

RETAIL/RESTAURANT OPPORTUNITY IN MID-WILSHIRE

Where Fairfax Ave, Olympic Blvd & San Vicente Blvd Meet

THE ASTR*

6060 W. OLYMPIC BLVD
LOS ANGELES, CA 90036

LEASING BROCHURE



MATTHEWS™

PROPERTY HIGHLIGHTS

Flexible Retail/Restaurant Space

Two $\pm 2,000$ SF suites with flexible layouts—an end cap for maximum visibility and an inline suite built for steady foot traffic.

High-Visibility Corner

Signalized location at Fairfax, San Vicente, and Olympic with strong exposure and easy access.

Prime Miracle Mile Location

Just one mile from Museum Row and the heart of Miracle Mile.

Ample Parking

Two-level subterranean garage with up to 132 spaces, plus 20 on-grade spaces, providing up to 152 parking spaces.

\$550 Million in Adjacent Healthcare Investment

Includes UCLA Health's \$400 million medical facility and a \$150 million back surgical center under development immediately east of the property.

The Astr*

The property features **120 luxury apartments** with a full amenity package, including **concierge service, pool and spa, fitness center, and private wine room**. Prominent building signage reinforces The Astr* brand identity and overall positioning.



THE ASTR*, REIMAGINED

Located where [Olympic Boulevard](#), [Fairfax Avenue](#), and [San Vicente Boulevard](#) converge, 6060 W. Olympic Blvd offers a rare opportunity to create a highly visible neighborhood destination at one of Los Angeles' most prominent crossroads. The concept reimagines the ground-floor retail as a complementary mix of dining, coffee, and wellness, designed to serve nearby residents, professionals, and daily commuters from morning through evening.

A full-service restaurant anchors the experience, creating a strong lunch, dinner, and social destination with visibility from the intersection. A coffee shop activates the property throughout the morning and daytime hours, while a boutique Pilates or yoga studio introduces a recurring wellness component that drives consistent visits throughout the week. Together, the uses create an all-day destination centered around how the surrounding neighborhood eats, meets, and moves.

DINE

Full-Service Restaurant

Destination dining with strong street presence and day-to-night appeal.

GATHER

Neighborhood Coffee Shop

A convenient daily stop for coffee, meetings, and casual neighborhood traffic.

MOVE

Pilates + Yoga Studio

Boutique fitness and wellness designed to generate consistent, repeat visitation.



