



Michael Mehdizadeh

ACLEE Commercial

Real Estate

Sr. Vice President

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01315713

FOR LEASE

GREAT RETAIL SPACE FOR LEASE

2581 W PICO BLVD , LOS ANGELES CA 90006

THE SPACE

Location	2581 W Pico Blvd Los Angeles, CA 90006
County	Los Angeles
APN	5078-03-0013
Size	1,573 SF
Lease Rate	\$3,500 Rent (Monthly)
Lease Type	MG

HIGHLIGHTS

- Strong street frontage along Pico Blvd
- High pedestrian and vehicle traffic
- Surrounded by dense residential neighborhoods
- Easy access to Downtown LA and major freeways



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
98,147	618,897	1,264,468

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,200	\$90,344	\$103,893

NUMBER OF HOUSEHOLDS

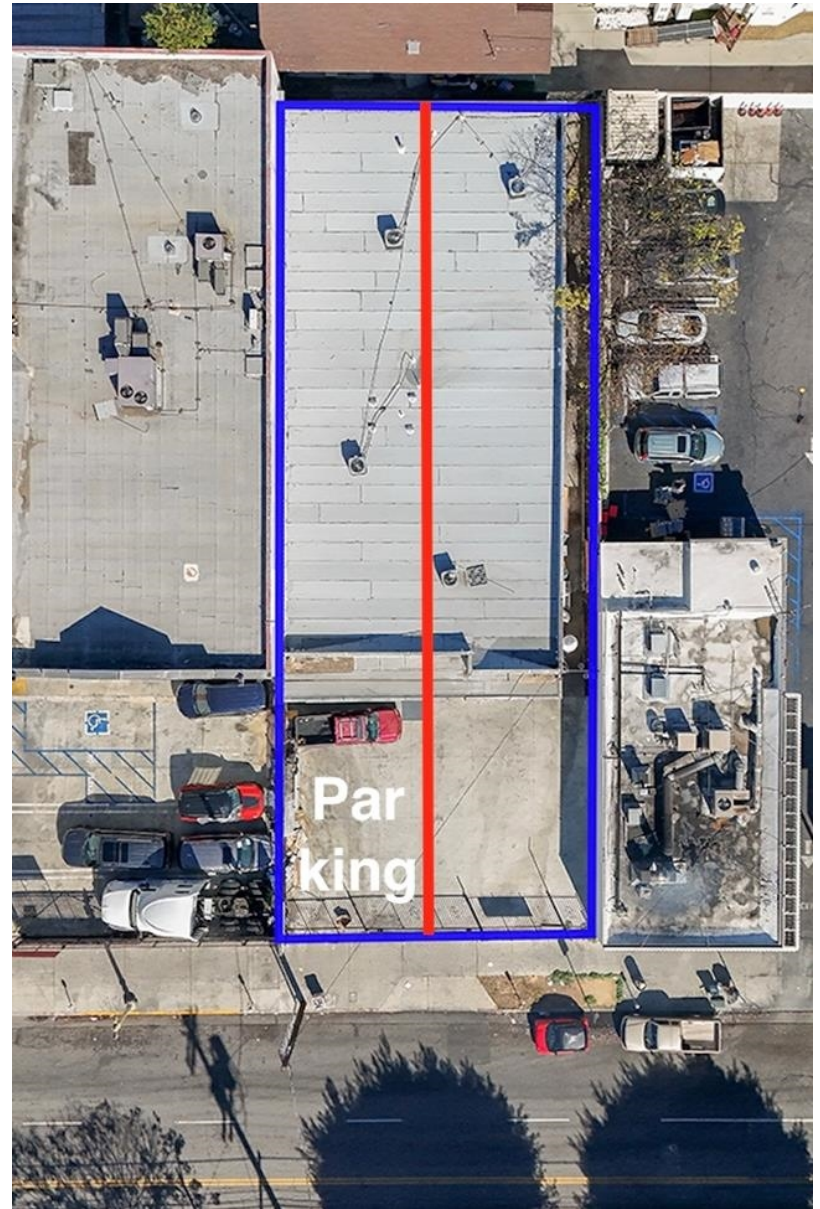
1.00 MILE	3.00 MILE	5.00 MILE
37,965	249,147	508,608



