

# FOR LEASE

PICO BLVD STREET RETAIL - MID-CITY

5522 WEST PICO BOULEVARD | LOS ANGELES, CA 90019



**JASON EHRENPREIS**

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

**CBM1**

LEASING

BROKERAGE

INVESTMENTS

**CBM1.COM**



## FEATURES &amp; AMENITIES

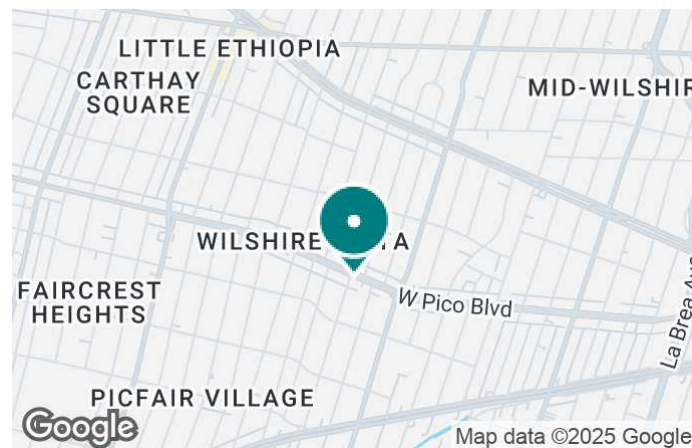
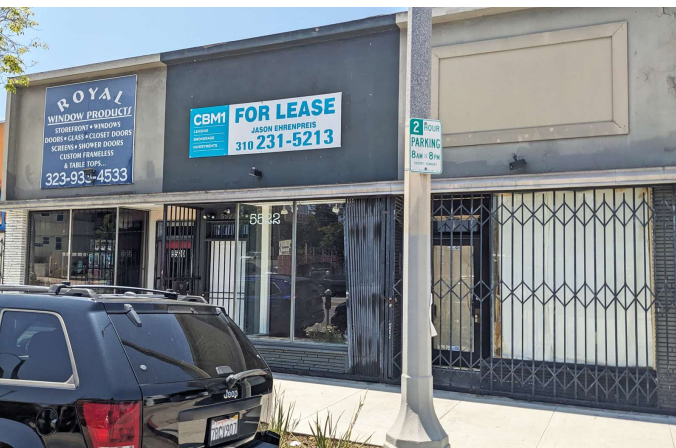
PICO BLVD STREET RETAIL - MID-CITY | 5522 WEST PICO BOULEVARD, LOS ANGELES, CA 90019

BROCHURE | PAGE 2



## FEATURES &amp; AMENITIES

- 945 SF street retail space fronting onto busy Pico Boulevard
- Plenty of street parking
- Broad, open storefront windows offering excellent visibility and natural light
- Vanilla shell space adaptable to a variety of uses
- Prime Mid-City location
- High foot and auto traffic



## NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	18,620	165,816	441,021
Total Population	43,284	372,695	1,013,827
Average HH Income	\$122,089	\$121,960	\$111,503

EXCLUSIVELY REPRESENTED BY

**JASON EHRENPREIS**

CALDRE #1741961

310.231.5213

JASON@CBM1.COM



# PROPERTY SUMMARY

PICO BLVD STREET RETAIL - MID-CITY | 5522 WEST PICO BOULEVARD, LOS ANGELES, CA 90019

BROCHURE | PAGE 3



## PROPERTY DESCRIPTION

945 SF street retail space fronting onto busy Pico Boulevard in the heart of the Mid-City district. Formerly occupied by a yoga studio, the property is suitable for a range of retail and service-oriented uses. The space offers high street visibility and plenty of street parking in the midst of a vibrant, active community setting.

## LOCATION DESCRIPTION

Street retail space just east of the corner of Pico Boulevard and Sierra Bonita Avenue in the Mid-City region of Metro Los Angeles. Situated amid a steadily gentrifying community, the property is surrounded by unique and trendy eateries, cafes, and service-oriented businesses. The nearby Midtown Shopping Center features a diverse range of popular tenants, including Living Spaces, Ralphs, Planet Fitness, Lowe's Home Improvement, Ross, and PetSmart.

