

FOR LEASE

RETAIL BUILDING SLATED FOR REMODEL
1504 W. PICO BLVD | LOS ANGELES, CA 90015



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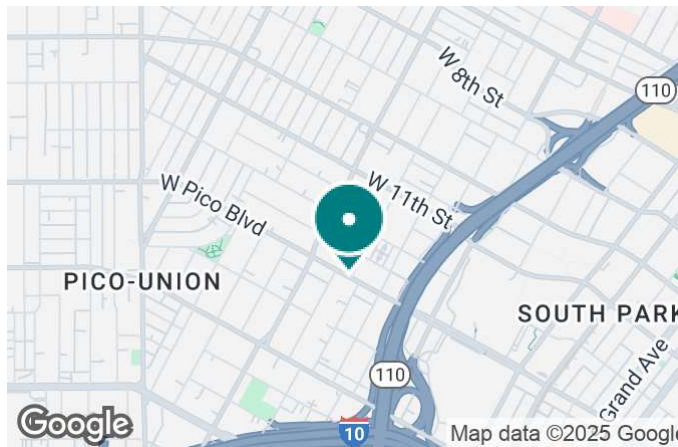
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- ±10,955 SF Retail Building Pending Remodel
- Seeking Single Tenant Users
- Potential to Subdivide Into Small Shop Spaces
- Adjacent to Downtown Los Angeles, Crypt.com Arena, the LA Convention Center + LA Live
- A Rare Onsite Parking Lot (In the Rear)
- Fronting Onto High-Traffic Pico Boulevard + Valencia Street
- Situated at the Signalized Intersection of Pico Boulevard + Valencia Street
- Freeway Close – Convenient Access to The 110 + 10 Freeways

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	34,576	220,040	447,602
Total Population	82,827	575,722	1,203,342
Average HH Income	\$71,652	\$75,437	\$84,198

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

SOON-TO-BE-REMODELED RETAIL BUILDING ADJACENT TO DOWNTOWN LOS ANGELES. Situated next to a freestanding O'Reilly Autoparts Store, this 5-unit retail property is slated for a complete interior and exterior rehab. Two of the five units are currently occupied by month-to-month tenants. These tenants can be vacated, and the site could be repositioned as a single tenant building or subdivided into smaller shop spaces. Complemented by a rare onsite parking lot, the superbly located property fronts onto Pico Boulevard, just north of Downtown Los Angeles, a few short blocks from Crypto.com Arena, the LA Convention Center, and LA Live. The steadily gentrifying area ranks among LA's most densely populated regions and boasts rising household income demographics.

LOCATION DESCRIPTION

Retail Shopping Center at the signalized intersection of Pico Boulevard and Valencia Street, just north of Downtown Los Angeles. Prime location adjacent to Crypto.com Arena, the Los Angeles Convention Center, and LA Live, hugely popular destination sites drawing an enormous volume of consumer traffic. Also nearby are a plethora of trendy eateries, gourmet restaurants, and hip night spots, contributing to the steady flow of area visitors. Freeway close, the property offers convenient access to the adjacent 110 + 10 freeways.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,470 - 2,550 SF
Building Size:	10,995 SF

SPACES	LEASE RATE	SPACE SIZE
1512	Negotiable	1,470 SF
1516 (A)	Negotiable	2,338 SF
1516 (B)	Negotiable	2,338 SF
1528	Negotiable	2,258 SF
1530	Negotiable	2,550 SF

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DOWNTOWN LOS ANGELES AERIAL OVERVIEW

