

FOR LEASE

404-412 W PICO BLVD, LOS ANGELES, CA 90015

PRIME COMMERCIAL/RETAIL SPACES IN
DOWNTOWN LA 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

404-412 W Pico Boulevard presents a unique leasing opportunity in the heart of Downtown Los Angeles' South Park district, offering a combination of prominent street-level retail and versatile creative space. The property benefits from excellent Pico Boulevard visibility and signage potential, convenient access to major Downtown destinations, and a highly transit-oriented location approximately 0.2 miles from the Pico Metro Station. It is also situated near LA Live, the Los Angeles Convention Center, Crypto.com Arena, and a dense concentration of residential and daytime users.

The property offers three available spaces ranging from approximately 3,300 to 10,000 square feet, providing flexibility for a variety of retail, showroom, office, studio, fashion, design, and other commercial users. The available spaces are offered on a Gross lease basis, with asking rents ranging from \$0.95 to \$1.90 per square foot per month.

With its combination of highly visible Pico Boulevard frontage, proximity to Downtown Los Angeles' major entertainment and business destinations, strong transit accessibility, and a mix of ground-floor retail and beautifully refurbished second-floor creative space, the property provides an attractive opportunity for businesses seeking an affordable and strategically located presence in the rapidly evolving South Park area.

Property Details

Unit #:	404 W Pico	410 W Pico	412 W Pico
Available SF:	7,091 SF	3,300 SF	10,000 SF
Floor:	2 nd Floor	1 st Floor	2 nd Floor
Year Built:	1910	1910	1910
Zoning:	[HB3-G1-5][CX2-FA][CPIO-O]		
Lease Rate/SF:	\$0.95/SF	\$1.90/SF	\$0.95/SF
Lease Type:	Gross	Gross	Gross
Lease Rate/Month:	\$6,736	\$6,270	\$9,500

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
- **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
- **410 W Pico – Prime ground floor retail space**
- **404 W Pico & 412 W Pico – Beautifully refurbished second floor creative space**



TVA
132B4

REVISED:
7/20/27/204
7/5/12/28

7/6/504/303
8/5/02/08/01-8/5
8/0/3/3-8/8

9/4/1014/02/011003-2/8
8/5/08/29/05/02/002-2/8
1/9/8/01/27/05/07/001-2/8

2/0/20/912
2/0/4110/804/07/001-2/3
2/015/05/0518/002/001-2/3









