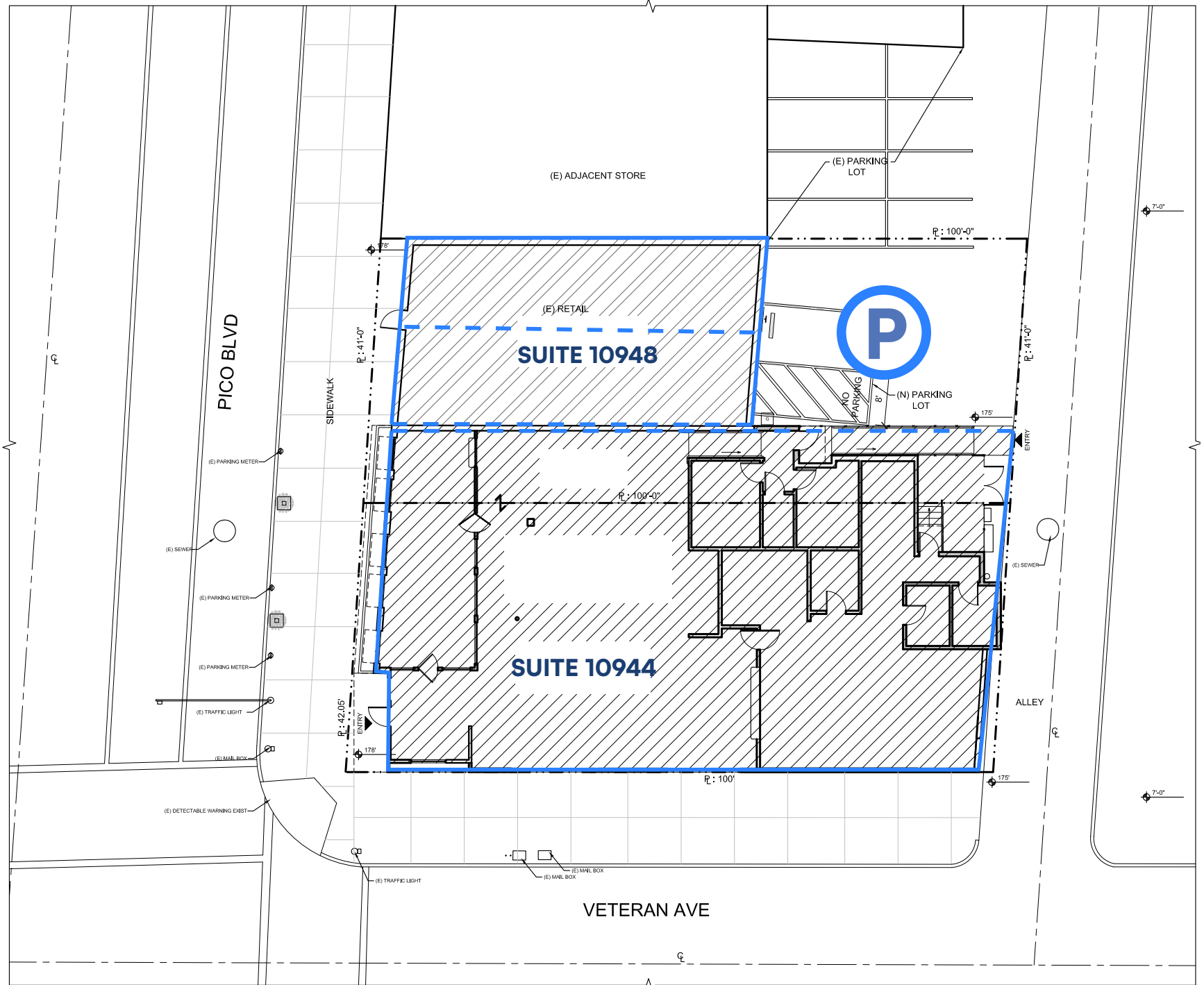
\$4.00 PSF NNN

ASKING RENT

*Suites 10944 & 10948 can be combined



SITE PLAN





UCLA
±48,656 Students

Westwood Village

10608-10614 W Pico Blvd
50 Units
Entitled

Overland & Ayres
±201 Residential Units
BODYROK



Santa Monica Blvd

Ace Padel
Social Sports Entertainment
JUST SIGNED



11071 W Pico Blvd
Entitled for 100,000+ SF
Life Sciences/Medical Offices

Subject Property



THE APPLE PAN

Linea Apartments
±595 High-End Residential Units

11001-11021 W Pico Blvd
206 Unit Affordable Housing
Development Planned

Newly Remodeled



W Pico Blvd ±16,200 VPD



10990 W Pico Blvd
85 Unit & ±3,500 SF Retail
Filed For Permits

Sawtelle
A lively nearby district locally know as Japantown, featuring popular ramen shops, specialty markets, and a vibrant dining scene.

Sawtelle Blvd ±48,000 VPD
±530,000 VPD

UCLA Research Park
Acquired by UCLA in December 2023, the property includes more than 1.3M SF on 9.2 AC. Initial occupants of Research Park East will include the California Institute for Immunology and Immunotherapy (CIII), the UCLA Quantum Innovation Hub, and research space for UCLA's School of Medicine.

Metro E Line (Expo) Rail Line



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EXCLUSIVELY LISTED BY



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MATTHEWS™