

FOR LEASE

400 W PICO BLVD, LOS ANGELES, CA 90015

±8,222 SF COMMERCIAL SPACE IN SOUTH PARK



For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056

PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

This **8,222-square-foot freestanding commercial building** presents a rare single-tenant leasing opportunity in the Downtown Los Angeles submarket. The property features an **open and flexible floor plan, 16-foot ceiling height**, brick construction, and prominent frontage along both Pico Boulevard and Grand Avenue, providing excellent visibility and signage potential.

Ideally suited for a **fitness center, training facility, wellness concept, showroom, studio, entertainment venue, specialty retailer, or other creative commercial use**, the space offers the flexibility to accommodate a wide range of customer-oriented businesses. Its highly accessible location is approximately **0.2 miles from the Pico Metro Station** and provides convenient connectivity to South Park, LA Live, the Los Angeles Convention Center, Crypto.com Arena, and the broader Downtown Los Angeles area.

Surrounded by a dense residential population, growing mixed-use development, and a substantial daytime employment base, the property offers businesses an opportunity to establish a distinctive presence in one of Downtown Los Angeles' most centrally located and transit-oriented neighborhoods.

Property Details

Building SF:	8,222 SF
Land SF:	9,252 SF
Year Built:	1909
Construction:	Brick
Min Clear Height:	12'
Ceiling Height:	16'
Frontage:	46' on Pico, 150' on Grand
Zoning:	[HB3-G1-5][CX2-FA][CPIO-O]
APN:	5134-017-006
Lease Rate:	\$12,333 per month (\$1.50/SF) net

