



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

Sophia Kessler
+1 310 940 5545
sophia.kessler@cbre.com
Lic. 02168824

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

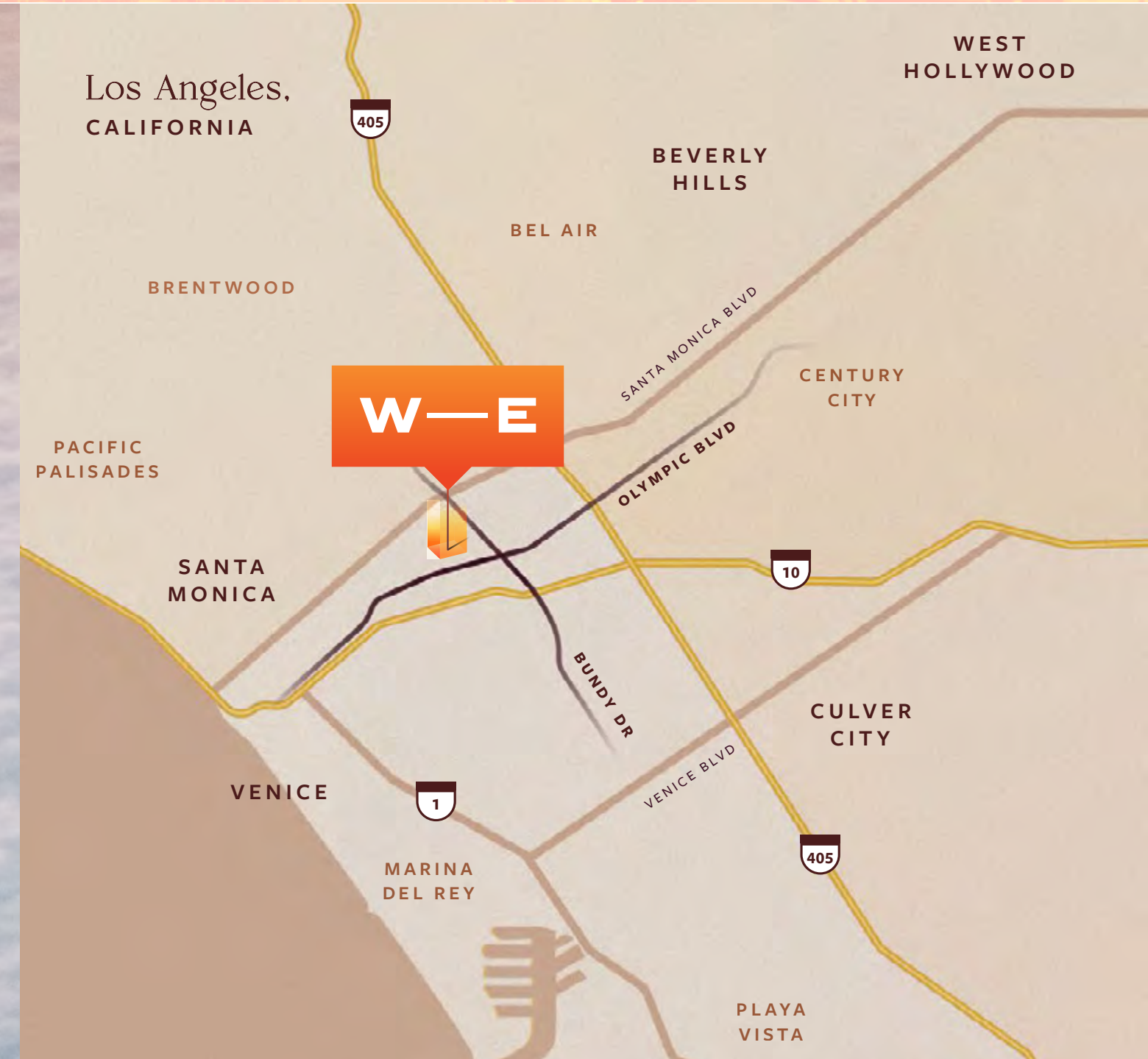


1/2 Acre Activated Open-Air Plaza
Convenient Retail Parking

Retail & Restaurant **FOR LEASE**



LOCATOR MAP



BE A PART OF

A Curated Experience



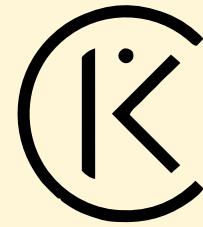
A MAJOR ANCHOR

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



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.