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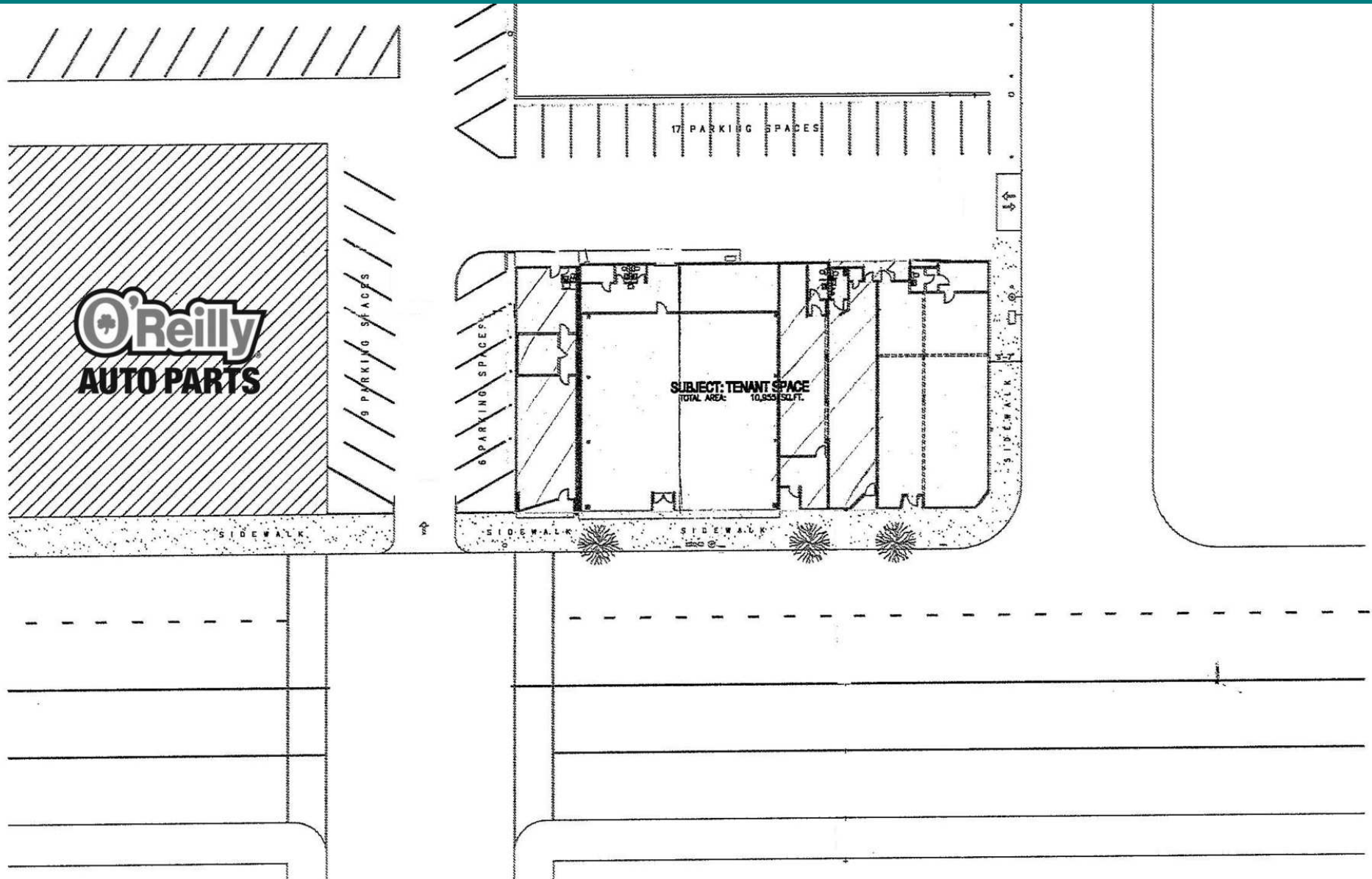
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SITE PLAN