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

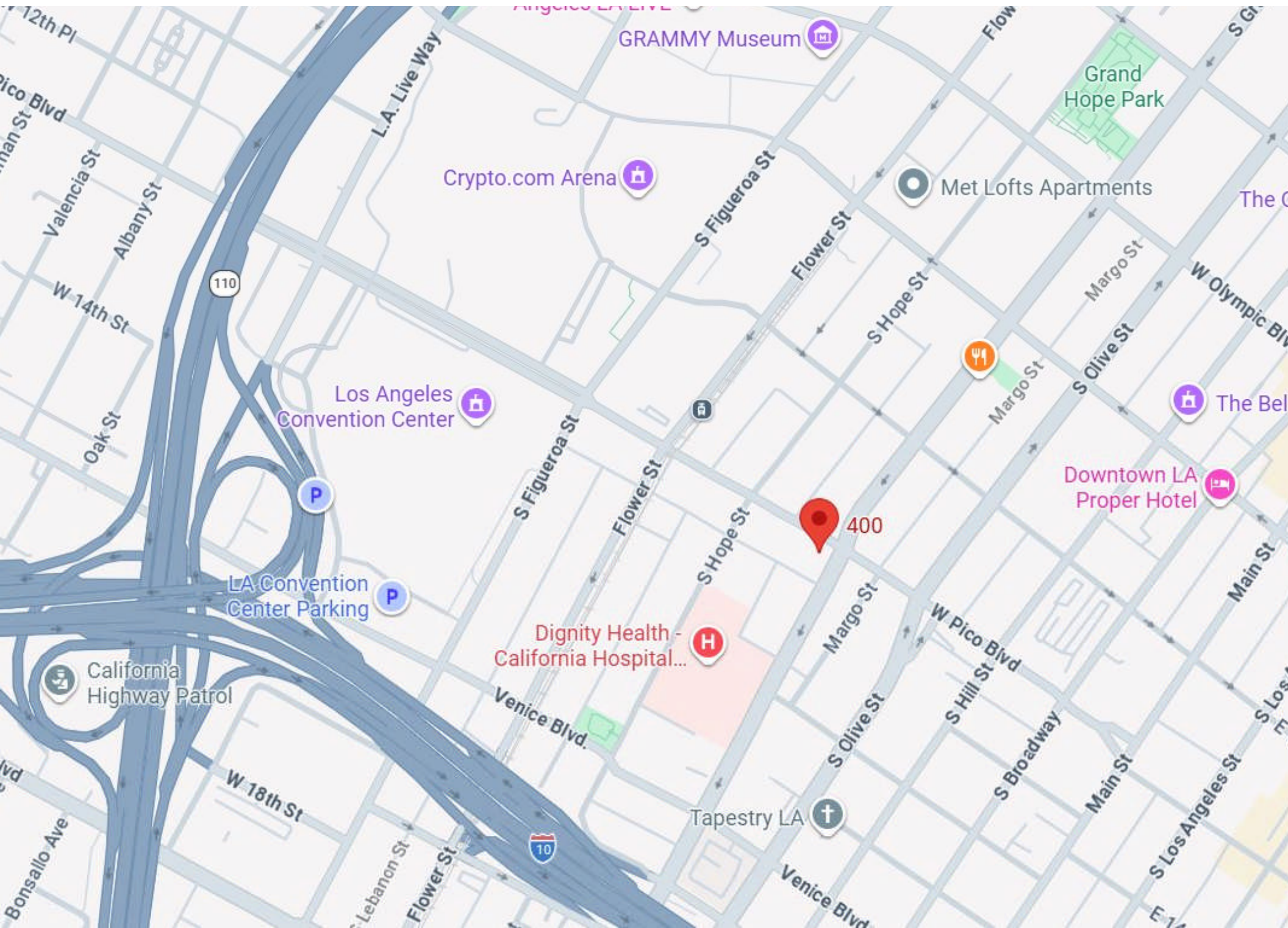
Property Highlights

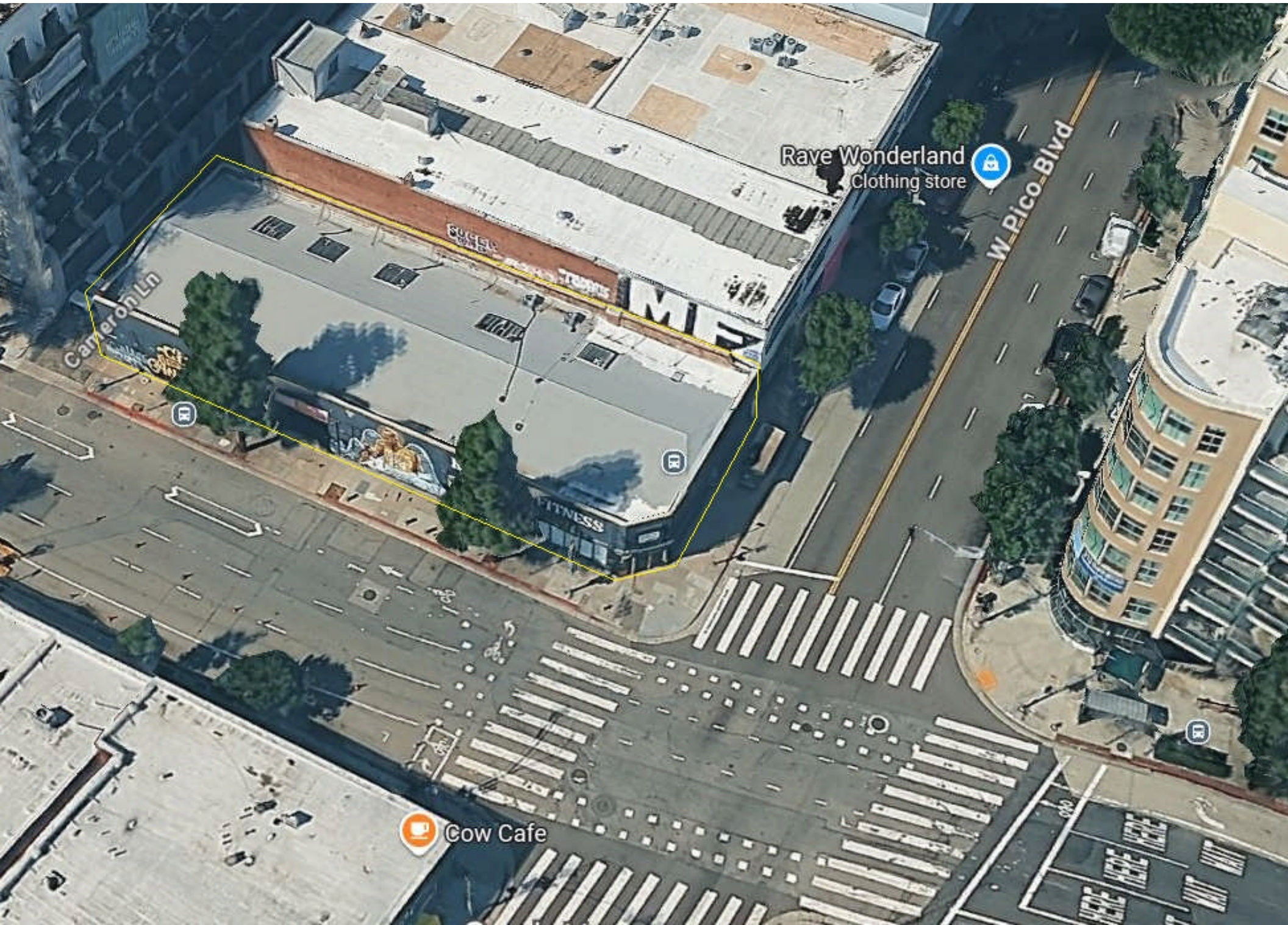
- **Prominent Pico Boulevard frontage** with excellent visibility and signage potential
- **16-foot ceiling height** suitable for fitness, showroom, studio, retail, or creative commercial uses
- **Open, flexible floor plan** well suited for health club, training, wellness, entertainment, and specialty retail concepts
- **Highly transit-oriented location**, approximately 0.2 miles from Pico Metro Station
- **Exceptional access to Downtown Los Angeles, South Park, LA Live, the Convention Center, and Crypto.com Arena**
- **Dense surrounding population and daytime employment base** support a wide range of customer-oriented businesses
- **Rare freestanding, single-tenant building opportunity in the Downtown Los Angeles submarket**

