

NEW MIXED USE DEVELOPMENT FOR LEASE IN CARTHAY CIRCLE

RETAIL | RESTAURANT | MEDICAL

6055 W. PICO BLVD
LOS ANGELES, CA 90035



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COMMERCIAL
ASSET GROUP



SPACE SIZE

±2,500 SF ENDCAP

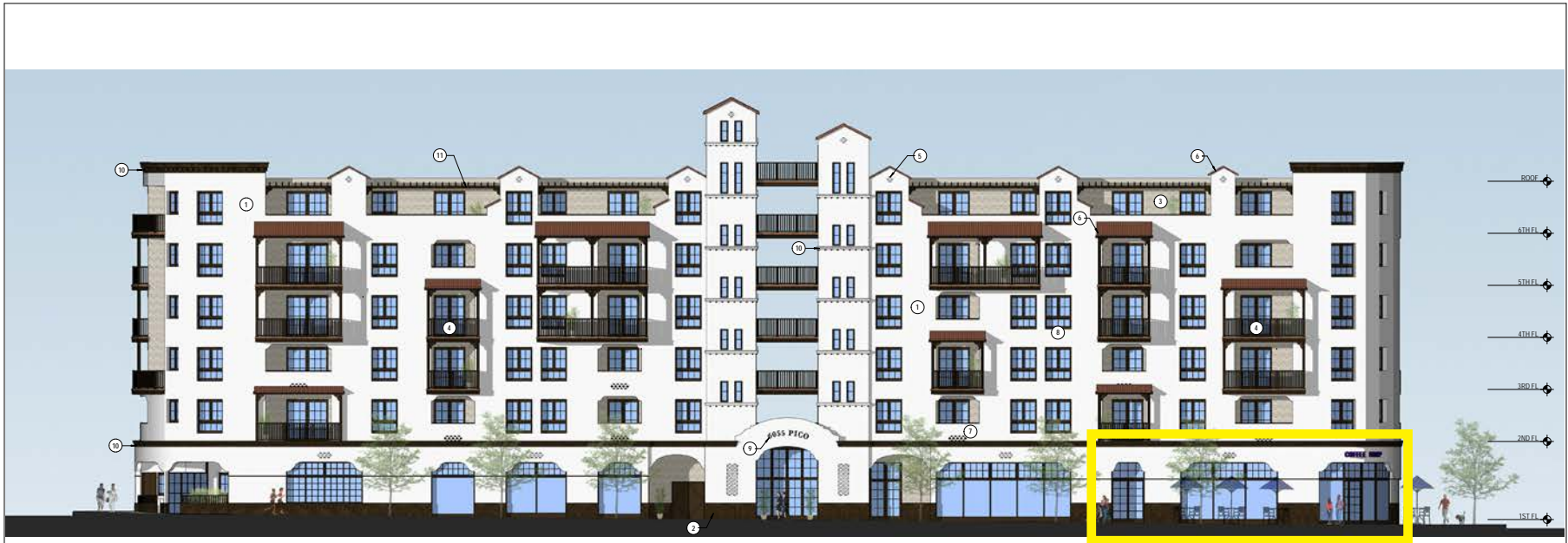
CARS PER DAY

54,000

ESTIMATED DELIVERY

JANUARY 2026

- Restaurant, retail, and medical opportunity on Pico Blvd
- Carthay appeals to a mix of residents from young professionals to families
- 6050 Pico is on the primary boulevard which is surrounded by major boundaries of Fairfax, Beverly Hills, and Culver City
- New construction: 125 aptment units
- The length of street front along Pico Boulevard is all active use storefront retail and building amenities
- Ideal for restaurant or coffee shop, nail & beauty salon, yoga, tutoring center and bank, community center, medical, and dental
- The area consists of a blend of upscale living and vibrant local businesses
- Numerous new mixed use projects witin one mile radius
- Adjacent to countless eateries, cafes, and numerous national retailers