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.



YOUR SANCTUARY for

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



AMERICA'S PREMIER

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



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,

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



Retail & Restaurant **FOR LEASE**





FILLING THE RETAIL GAP

WITHIN 5 MINUTES

- | | | | | | |
|-------------------------|---------------------|-----------------------|---------------------|------------------------------------|------------------------|
| 01
RIOT GAMES | 02
SKYDANCE | 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 & BUNDDY

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 | |

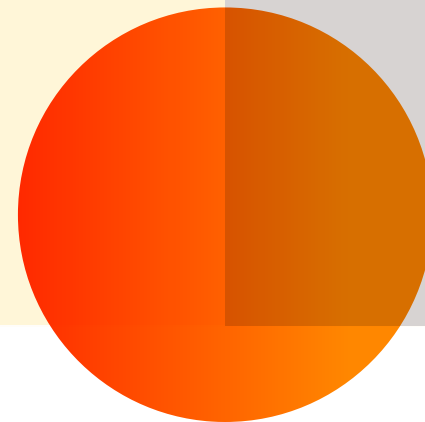
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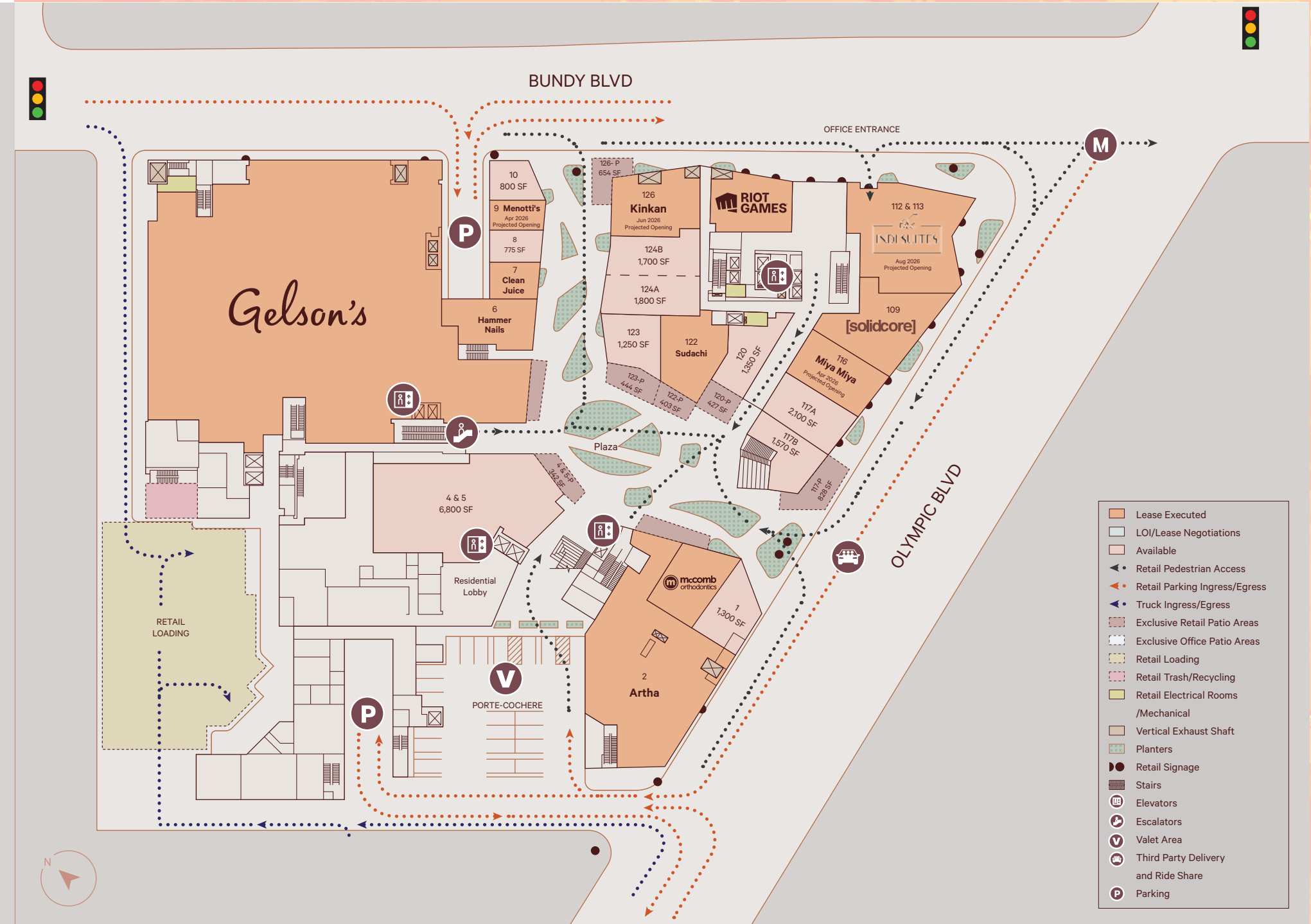
BE A PART OF
**An Active
 Community.**