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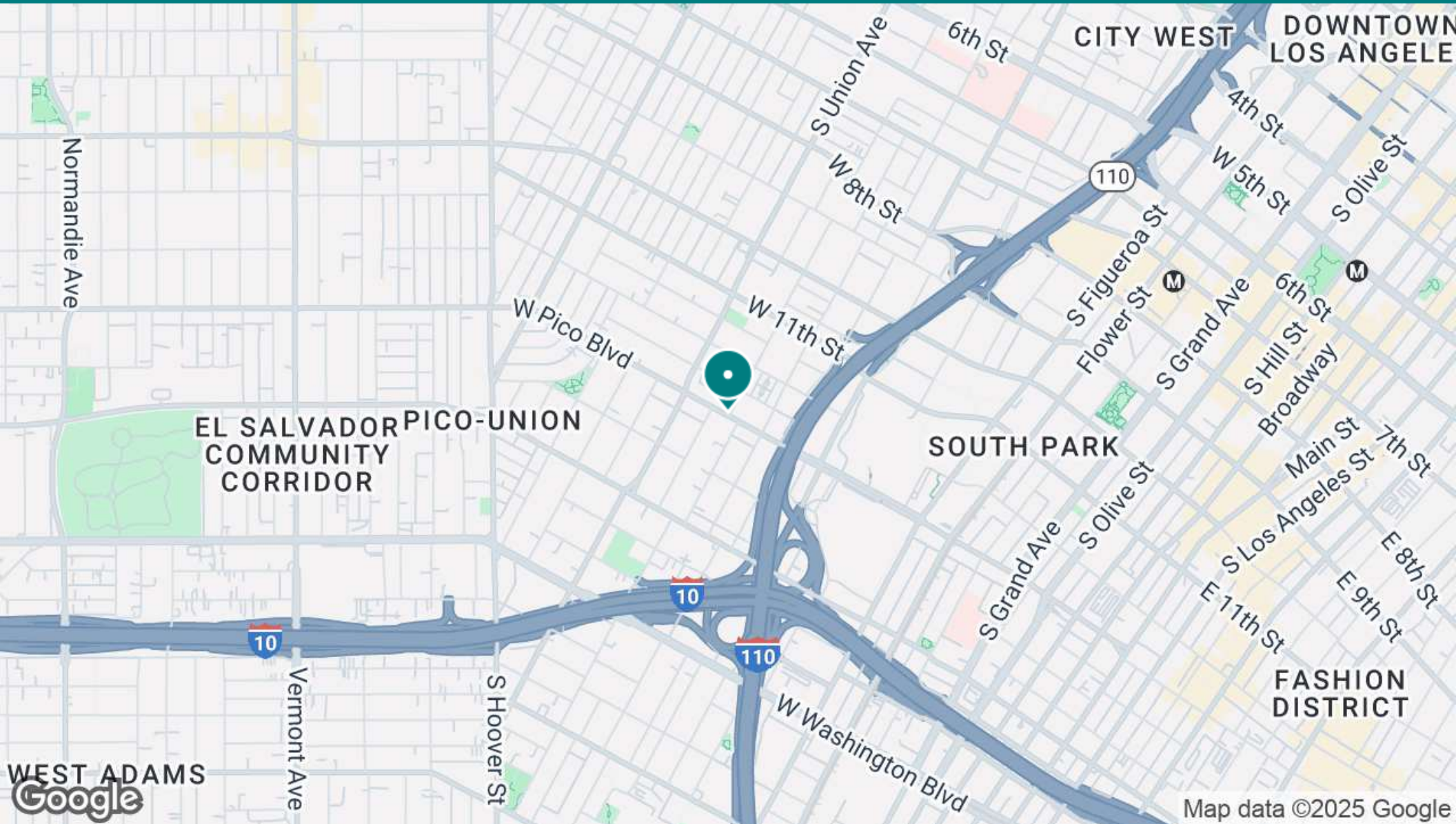
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LOCATION MAP