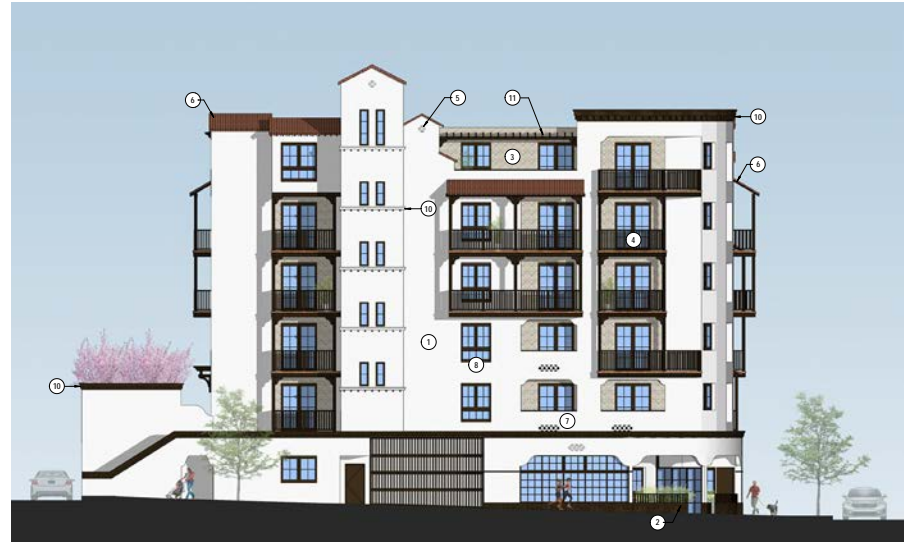
6055 PICO BLVD
 6055 PICO BLVD
 LOS ANGELES, CA 90035

WISMAN PROPERTIES
 CLIENT STREET ADDRESS
 CLIENT CITY, STATE, ZIP

SOUTH ELEVATION (PICO BLVD VIEW)
 1/8" = 1'-0" ①

FINISH MATERIALS LEGEND	
①	STUCCO, SMOOTH TROWEL, COLOR: WHISPER WHITE (DEW340)
②	STUCCO, SMOOTH TROWEL, COLOR: BROWN (TBD)
③	DECORATIVE SPANISH TILE (SPEC TBD)
④	PAINTED STEEL GUARDRAILS
⑤	DIAMOND TILE PATTERN DETAIL
⑥	CLAY TILE ROOF
⑦	SMOOTH TROWEL STUCCO GUARDRAIL W/ TRIANGULAR DRAINAGE SPOUTS
⑧	VINYL WINDOWS, DARK BROWN, INSIDE AND OUT W/ SURFACE APPLIED MUNTIN
⑨	12" TALL CUT STEEL LETTERS, 1" THICK, FONT: BODONI MT, COLOR: BLACK
⑩	CONTINUOUS FOAM MOULDING DETAIL
⑪	PAINTED STEEL TRESSIS

EXTERIOR LIGHT FIXTURE
 VILLAGE LANTERN
 LIST MANUFACTURER: ELK LIGHTING
 MODEL NUMBER(UNITS): 470401
 SIZE (UNITS): 17W x 17H x 8D
 MODEL NUMBER(ENTRY): 470441
 SIZE(ENTRY): 17W x 18H x 17D
 COLOR: WEATHERED CHARCOAL



WEST ELEVATION (ALVIRA ST VIEW)
 1/8" = 1'-0" ②

NOT FOR
 CONSTRUCTION

PRELIM DESIGN

DATE: 03/12/19

ELEVATIONS

001

ADDITIONAL RENDERINGS



NORTH ELEVATION (ALLEY VIEW)
1/8" = 1'-0"

1

FINISH MATERIALS LEGEND	
1	STUCCO, SMOOTH TROWEL, COLOR: WHISPER WHITE (DEW340)
2	STUCCO, SMOOTH TROWEL, COLOR: BROWN (TB0)
3	DECORATIVE SPANISH TILE (SPEC TB0)
4	PAINTED STEEL GUARDRAILS
5	DIAMOND TILE PATTERN DETAIL
6	CLAY TILE ROOF
7	SMOOTH TROWEL STUCCO GUARDRAIL W/ TRIANGULAR DRAINAGE SPOUTS
8	VINYL WINDOWS, DARK BROWN, INSIDE AND OUT W/ SURFACE APPLIED MUNTIN
9	12" TALL CUT STEEL LETTERS, 1" THICK, FONT: BODONI MT, COLOR: BLACK
10	CONTINUOUS FOAM MOLDING DETAIL
11	PAINTED STEEL TRELLIS

EXTERIOR LIGHT FIXTURE
VILLAGE LANTERN

LIST MANUFACTURER: ELK LIGHTING
MODEL NUMBER(UNITS): 470401
SIZE (UNITS): 24" x 12" x 4'0"
MODEL NUMBER(ENTRY): 470401
SIZE(ENTRY): 24" x 12" x 4'0"
COLOR: WEATHERED CHARCOAL



