

# RESTAURANT | QSR | MEDICAL | DENTAL | RETAIL AVAILABLE IN NEIGHBORHOOD CENTER (UNDER MAJOR RENOVATION)

PRIME MID CITY LOS ANGELES - AVAILABLE FEBRUARY 2025

4930-4948 W. PICO BLVD  
LOS ANGELES, CA 90019



\*Materials shown in rendering may differ from final buildout

**Alex Shabani**  
310.272.7397  
alex@cagre.com  
Lic. 01352902



These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



## SPACE SIZE

SPACE 1: ±2,560 SF  
SPACE 2: UNDER CONTRACT  
SPACE 3: ±1,650 SF  
SPACE 4: ±1,350 SF  
SPACE 5: ±1,296 SF  
SPACE 6: UNDER CONTRACT

## CARS PER DAY

70,000 PER DAY

## WALK SCORE

90/100

## TRANSIT SCORE

61/100

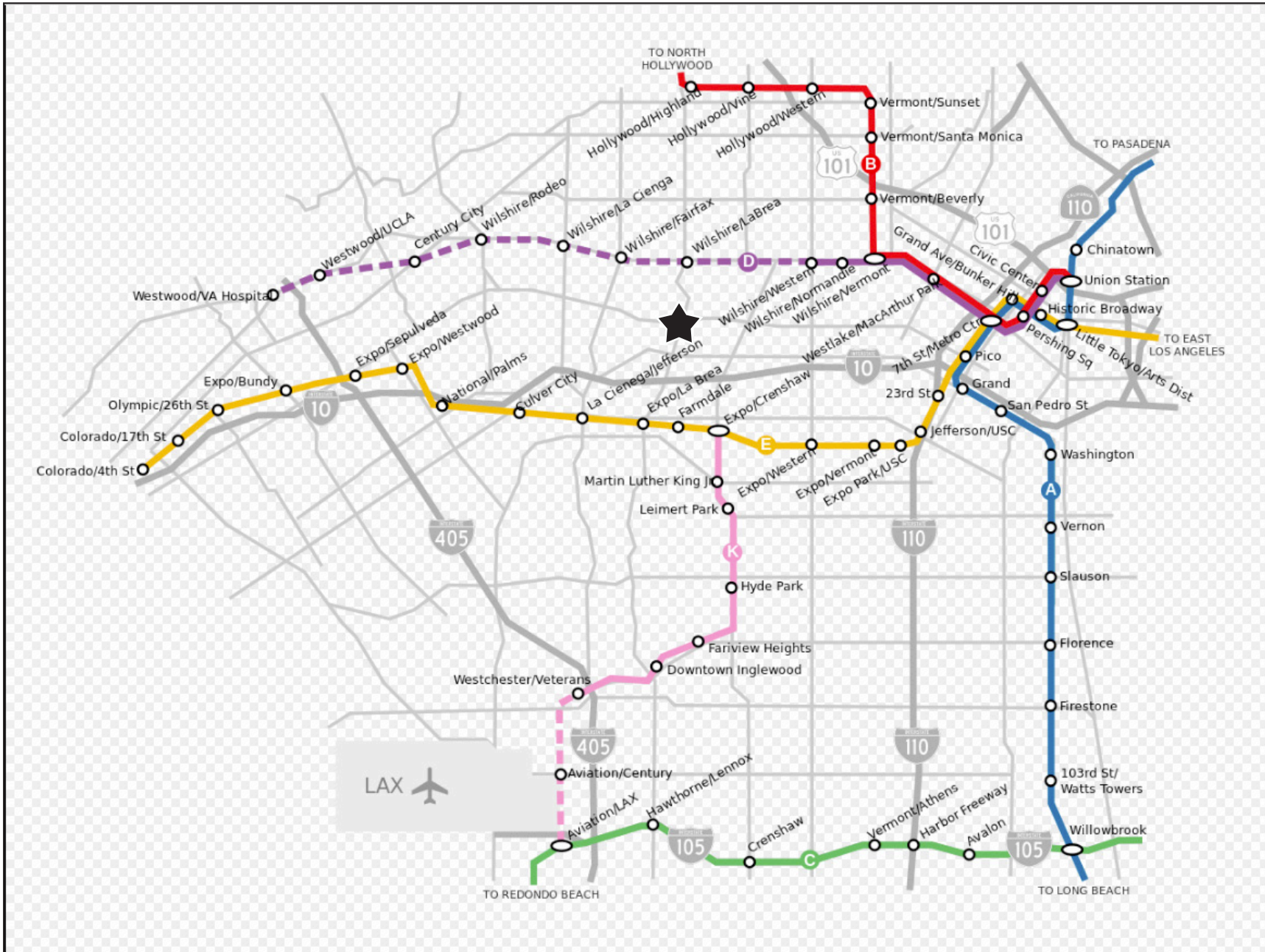
## BIKE SCORE

70/100

- Centrally located with easy access to Beverly Hills, Koreatown, Downtown LA, Culver City, Hollywood, LAX
- Surrounded by national and regional retailers, medical and residential
- Easy access to 10 FWY, 101 FWY, 405 FWY, and 110 FWY
- Located on the intersection of Pico Blvd and La Brea Ave
- Grease interceptor will be available
- 200 foot frontage on Pico Blvd
- Prominent signage available at high visibility intersection
- Average household income (1-mile radius): \$98,000
- Population: (1-mile radius): 45,000
- Population: (2-mile radius): 177,000
- Ample surface parking available



AERIAL VIEW



# SURROUNDING METRO LINES



TOTAL POPULATION:

1 MILE: 44,840  
2 MILE: 177,569  
3 MILE: 434,341

---



HOUSEHOLDS:

1 MILE: 16,491  
2 MILE: 66,789  
3 MILE: 170,281

---



AVERAGE HOUSEHOLD INCOME:

1 MILE: \$98,771  
2 MILE: \$98,349  
3 MILE: \$94,611

---

MEDIAN AGE:

1 MILE: 39.9  
2 MILE: 39.2  
3 MILE: 39.7

**LOCAL AREA DEMOGRAPHICS**



COMMERCIAL  
ASSET GROUP



\*Materials shown in rendering may differ from final buildout

**Alex Shabani**

Senior Managing Director  
310.272.7397  
alex@cagre.com  
Lic. 01352902

**Commercial Asset Group**

1801 Century Park East, Ste 1550  
Los Angeles, CA 90067  
P 310.275.8222 F 310.275.8223  
www.cagre.com Lic. 01876070