



WEST | EDGE

12101 W. Olympic Blvd,
Los Angeles

Retail &
Restaurant
FOR LEASE

Erik Krasney
+1 323 270 1920
erik.krasney@cbre.com
Lic. 01970585

Zachary Card
+1 310 497 5218
zachary.card@cbre.com
Lic. 01717802

BE A PART OF

West Edge.

Located at the intersection of Olympic and Bundy and surrounded by the city's most prestigious neighborhoods, this dynamic destination offers merchants the once-in-a-lifetime opportunity to put their brand at the center of it all.



200k SF Creative Office



90k SF Retail including
Gelsons Market



600 Luxury Apartments

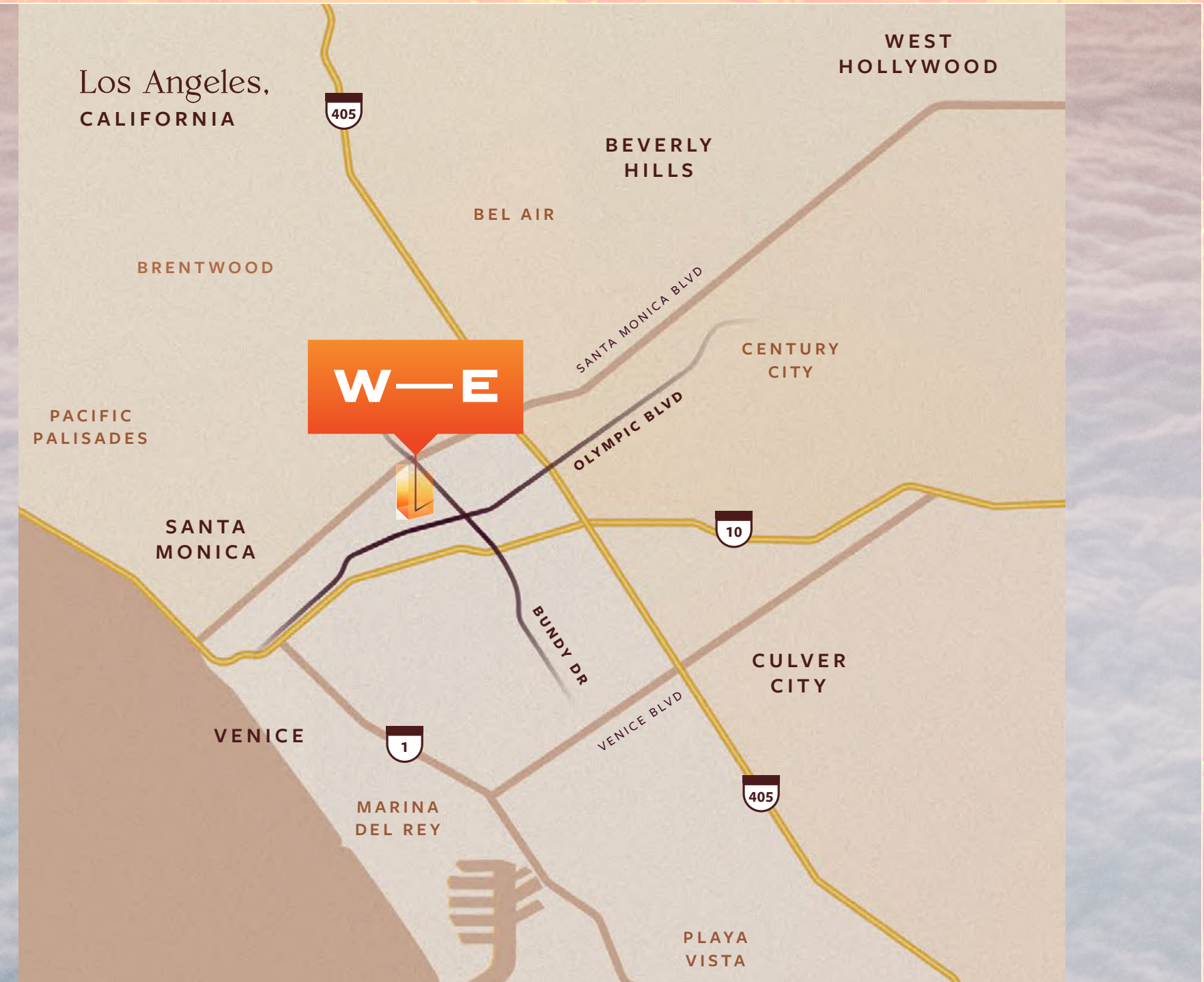


1/2 Acre Activated Open-Air Plaza
Convenient Retail Parking

Retail & Restaurant **FOR LEASE**



LOCATOR MAP



BE A PART OF

A Curated Experience

Gelson's

A MAJOR ANCHOR

of West Edge, a modern hub for delicious living. Explore a curated selection and luxurious amenities, inviting you to a flavorful lifestyle.

