

Industrial

±22,500 SF MIXED USE 55 ROOM
RESIDENTIAL/ RETAIL PROPERTY
FOR SALE / FOR LEASE



160-166
W. Pico Blvd.
- **1308** S. Hill St.

LOS ANGELES | CA 90015

 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

160-166

W. Pico Blvd.
- **1308** S. Hill St.

BUILDING HIGHLIGHTS

AERIAL

BUILDING HIGHLIGHTS



± 22,500 SF Available



± 8,200 SF Lot Size



High-Visibility Corner of Pico Blvd. &
Hill St. in DTLA



Fully Renovated in 2024



Prominent Street-Facing Exposure



Expansive Frontage and Excellent
Branding Potential



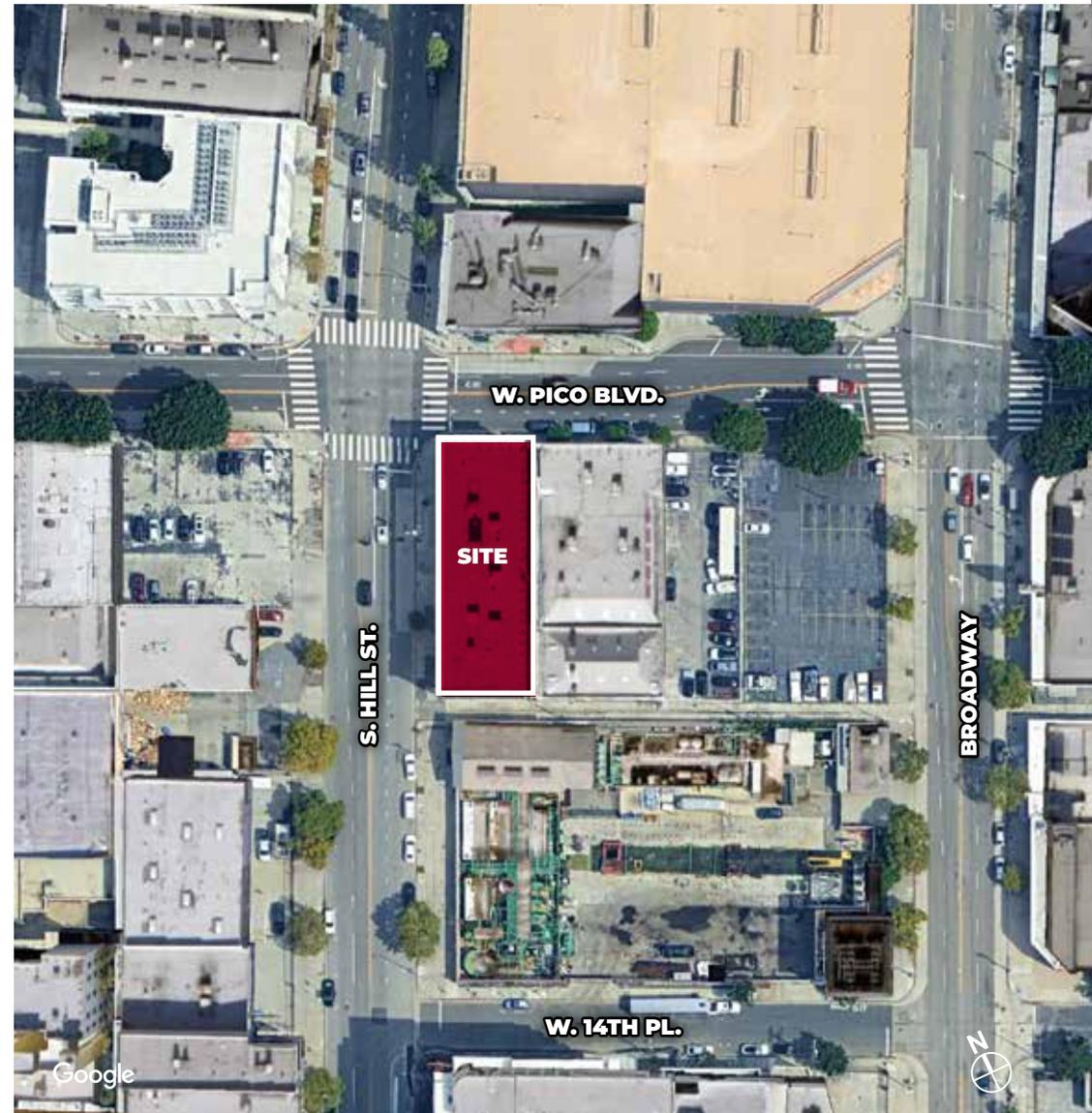
±5,000 SF of Vacant Ground Floor Retail



55 Room SRO Hotel
15 Suites have Private Restrooms



Within Walking Distance of the LA
Convention Center, Crypto.com Arena,
and the Fashion District



160-166 W. Pico Blvd. - **1308** S. Hill St.