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



1,350 SF



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



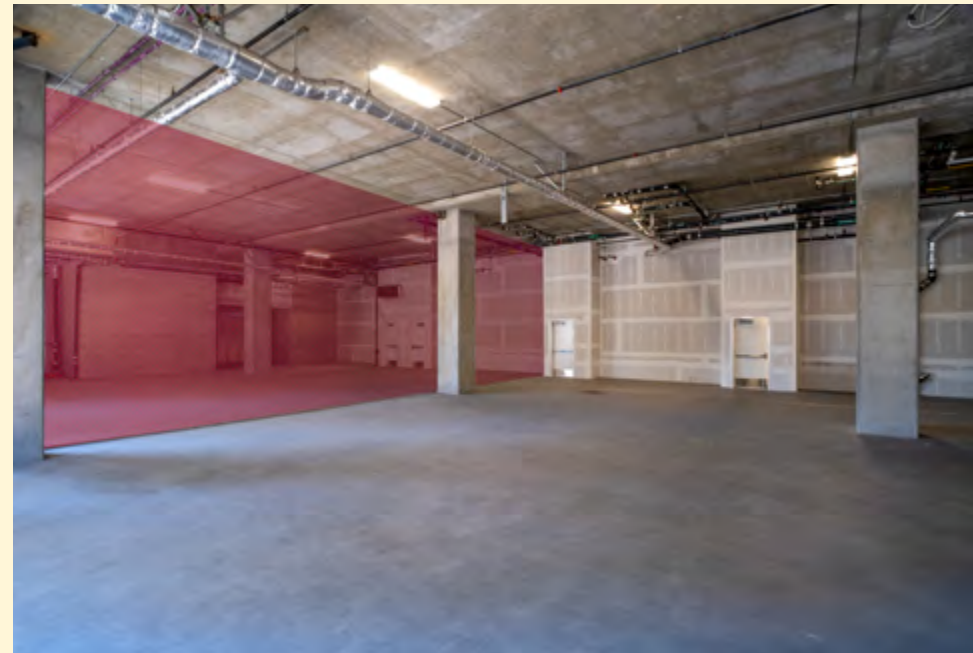
3 elevations of glass



High Ceilings



Adjacent to Sudachi Sushi



WEST | EDGE

124
retail space



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
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+1 310 497 5218
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Sophia Kessler

+1 310 940 5545
sophia.kessler@cbre.com
Lic. 02168824

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