MIYA
MIYA

AUTHENTIC FLAVORS

Chef Yaz's famous chicken shwarma and fries was named an LA Times "Best Dish of 2024". It features spices imported from Jordan that gives you an authentic experience.

K

THAI CUISINE

Made with Japanese influence, Kinkan serves lunch, dinner, made-to-order chirashi bento boxes, and take out dishes.

SUDACHI

ELEVATING JAPANESE CUISINE.

Experience visionary, world-class sushi and curated dishes, crafted with freshness and sustainability. An aspirational, excellent dining experience awaits.

ARTHA.

YOUR SANCTUARY for wellness. Artha offers a comprehensive suite of services designed to support every step of your journey.

CLEAN
JUICE

AMERICA'S PREMIER

USDA-certified organic cafe. Discover a curated, plant-based menu to nourish your body and soul, elevating your modern, healthy lifestyle.

[solidcore]

A VISIONARY 50-MINUTE

WORKOUT builds deep, curated strength. Integrate this modern, transformative routine into your elevated life, achieving powerful results effortlessly.

Menotti's
COFFEE STOP

MENOTTI'S COFFEE STOP,

features their signature specialties menu, including their Vegan Spanish Latte, Espresso & Tonic, Cortado, and Venice Beach Cappuccino.

mccomb
orthodontics

RIOT
GAMES

the
INDI SUITES

HAMMER
GROOMING FOR GUYS
NAILS

Retail & Restaurant **FOR LEASE**





FILLING THE RETAIL GAP

WITHIN 5 MINUTES

01 RIOT GAMES	02 SKYDANCE MEDIA	03 Red Bull	04 GoodRx	05 STARZ	06 LIONSGATE
07 ORACLE	08 amazon	09 hulu	10 Kite	11 UNIVERSAL MUSIC GROUP	12 Snap Inc.

WITHIN 10 MINUTES

13 Brentwood COUNTRY MART	14 BIRD	15 3RD STREET PROMENADE	16 UCLA Health	17 UCLA	18 CENTURY PLAZA TOWERS
------------------------------	------------	----------------------------	-------------------	------------	----------------------------

WITHIN 15 MINUTES OR MORE

19 THE RESIDENCES PALISADES VILLAGE	20 THE CULVER STEPS	21 Platform	22 IVY STATION	23 WarnerMedia	24 Apple
25 CUMULUS	26 Cedars Sinai	27 WATERSIDE	28 RUNWAY Living	29 BEVERLY HILLS TRIANGLE	30 ATHLETIC GAINES

DEMOGRAPHICS

EDUCATION

241,321 POPULATION 25 & OVER	37 MEDIAN AGE	37.7% WITH A BACHELOR'S DEGREE
------------------------------------	------------------	--------------------------------------

WORKER PROFILE

84.2% WHITE COLLAR WORKERS	5.0% SERVICES WORKERS	10.8% BLUE COLLAR WORKERS
----------------------------------	-----------------------------	---------------------------------

HOUSING UNITS

\$1.93M TYPICAL HOME VALUE	\$2,700 AVERAGE RENT
-------------------------------	-------------------------

TRAFFIC VOLUME

48,000 TRAFFIC VOLUME ON THE INTERSECTION OF OLYMPIC & BUNDY	58,000 METRO TRAFFIC ON THE EXPO LINE
---	---

OFFICES & CAMPUSES

- | | | | |
|-------------------|--------------|---------------------|---------------------|
| 1. Riot Games | 6. Lionsgate | 11. Universal Music | 16. Warner Media |
| 2. Skydance Media | 7. Oracle | 12. Snap Inc. | 17. Apple |
| 3. Red Bull | 8. Amazon | 13. Bird | 18. Cedars Sinai |
| 4. GoodRx | 9. Hulu | 14. UCLA Health | 19. Athletic Gaines |
| 5. Starz | 10. Kite | 15. UCLA | |