SITE PLAN

SUITE 1

AVAILABLE

±2,000

SPACE SIZE

\$5.25 PSF + NNN

ASKING RENT

SUITE 2

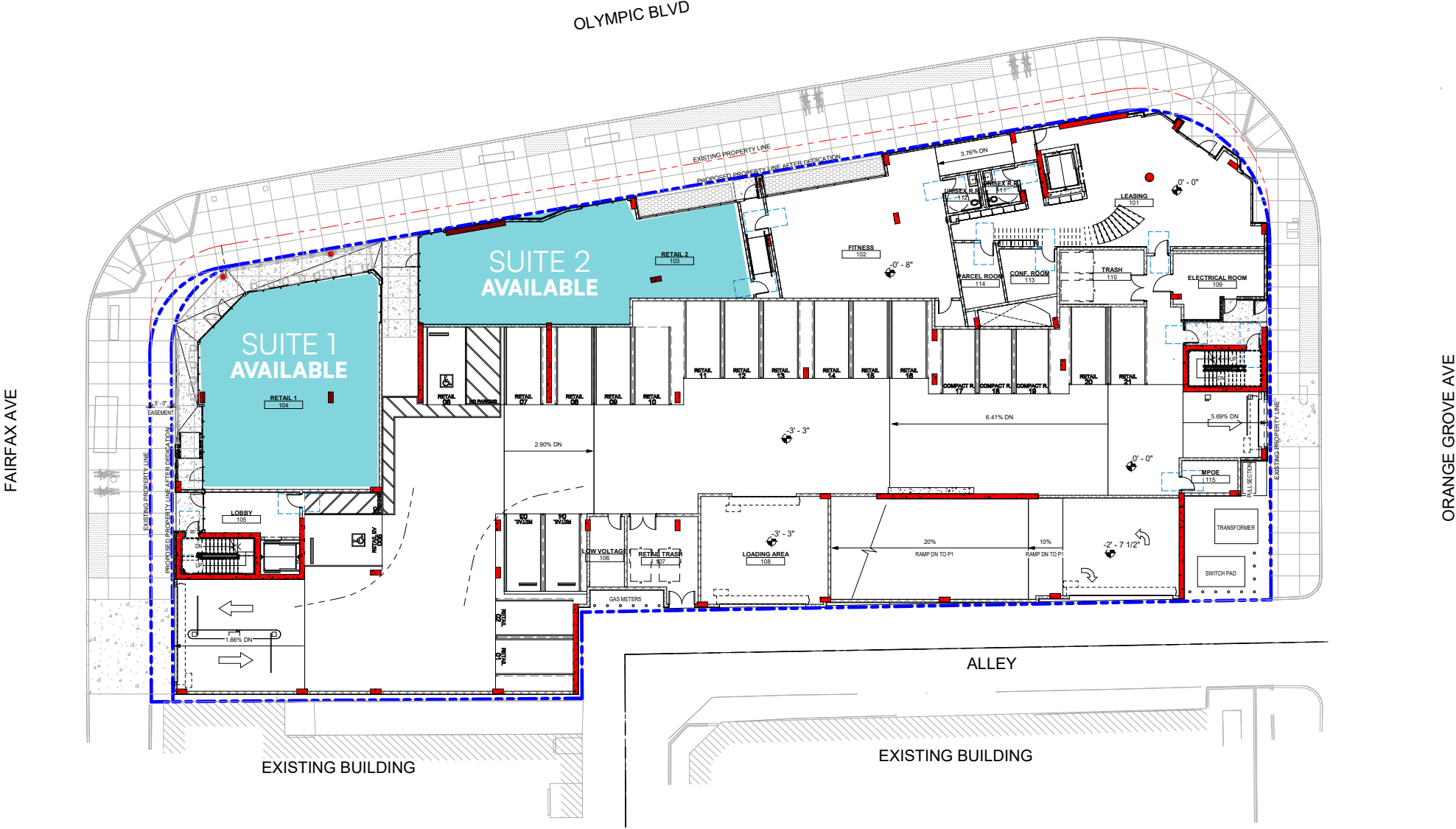
AVAILABLE

±2,000

SPACE SIZE

\$4.50 PSF + NNN

ASKING RENT



Cedars Sinai
Medical Center
±958 Beds | ±17,000 Employees

Beverly Center
H&M Bath & Body Works
bloomingdale's
LUCKY X STRIKE EXPRESS
SEPHORA GNC
Apple Store GUCCI
VICTORIA'S SECRET macy's

Beverly Connection
TARGET TJ-maxx
CVS pharmacy verizon
MEN'S WEARHOUSE NORDSTROM
bloomingdale's rack

The Original Farmers Market
STARBUCKS TREJO'S TRATS GRABONDES
PASTA CORNER GOTT'S CIDER
STARA Sora
All'Antico Vinaio Tomaki bar

WHOLE FOODS MARKET

TRADER JOE'S
Mendocino Farms Sidecar
DOUGHNUTS & COFFEE

LOS ANGELES COUNTY
MUSEUM OF ART

The Grove
NORDSTROM Nike
SEPHORA alo
Apple Store pressed ARITZIA
JUICERY ZARA
la la land BARNES & NOBLE AMC

STELLA COFFEE
LOS ANGELES

Shalhevet School
±252 Students

Carthay School of Environmental Studies Magnet
±358 Students

PETERSEN
AUTOMOTIVE MUSEUM

EQUINOX

LAIFITNESS

LA BODEGA
LATIN PREMIUM QUALITY
EST. 2002

Subject Property

Carl's Jr.

DUNKIN'

OLYMPIA
PLAZA PHARMACY

7
ELEVEN

Fairfax Ave ± 26,000 VPD

Olympic Blvd ± 42,230 VPD

DOCS HEALTH
Medical Center
±17 Beds | ±70 Employees

PIZZA
PAPA JOHN'S

Mid-Wilshire Behavioral Health Hospital Project
UCLA Health

CENTURY
DOCUMENT IMAGING

Wilshire Vista Neighborhood
±500 Single-Family Homes

S San Vicente Blvd ± 35,120 VPD

LOCATED WHERE OLYMPIC BOULEVARD, FAIRFAX AVENUE,
AND SAN VICENTE BOULEVARD CONVERGE



MIRACLE MILE & MUSEUM ROW

1 Mile from Subject Property

Positioned in the heart of Los Angeles' most dynamic cultural, retail, and dining corridor.

Demographics (Within 1 Mile)

40K+

Residents

40K+

Daytime Employees

\$675M+

Consumer Spending

5,000+

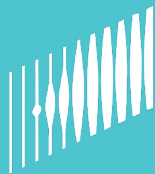
Local Businesses

Major Employers

NETFLIX

Kaiser Permanente

Cedars Sinai



SONY PICTURES

TELEVISION CITY



At the Center of Los Angeles' Premier Westside Corridors

6060 W Olympic Boulevard is strategically positioned in Los Angeles' Mid-Wilshire corridor, offering excellent visibility and convenient access to Beverly Hills, Miracle Mile, West Hollywood, and other major Central Los Angeles destinations. Surrounded by affluent residential neighborhoods, leading employment centers, restaurants, retail, healthcare, and entertainment, the property benefits from strong daytime and evening activity in one of Southern California's most desirable and well-connected markets.

1 MILE FROM THE ICONIC MIRACLE MILE

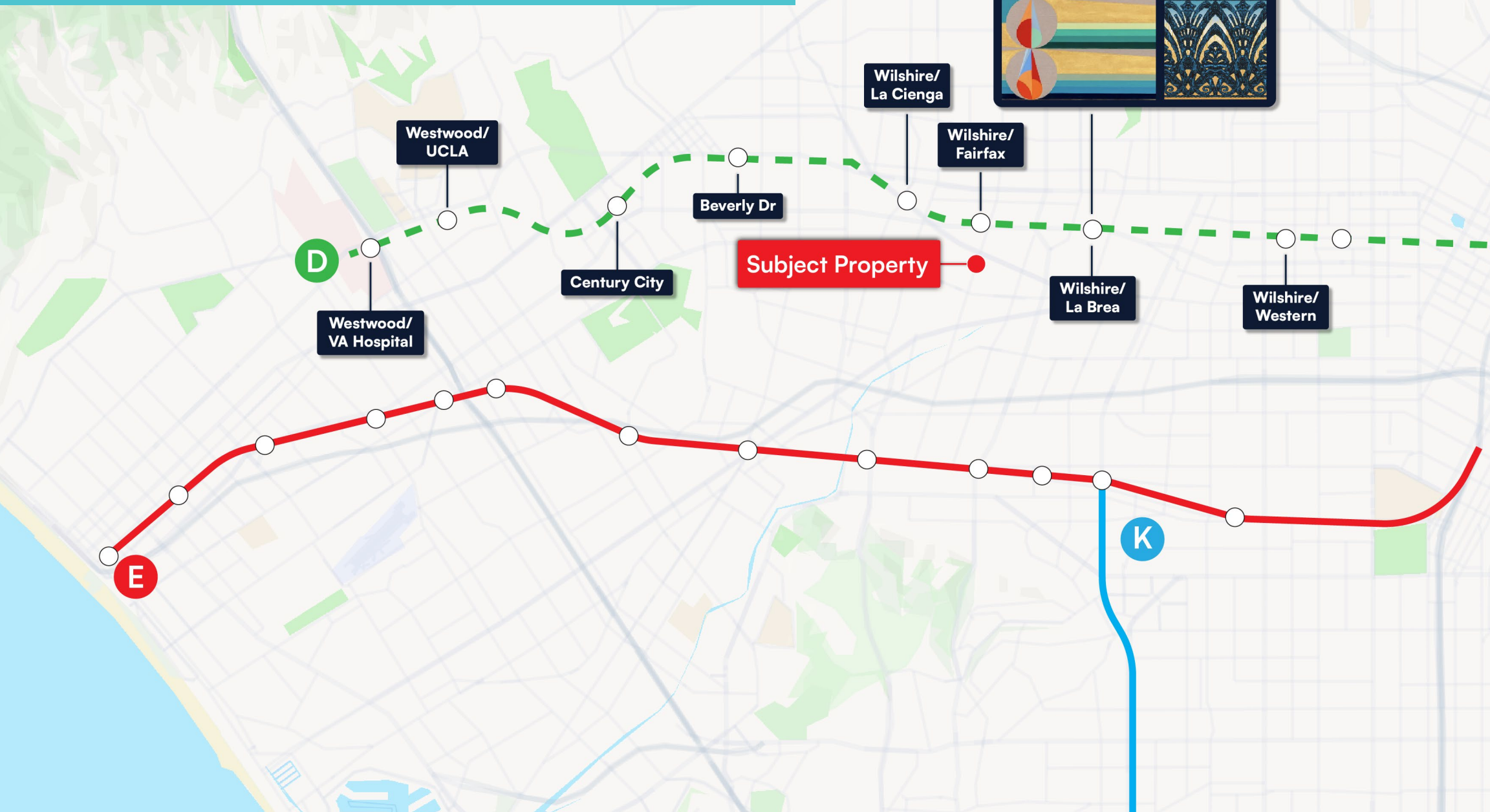


CULTURE. SHOPPING. DINING. OPPORTUNITY



METRO D LINE

6060 W Olympic Boulevard is positioned near the Metro D Line Extension, a major transit investment expanding rail service west through Central Los Angeles. The extension adds seven new stations connecting Miracle Mile, Beverly Hills, Century City, and Westwood, improving regional access to the property and surrounding Mid-Wilshire area. Once fully completed, the line will provide faster, more convenient connections to some of Los Angeles' largest employment, residential, retail, and entertainment destinations.



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EXCLUSIVELY LISTED BY

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MATTHEWS™