

one
WESTSIDE

Premier retail destination

for shopping and dining!

OLYMPIC & SAWTELLE BLVD
LOS ANGELES, CA

CHASE GORDON

Principal
323.603.5045
chase.gordon@avisonyoung.com
CA Lic #01914803

YANSY ROLEN

Vice President
213.800.1003
yansy@sgladv.com
CA Lic #01958497

SEAN KONISHI

Senior Associate
818.858.1812
sean.konishi@avisonyoung.com
CA Lic #02064387

FOR LEASE



AVISON
YOUNG

ONE WESTSIDE

PROJECT OVERVIEW



Asking Rate
Negotiable



Space For Lease
1,175 SF 2nd Gen Space
1,228 SF 1st Gen Retail



SF Second Gen Cafe



Lease Term
Negotiable



PRIME END-CAP CORNER
Full kitchen can be added!

ONE WESTSIDE

PROJECT HIGHLIGHTS

- ▶ Rare West LA parking structure with 450 spaces on site
- ▶ Designated pick-up spaces on ground floor
- ▶ Fantastic street frontage & visibility
- ▶ Immediate access to and highly visible from 1-405
- ▶ Within one mile of new developments including the 595 unit LINEA Apartments and the 814,208 combined SF Google Office Campus & adjacent project
- ▶ Ideal for QRSs, Fast Casual, Soft Goods, Health & Beauty, Pet Services, and many more!

DEMOGRAPHICS

2025 | 1-MILE RADIUS

39K



POPULATION

\$130K



AVERAGE
HOUSEHOLD INCOME

41K



DAYTIME
POPULATION



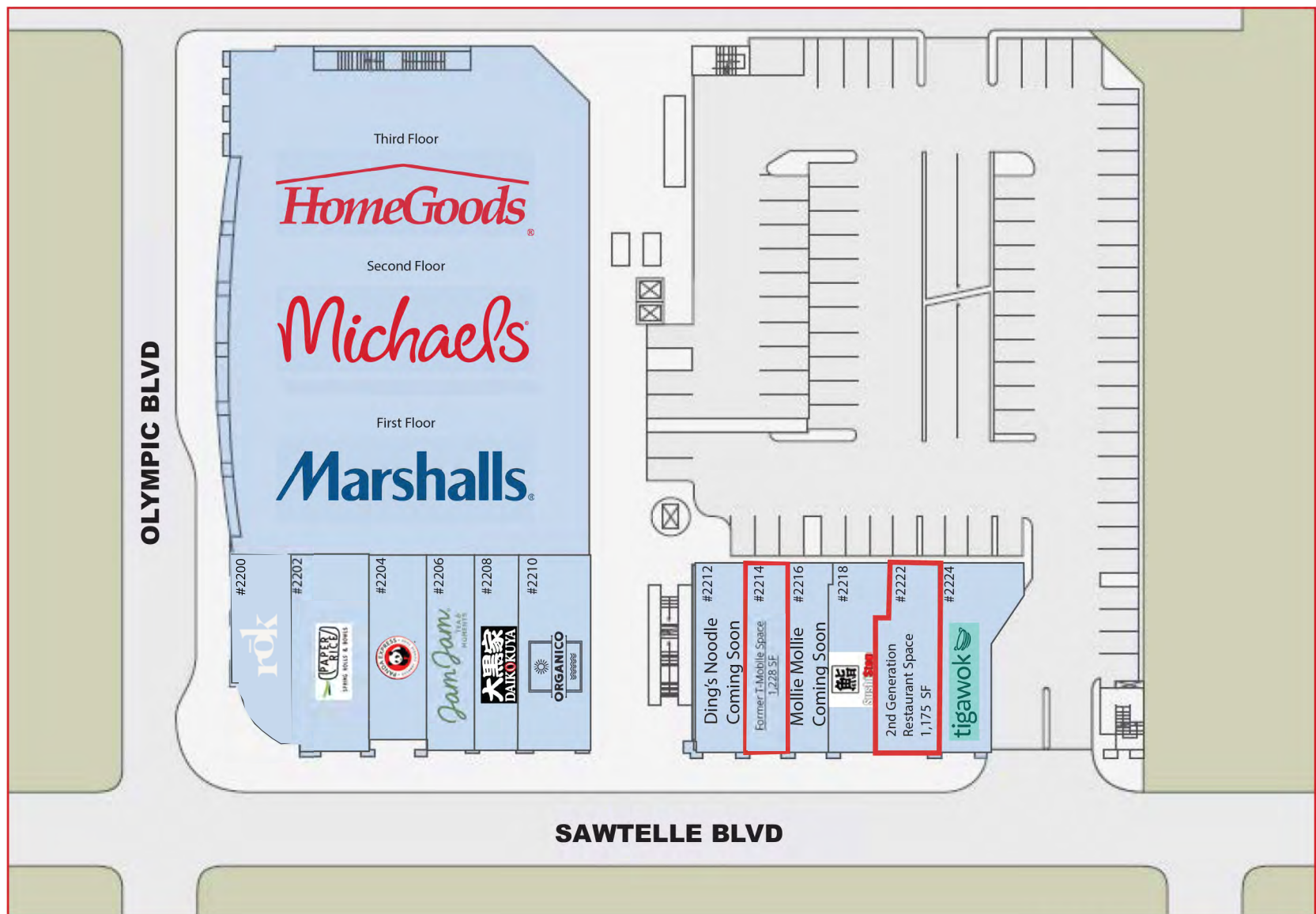
ONE WESTSIDE

RETAIL VACANCY

SUITE	RSF	TYPE
2214	1,228	First Generation Retail
2222	1,175	Second Generation Restaurant