Retail & Restaurant **FOR LEASE**

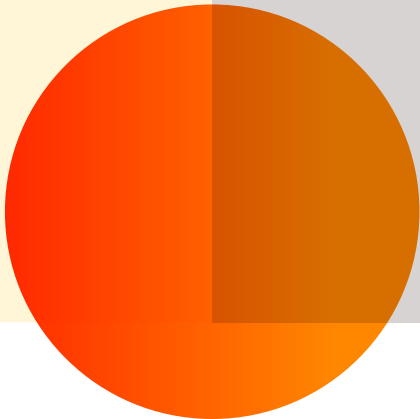


BE A PART OF

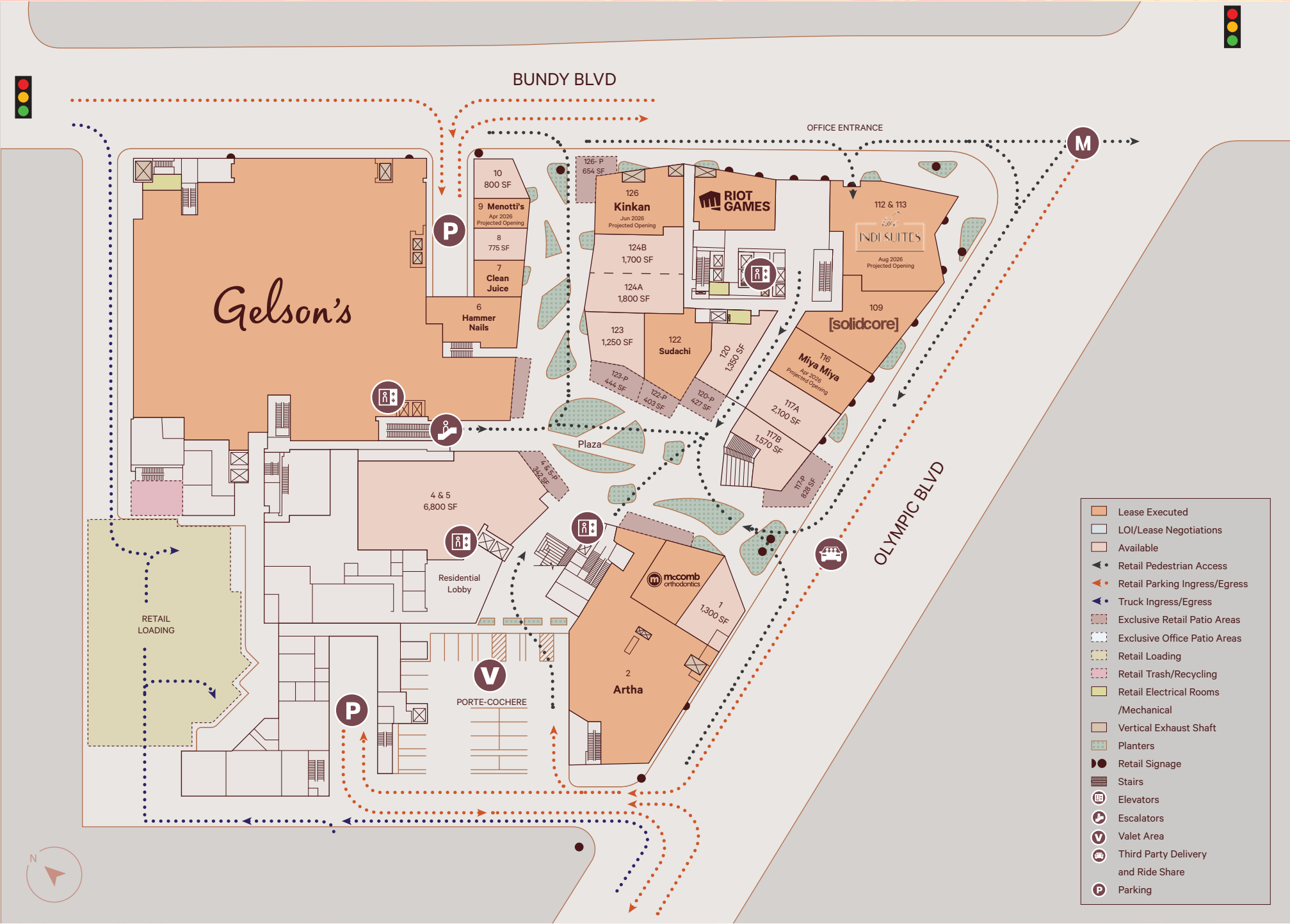
An Active Community.

Fueled by Gelson's and featuring a vibrant open-air plaza, West Edge is a gathering place with an emphasis on the indoor/outdoor lifestyle beloved by Southern Californians.

Retail & Restaurant
FOR LEASE



S I T E P L A N





04 and 05

retail space



6,800 SF Junior Anchor Retail
(may be able to accommodate
a smaller space)



Prime End-Cap



Central Location in the Plaza



Adjacent to Gelson's,
Residential Lobby & Common
Area Restrooms



High Ceilings



Expansive Glass Storefront

08
retail space



775 SF



In-Line
Retail Space



Located in
front of
Gelson's



Prime Plaza
frontage



High
Ceilings



Adjacent to
Clean Juice &
Menotti's Coffee



AVAILABLE SPACES





10 retail space



800 SF



Prime Retail End-Cap



Fronts Bundy & the Common
Area Plaza



High Ceilings



Two elevations of Glass
Storefront



120 retail space

WEST | EDGE



1,350 SF



Soft End-Cap Space off
of main lobby entrance
to Office Building



3 elevations of glass



High Ceilings



Adjacent to Sudachi
Sushi



124

retail space

WEST | EDGE



3,528 SF



In-Line Retail Space



Across from Gelson's



Central location in the Property



High Ceilings



WEST | EDGE



PROPERTY
PHOTOS



FOR MORE INFORMATION,

Please Contact:

Erik Krasney

+1 323 270 1920
erik.krasney@cbre.com
Lic. 01970585

Zachary Card

+1 310 497 5218
zachary.card@cbre.com
Lic. 01717802



©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE