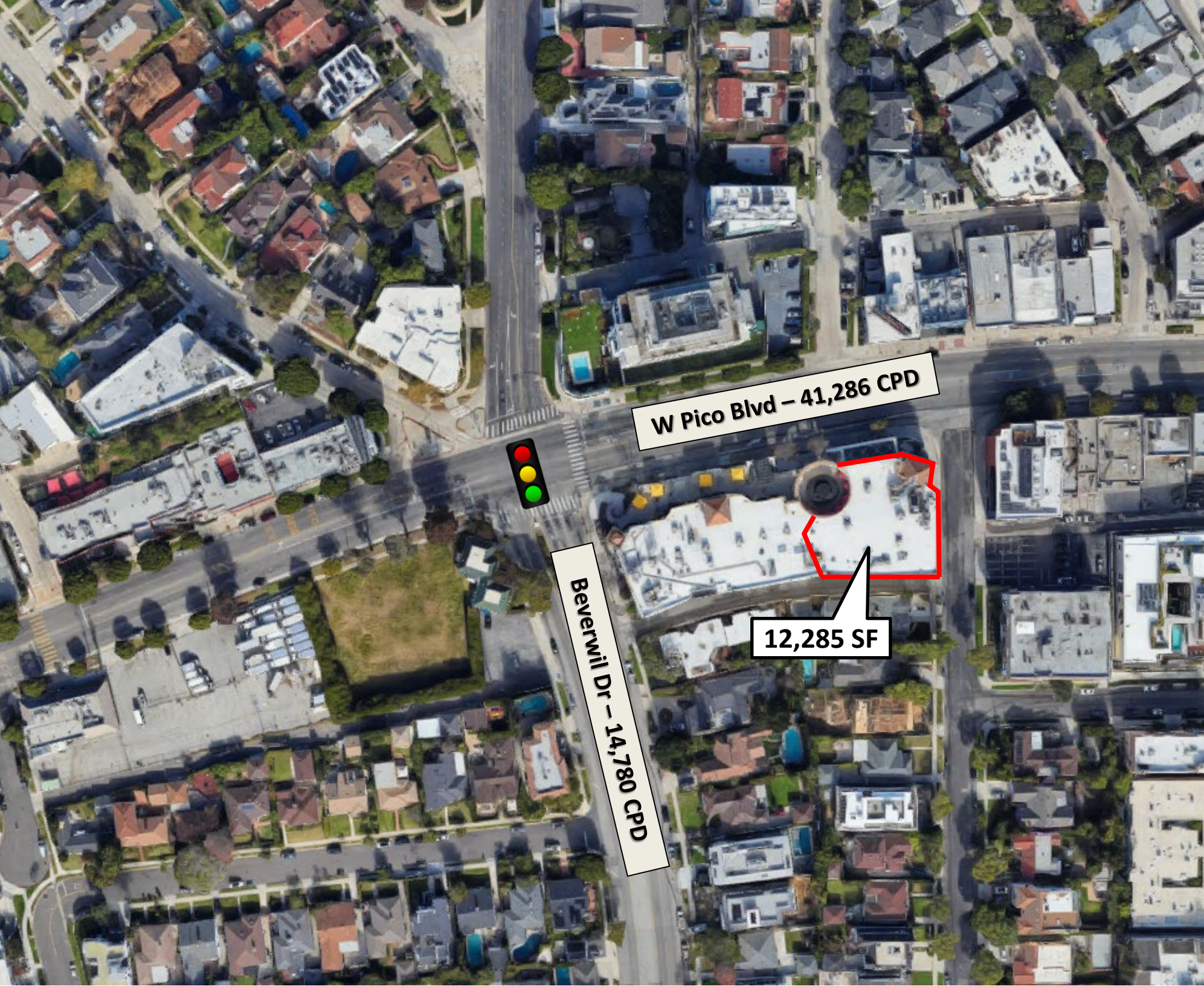

FOR SUBLEASE

**9618 W. PICO BLVD, SUITE 501,
LOS ANGELES**

SEC W Pico Blvd + Beverwil Dr

9618 W. Pico Blvd, Suite 501, Los Angeles

- Featuring a 12,285 SF space on over 1 acre in a prime urban location in proximity to Beverly Hills and Century City.
- The site is located in a vibrant retail area in West Los Angeles, with nearby stores such as Mr. C Hotel, Bicylette, Jeff's Gourmet Sausage Factory, and several other shopping and dining options.
- Located on the hard corner of the busy intersection W Pico Blvd and Beverwil Dr with almost 60,000 cars per day combined.
- A bustling area with over 300,000 people within 3 miles and a very strong daytime population with almost 400,000 total employees within 3 miles.



W Pico Blvd – 41,286 CPD

Beverwil Dr – 14,780 CPD

12,285 SF

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2024

9618 W PICO BLVD | Los Angeles, C A

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	33,500	310,995	749,139
Estimated Population (2029)	33,026	311,888	747,802
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Number of Households	15,301	148,351	344,272
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	\$186,696	\$160,439	\$151,280
Estimated Average HH Income (2029)	\$212,783	\$184,549	\$174,444
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	\$134,240	\$107,908	\$99,326
Estimated Median HH Income (2029)	\$157,881	\$123,999	\$114,448
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	\$85,216	\$76,867	\$69,924
Estimated Per Capita Income (2029)	\$99,643	\$90,969	\$82,889

LEASING:



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