SITE PLAN



*space available with 60 day notice





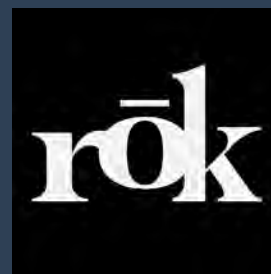
ON SITE TENANTS

YOU'LL BE IN GREAT COMPANY

Original Noodle & Rice-Bowl



Marshalls®



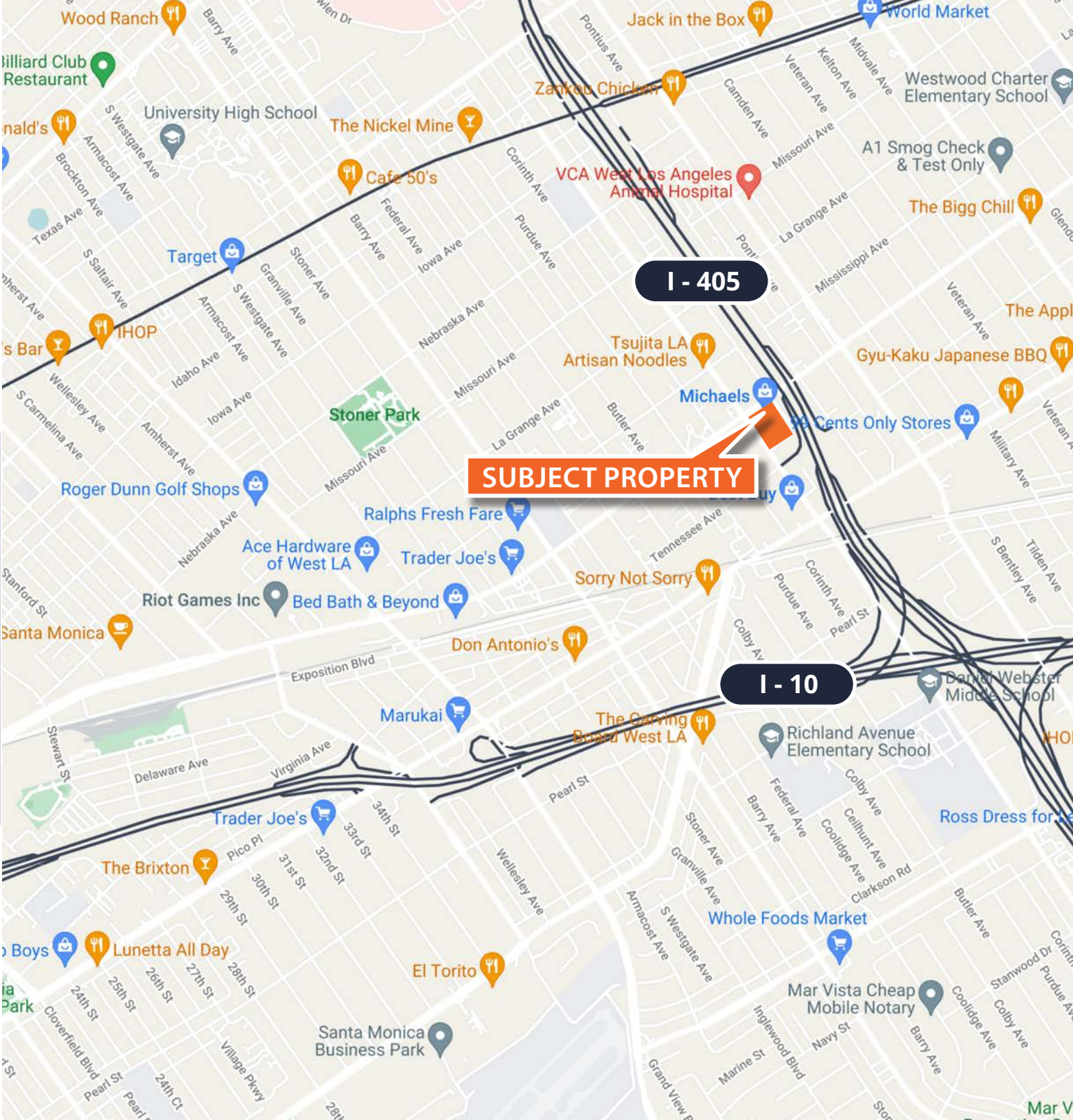
HomeGoods®

Michael's



JamJam®
TEA & MOMENTS





IN THE NEIGHBORHOOD





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