EAST ELEVATION (CRESCENT HEIGHTS VIEW)
1/8" = 1'-0"

2

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ELEVATIONS

002

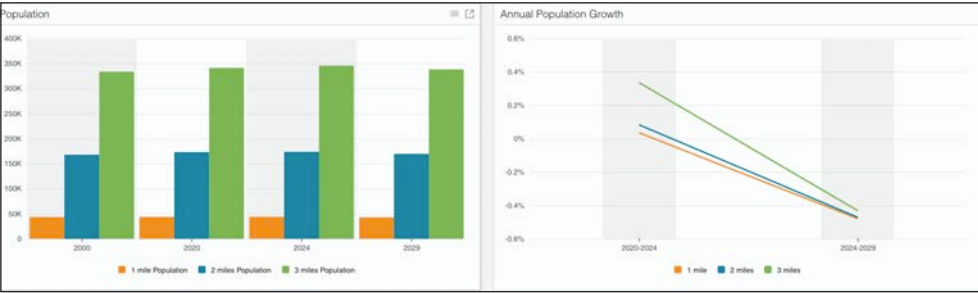
ADDITIONAL RENDERINGS



AERIAL

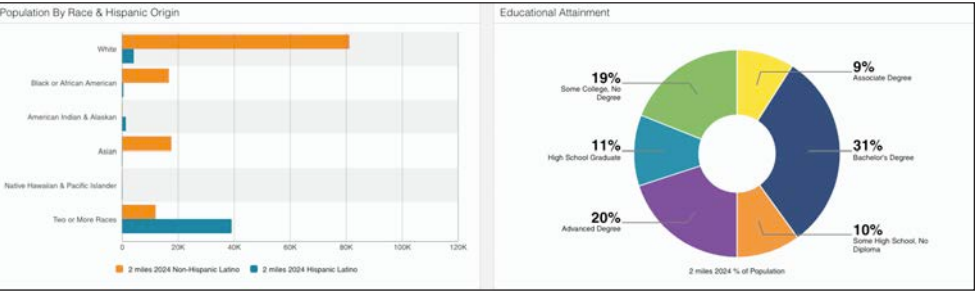
Population			
	1 mile	2 miles	3 miles
2020 Population	43,862	173,067	341,150
2024 Population	43,922	173,646	345,708
2029 Population Projection	42,870	169,550	338,229
Annual Growth 2020-2024	0%	0.1%	0.3%
Annual Growth 2024-2029	-0.5%	-0.5%	-0.4%
Median Age	39.3	38.6	39.4
Bachelor's Degree or Higher	53%	51%	51%
U.S. Armed Forces	44	92	127

Population By Race			
	1 mile	2 miles	3 miles
White	23,767	85,444	165,170
Black	4,983	17,302	39,052
American Indian/Alaskan Native	284	1,606	3,089
Asian	3,962	17,882	38,039
Hawaiian & Pacific Islander	44	218	431
Two or More Races	10,881	51,194	99,928
Hispanic Origin	8,798	45,579	89,672



Households			
	1 mile	2 miles	3 miles
2020 Households	19,166	76,730	156,733
2024 Households	19,043	76,399	157,842
2029 Household Projection	18,548	74,443	154,149
Annual Growth 2020-2024	0.8%	0.9%	1.1%
Annual Growth 2024-2029	-0.5%	-0.5%	-0.5%
Owner Occupied Households	5,453	19,581	42,964
Renter Occupied Households	13,095	54,863	111,184
Avg Household Size	2.2	2.2	2.1
Avg Household Vehicles	2	1	1
Total Specified Consumer Spending (\$)	\$652.4M	\$2.6B	\$5.2B

Income			
	1 mile	2 miles	3 miles
Avg Household Income	\$122,350	\$120,179	\$118,374
Median Household Income	\$93,631	\$90,369	\$87,394
< \$25,000	2,689	11,994	26,242
\$25,000 - 50,000	2,628	10,516	23,544
\$50,000 - 75,000	2,468	10,294	19,955
\$75,000 - 100,000	2,330	8,774	18,516
\$100,000 - 125,000	1,882	7,359	14,826
\$125,000 - 150,000	1,489	6,049	11,021
\$150,000 - 200,000	2,227	7,891	15,770



DEMOGRAPHICS



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