

RETAIL SPACE AVAILABLE

FOR LEASE

6600 E OLYMPIC BLVD

LOS ANGELES, CA 90022



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

THE OPPORTUNITY



103-B
UNIT



\$2.10 PSF
ASKING RENT



± 1,100 SF
SIZE



\$0.38 PSF
NNN'S

LEASING HIGHLIGHTS



Excellent opportunity for a retail lease in an extreme densely populated area and high traffic location.



This highly accessible strip center property is located on a signalized hard corner at the intersection of E Olympic and Garfield



Join Tenants such as Yum Yum Donuts, Juan Pollo chicken, and more



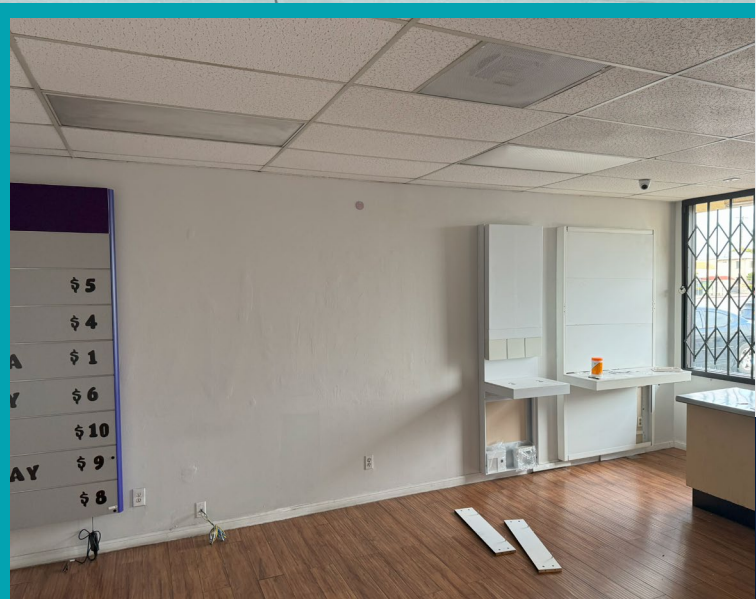
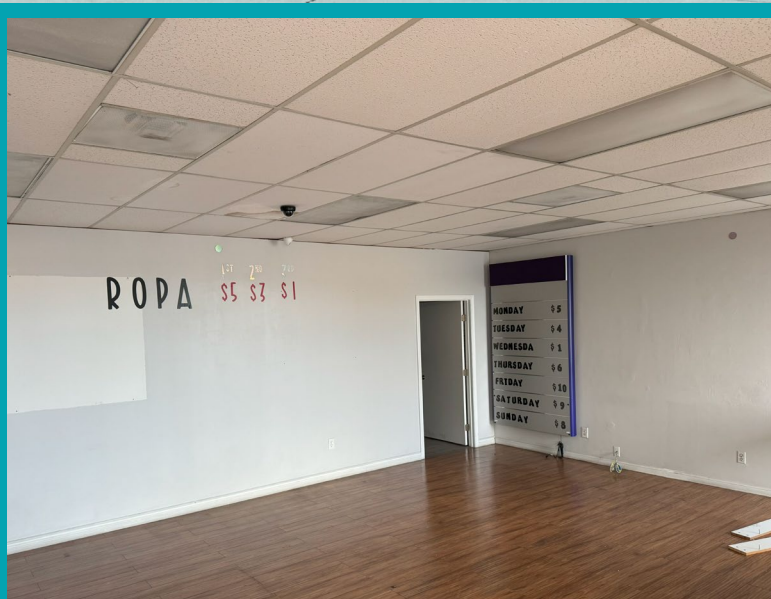
Blocks away from the new Top Golf as well as premier schools like Montebello Park Elementary, Montebello High, and Montebello Intermediate School