5134	17 SHEET	P. A. 26-8 5134-16	TRA 13264	REVISED: 760504303 850208801-85	880323-88 94101402011002-28 95092905005002-28	1999012705007001-28 20020912 2004110804007001-23	2015050519002001-23 2019060502006001-23 2021060919008001-28	2021072221003001-28 2025070928006001-23	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
------	-------------	--------------------------	--------------	---------------------------------------	---	--	---	--	-----------	---

2026

MAPPING AND GIS
SERVICES
SCALE 1" = 100'

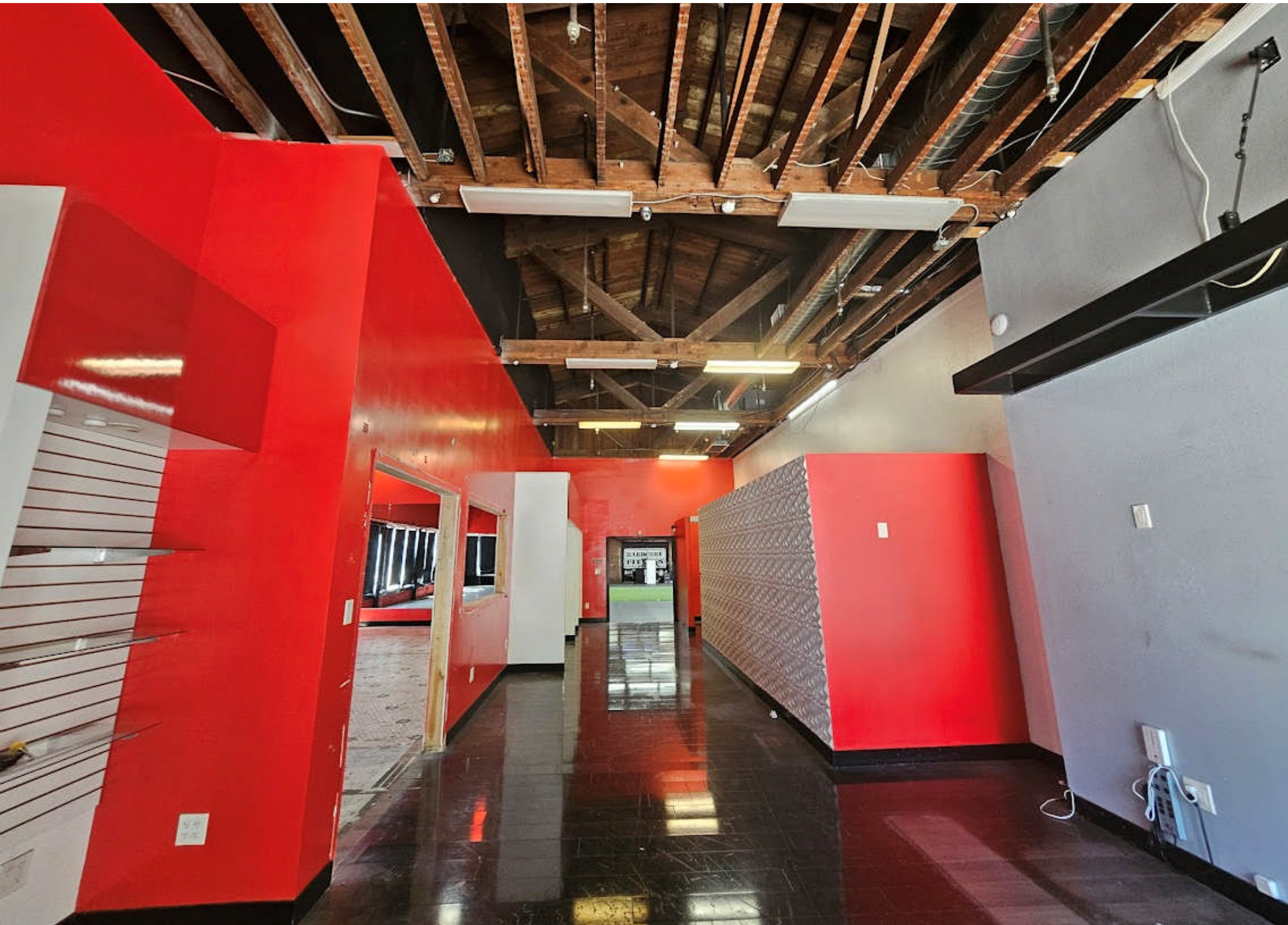




FOR LEASE | ±8,222 SF COMMERCIAL BUILDING

400 W PICO BLVD







FOR LEASE | ±8,222 SF COMMERCIAL BUILDING

400 W PICO BLVD







FOR LEASE | ±8,222 SF COMMERCIAL BUILDING

400 W PICO BLVD









FOR LEASE | ±8,222 SF COMMERCIAL BUILDING

400 W PICO BLVD