### JASON EHRENPREIS

CALDRE #1741961  
310.231.5213  
JASON@CBM1.COM

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	945 SF
Building Size:	945 SF

SPACES	LEASE RATE	SPACE SIZE
5522	Negotiable	945 SF



## AERIAL OVERVIEW

PICO BLVD STREET RETAIL - MID-CITY | 5522 WEST PICO BOULEVARD, LOS ANGELES, CA 90019

BROCHURE | PAGE 4



**JASON EHRENPREIS**

CALDRE #1741961

310.231.5213

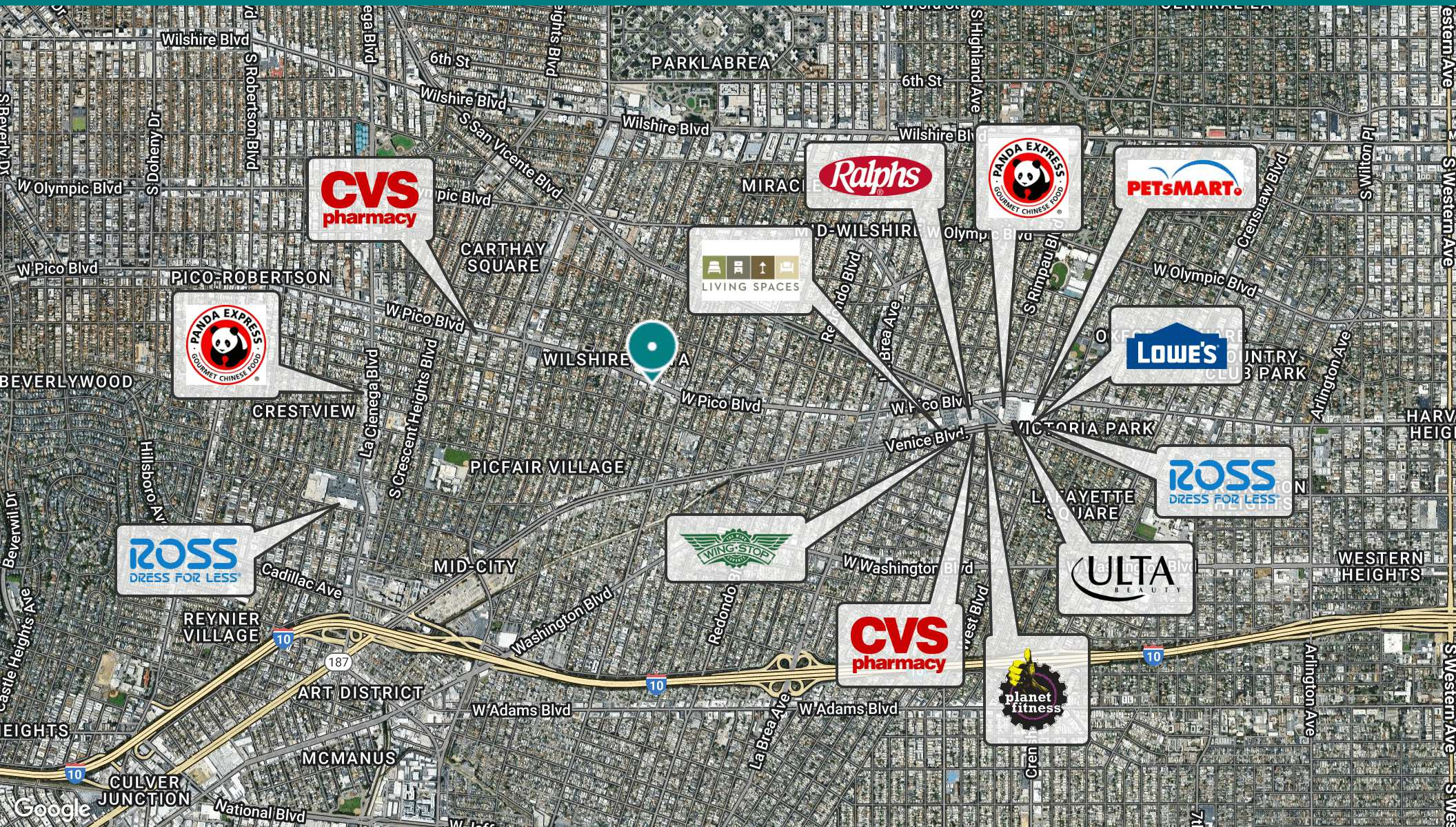
JASON@CBM1.COM



## RETAILER MAP

PICO BLVD STREET RETAIL - MID-CITY | 5522 WEST PICO BOULEVARD, LOS ANGELES, CA 90019

BROCHURE | PAGE 5



**JASON EHRENPREIS**

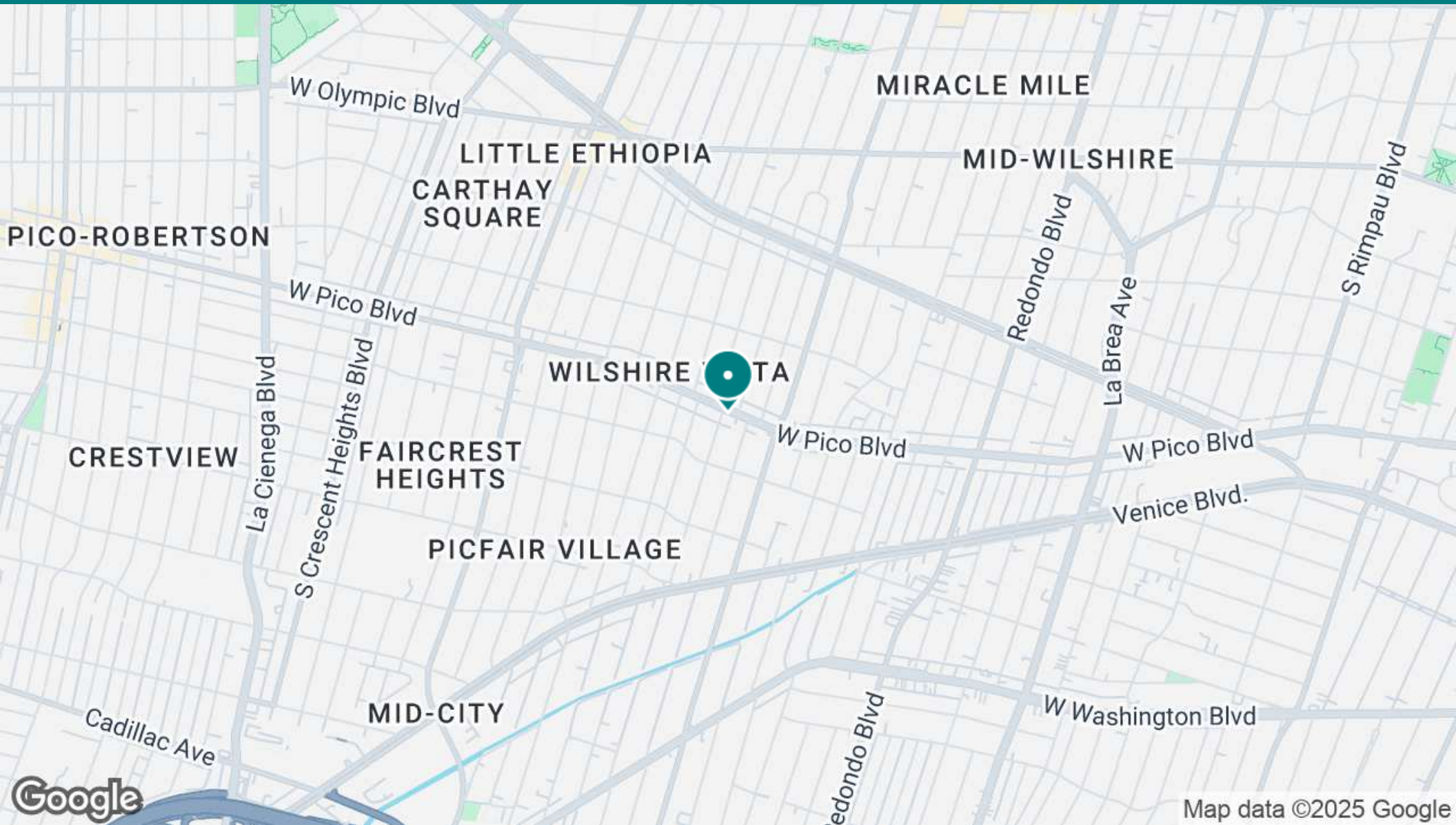
CALDRE #1741961  
310.231.5213  
JASON@CBM1.COM



## LOCATION MAP

PICO BLVD STREET RETAIL - MID-CITY | 5522 WEST PICO BOULEVARD, LOS ANGELES, CA 90019

BROCHURE | PAGE 6

**JASON EHRENPREIS**

CALDRE #1741961

310.231.5213

JASON@CBM1.COM

## DEMOGRAPHICS MAP &amp; REPORT

PICO BLVD STREET RETAIL - MID-CITY | 5522 WEST PICO BOULEVARD, LOS ANGELES, CA 90019

BROCHURE | PAGE 7

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	43,284	372,695	1,013,827
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,620	165,816	441,021
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$122,089	\$121,960	\$111,503
Average House Value	\$1,471,652	\$1,394,306	\$1,271,954