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PROPERTY FEATURES

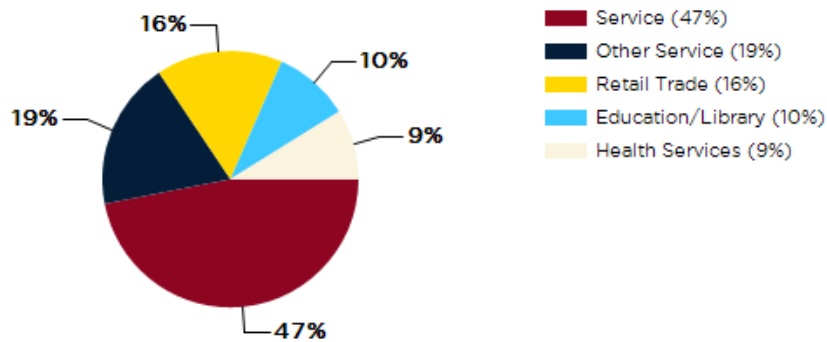
BUILDING SF	1,573
LAND SF	6,915
YEAR BUILT	1960
ZONING TYPE	[Q]C2-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	3



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- The property is located in the Pico-Union neighborhood of Los Angeles, known for its diverse demographic and vibrant cultural scene.
- Nearby attractions include the Staples Center, a major sports and entertainment venue, and the Los Angeles Convention Center, which hosts a variety of events and conferences.
- The area is also home to a mix of local businesses, restaurants, and shops, offering a range of dining and shopping options for residents and visitors alike.
- Pico-Union is conveniently situated near major transportation hubs, such as the Metro Expo Line, providing easy access to other parts of the city.
- The neighborhood has seen recent revitalization efforts, with new developments and investments contributing to its growth and appeal as a commercial and residential destination.