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Map data ©2025 Google

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DEMOGRAPHICS MAP & REPORT

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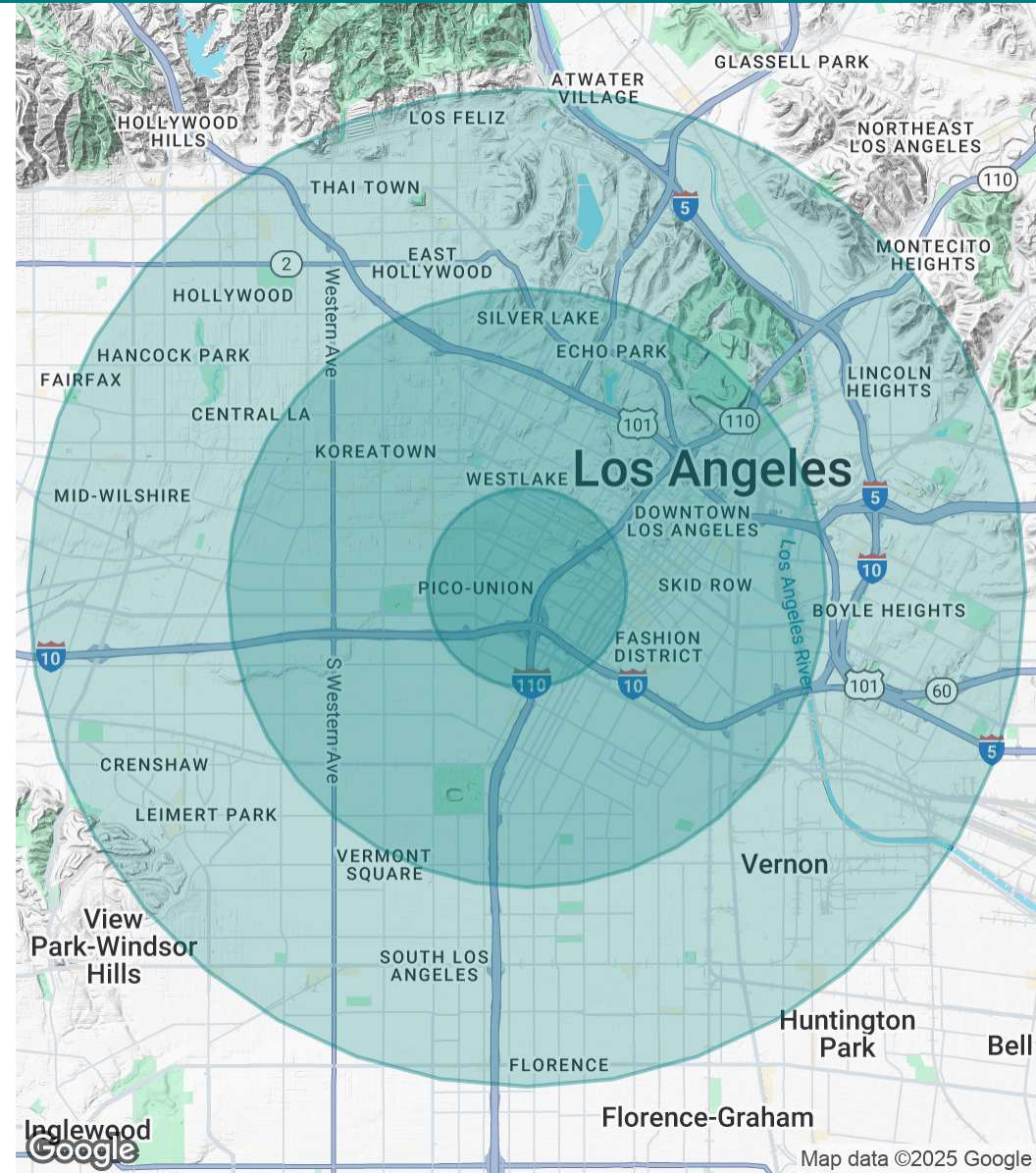
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	82,827	575,722	1,203,342
Average Age	38	38	39
Average Age (Male)	37	38	38
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	34,576	220,040	447,602
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$71,652	\$75,437	\$84,198
Average House Value	\$1,015,949	\$978,836	\$992,084

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	59.2%	56.4%	57.4%

RACE	1 MILE	3 MILES	5 MILES
% White	18.8%	18.2%	21.8%
% Black	7.7%	9.3%	10.8%
% Asian	17.3%	19.2%	13.3%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	3.2%	2.8%	2.5%
% Other	40.1%	38.4%	38.4%

Demographics data derived from AlphaMap



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