Terrific signage and visibility

UNIT 103-B





SITE PLAN





GARFIELD AVE ± 34,000 VPD

W BEVERLY BLVD ± 40,000 VPD

WHITTIER BLVD ± 33,000 VPD

E OLYMPIC BLVD ± 23,000 VPD

N MONTEBELLO BLVD ± 32,000 VPD



SUBJECT PROPERTY

MONTEBELLO SENIOR VILLAS
159 UNITS



MONTEBELLO CITY PARK



MONTEBELLO HIGH SCHOOL
2,195 STUDENTS



MONTEBELLO INTERMEDIATE SCHOOL
864 STUDENTS



 **GARFIELD HIGH SCHOOL**
2,569 STUDENTS

60

± 261,000 VPD

60



± 216,000 VPD

 **EASTMONT INTERMEDIATE SCHOOL**
685 STUDENTS

  **AT&T**
 

VONS **ROSS**
DRESS FOR LESS
Marshalls **five**
Goodwill **BELOW**
 

 **ROSS**
DRESS FOR LESS
 **El Super**

WHITTIER BLVD ± 32,000 VPD

 **MONTEBELLO INTERMEDIATE SCHOOL**
864 STUDENTS

SUBJECT PROPERTY



710

± 250,000 VPD

5



 **OLD NAVY**
NikeFactoryStore
GAP  **COACH**
TILLYS  **AMERICAN EAGLE OUTFITTERS**

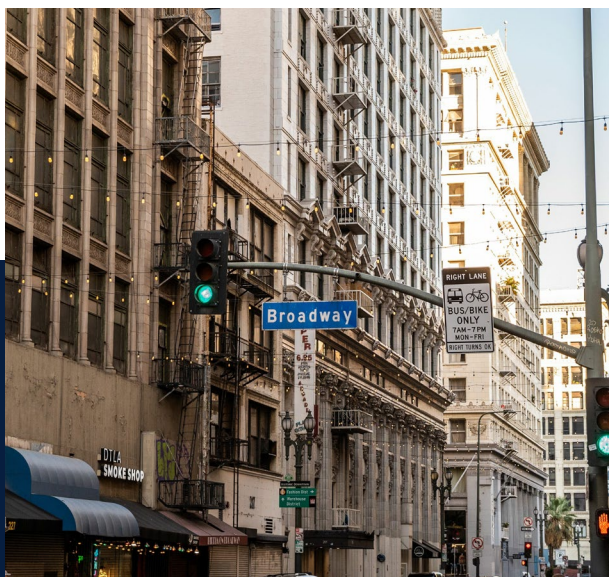
INDUSTRIAL SECTOR

 **MONTEBELLO CITY PARK**

INDUSTRIAL SECTOR

5

AREA OVERVIEW



**LOCATED JUST A COUPLE OF MINUTES WEST OF DOWNTOWN LA
MID-WILSHIRE IS ONE OF THE CITY'S MOST POPULAR AREAS FOR ART, FOOD, AND SHOPPING**

RETAIL

Mid-Wilshire's retail area, centered around Miracle Mile, offers a diverse shopping experience with a mix of high-end boutiques, vintage stores, major retailers, and cultural shops, reflecting the neighborhood's vibrant and eclectic character. Shops specialize in art, design, and lifestyle products, with galleries and artisanal markets showcasing the work of local creators.

DEVELOPMENT

Mid-Wilshire is experiencing significant development with a focus on residential and commercial expansion, revitalization of cultural venues, infrastructure improvements, and sustainability initiatives, aiming to create a vibrant and sustainable community.

ARTS & CULTURE

The arts and culture scene in Mid-Wilshire is vibrant and diverse, anchored by renowned institutions such as the Los Angeles County Museum of Art and the Petersen Automotive Museum. Los Angeles County Museum of Art (LACMA) is one of the largest art museums in the United States, Boasting a vast collection spanning thousands of years and diverse cultures, LACMA showcases art ranging from ancient to contemporary, including paintings, sculptures, photography, and decorative arts. The Petersen Automotive Museum in Mid-Wilshire, Los Angeles, is a leading institution celebrating the art, history, and culture of automobiles. The neighborhood boasts a variety of galleries, theaters, and cultural centers, offering a rich tapestry of exhibitions, performances, and events. With its mix of historic landmarks and contemporary venues, Mid-Wilshire is a hub for creativity and expression, attracting artists, enthusiasts, and visitors alike.



196,124

POPULATION
(3-MILE)



54,421

HOUSEHOLDS
(3-MILE)



\$85,110

HOUSEHOLD INCOME
(3-MILE)



DINING AND SHOPPING

Mid-Wilshire offers a diverse dining and shopping scene, catering to a range of tastes and preferences. From trendy cafes to upscale restaurants, the dining options in the area reflect the city's culinary diversity, with a particular emphasis on Ethiopian and Korean cuisine. Meanwhile, the shopping scene is equally varied, with the Miracle Mile serving as a hub for retail therapy, featuring everything from boutique shops to major brands. Mid-Wilshire has something to satisfy every palate and style.

THE HISTORIC AMBIANCE OF
DOWNTOWN IS A **COMPELLING**
FEATURE THAT **DRAWS**
TENANTS SEEKING A CONNECTION
TO THE CITY'S ROOTS.



1,236,645

Populations
(5-MILE)

Annual Visitors

50 MILLION VISITORS

Annual Visitor Spending

\$34.5 BILLION

AVAILABLE FOR LEASE

6600 E OLYMPIC BLVD

LOS ANGELES, CA 90022

LET'S CONNECT

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