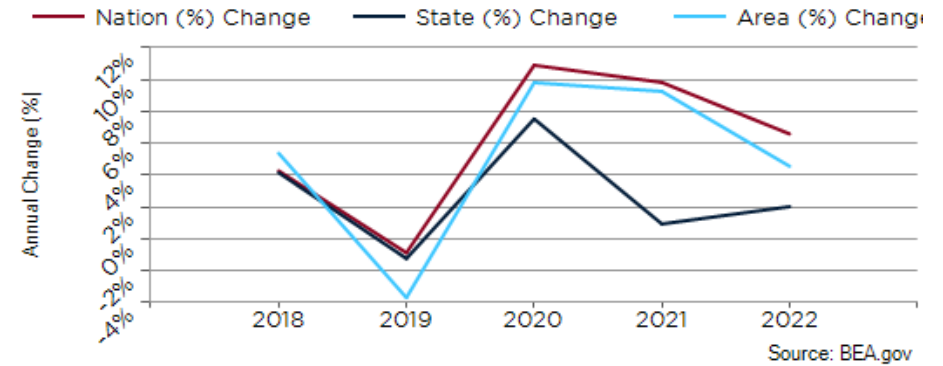
Major Industries by Employee Count



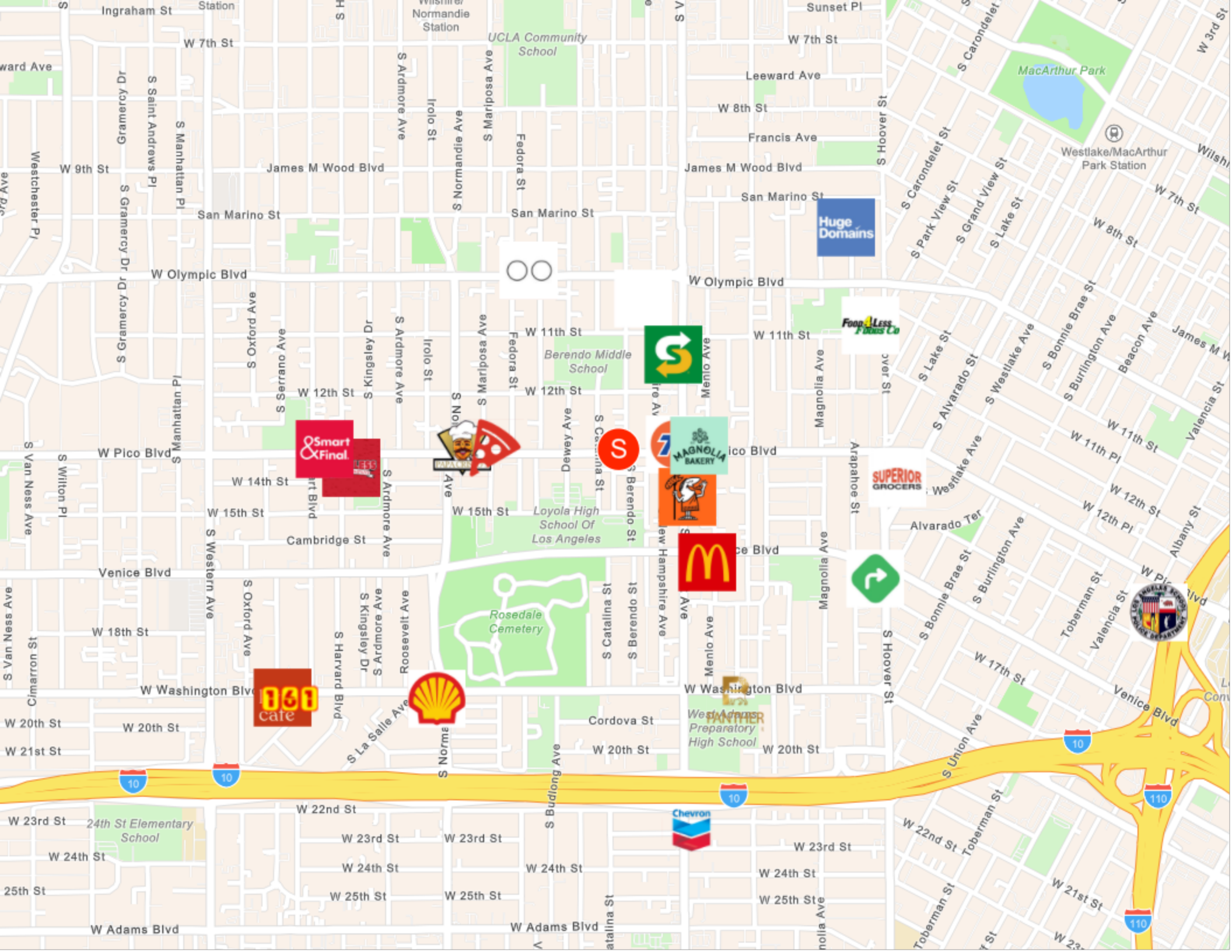
Largest Employers

Kaiser Permanente	47,400
University of Southern California	24,000
Northrop Grumman Corp.	18,000
Amazon	16,200
Providence Health & Services	15,900
Target Corp.	15,000
Cedars-Sinai Medical Center	14,900
Walt Disney Co.	12,200