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	34.0%	30.7%	35.4%

RACE	1 MILE	3 MILES	5 MILES
% White	36.9%	40.4%	36.1%
% Black	17.6%	14.0%	12.5%
% Asian	9.3%	13.1%	15.3%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.6%	1.3%	1.5%
% Other	21.2%	19.2%	22.6%

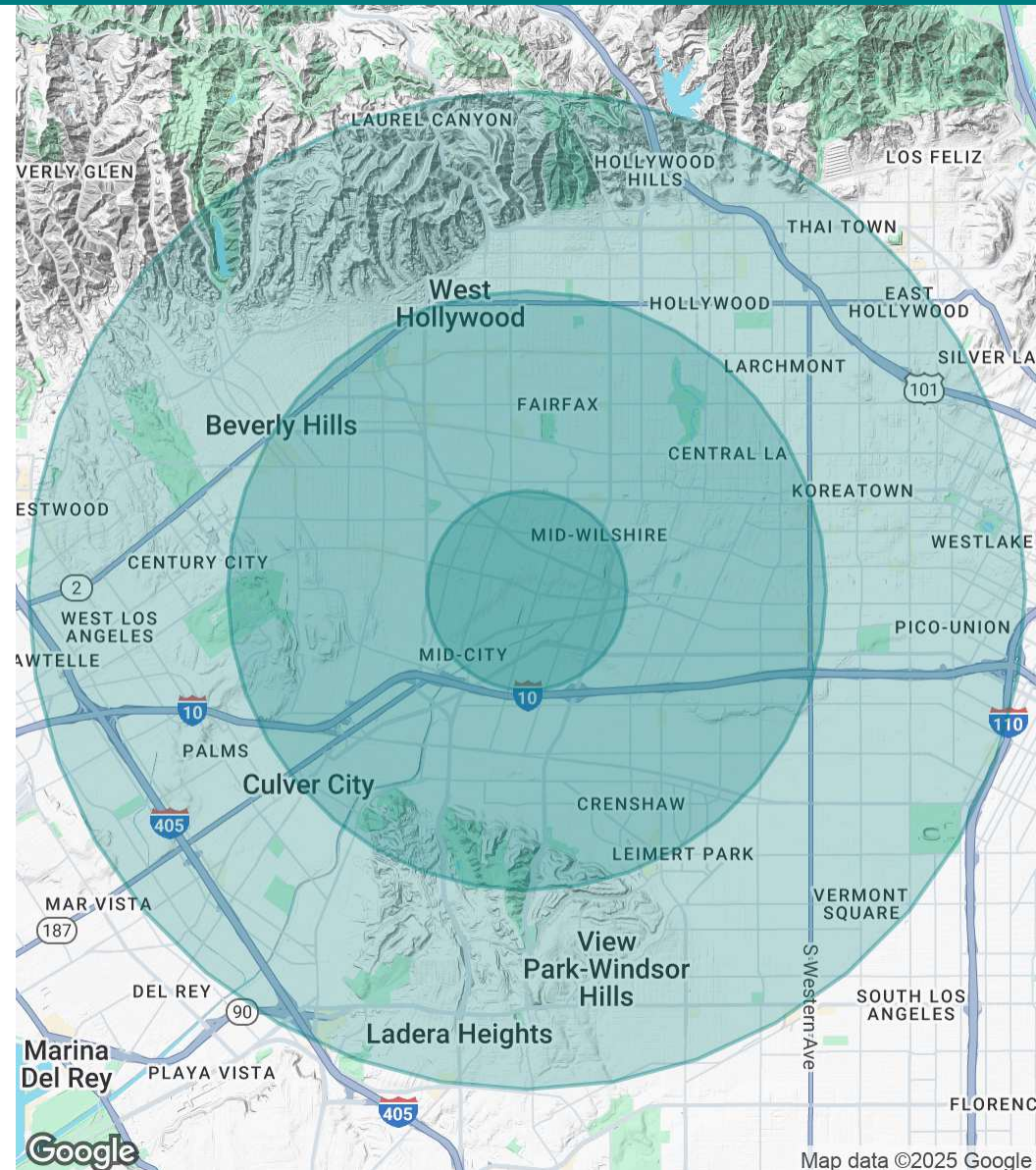
*Demographics data derived from AlphaMap*

## JASON EHRENPREIS

CALDRE #1741961

310.231.5213

JASON@CBM1.COM



Map data ©2025 Google