Los Angeles County GDP Trend



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MacArthur Park

UCLA Community School

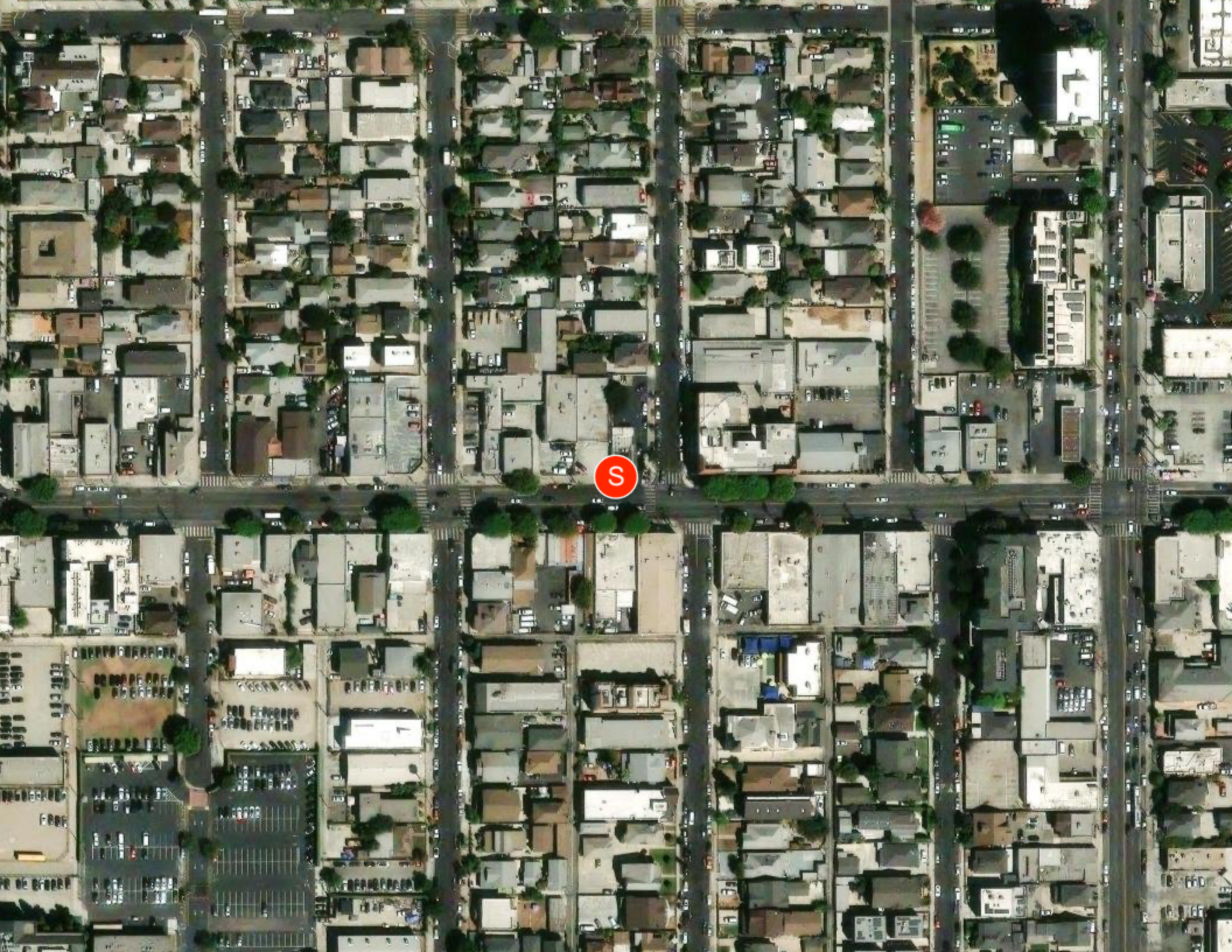
Berendo Middle School

Loyola High School Of Los Angeles

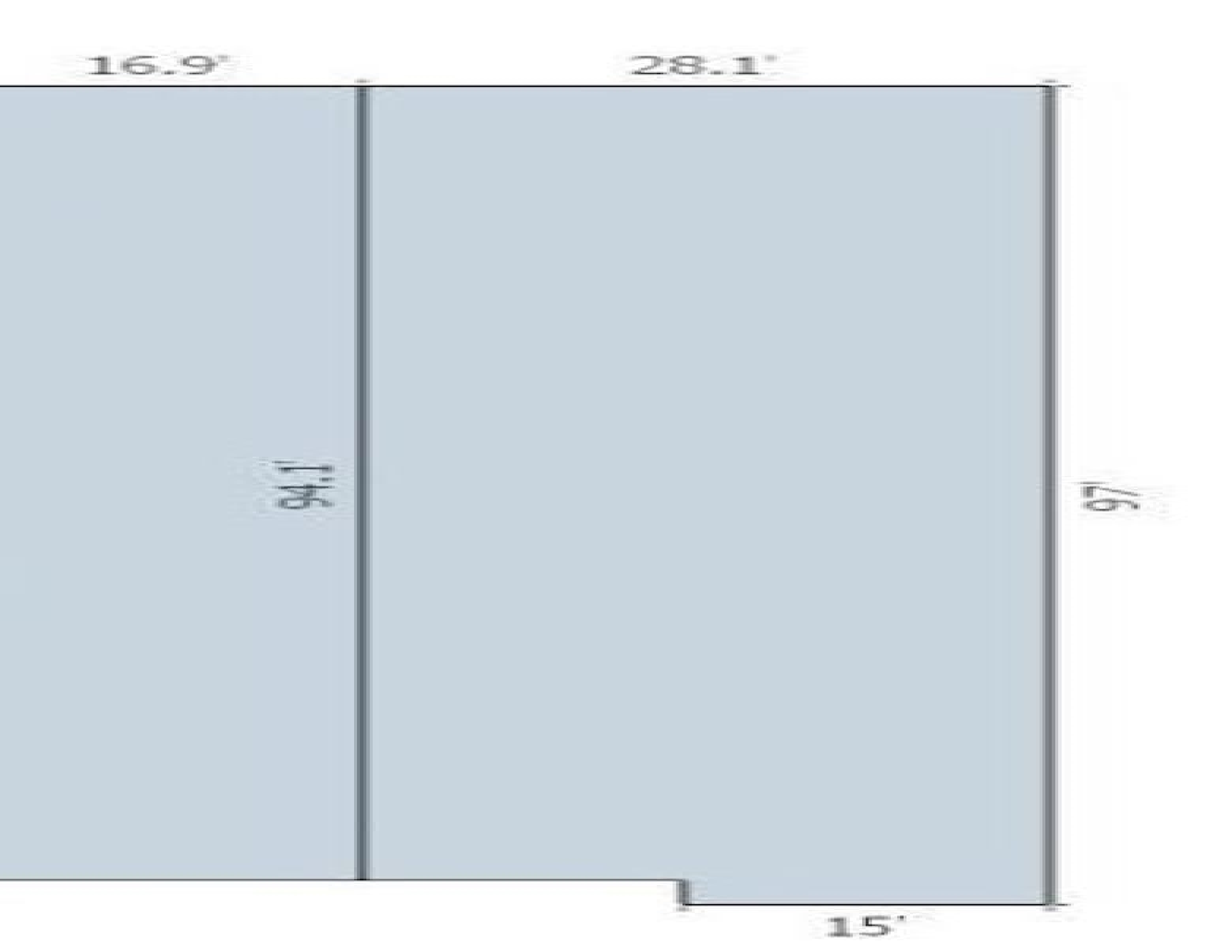
Rosedale Cemetery

Panther Preparatory High School





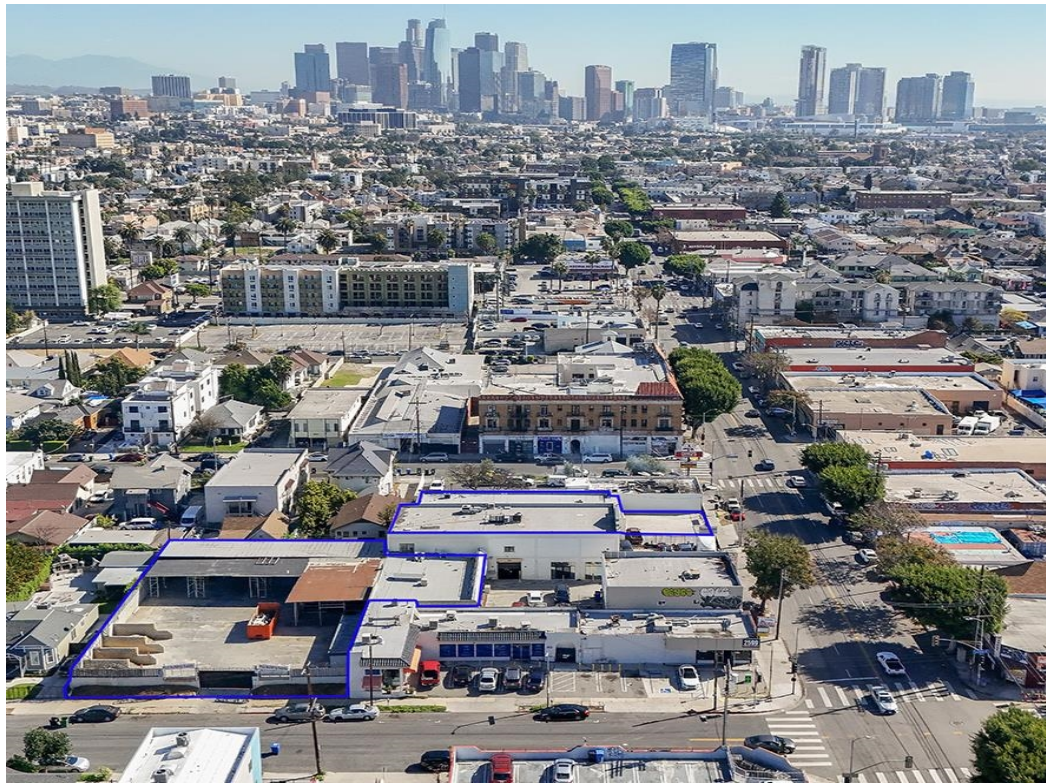
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With over 20 years in the commercial real estate world, Michael Mehdizadeh specializes in retail and NNN (Triple Net Lease) properties and 1031 Exchanges across Southern California.

Michael has experience working with private investors, financial institutions, developers, and retailers to make smart, strategic investments.

Since joining Advance Investment Group in 2003, he's focused on net-leased NNN retail sales and industrial and office properties.

Whether it's 1031 exchanges, sale/leasebacks, or Tenant-In-Common (TIC) ownership, Michael takes pride in delivering exceptional service and results for his clients, helping them navigate and succeed in commercial real estate.

Great Retail Space For Lease

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