PHOTO GALLERY



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W. Pico Blvd.

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W. Pico Blvd.
160-166

LOCATION



LAX AIRPORT
14.1 MILES | 18 MINS



BOB HOPE
18.3 MILES | 27 MINS

PICO STATION (BLUE LINE)
2.5 MILES | 6 MINS



110 FWY
0.7 MILES

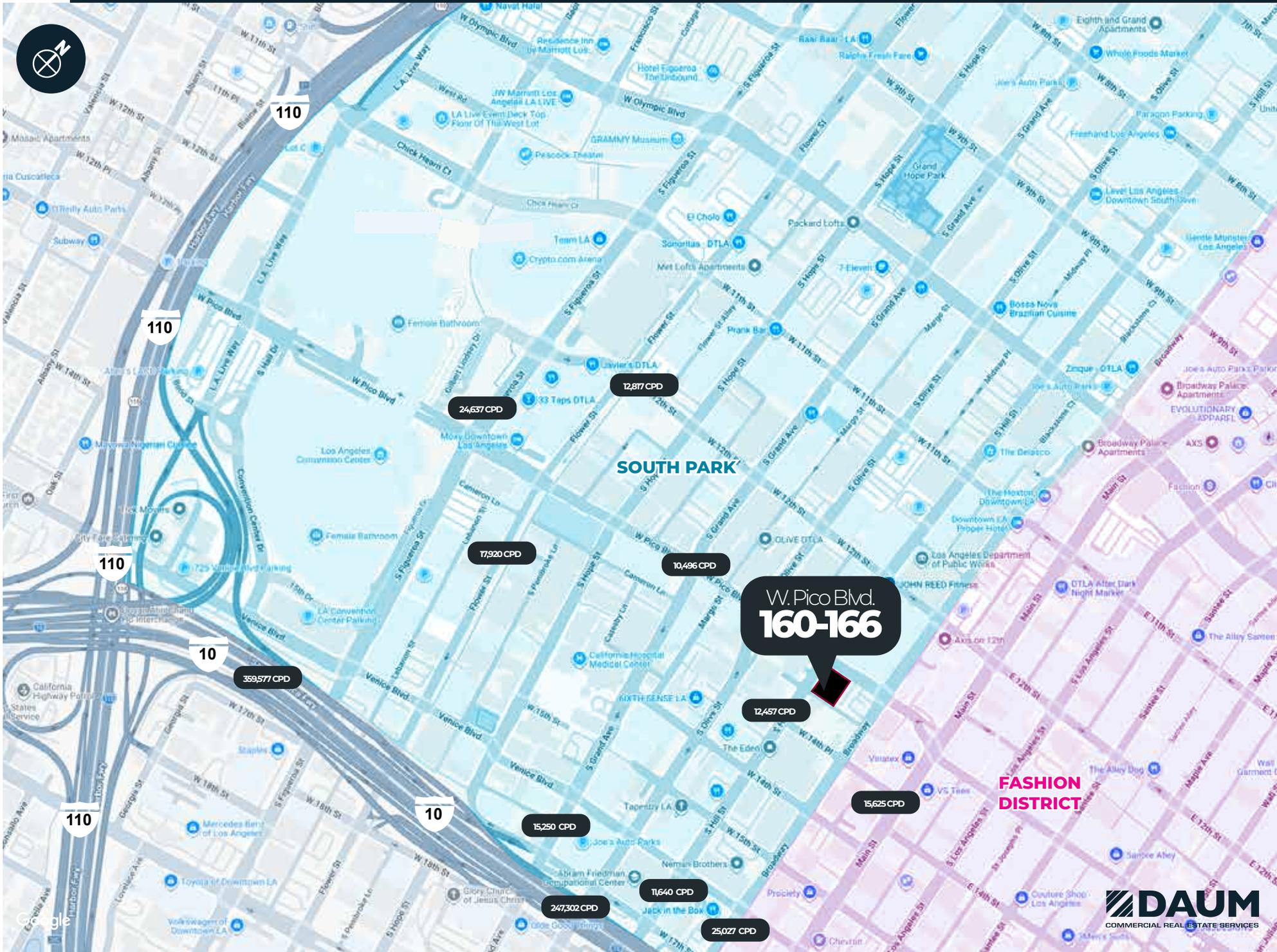
10 FWY
1.4 MILES

5 FWY
3.3 MILES

160-166 W. Pico Blvd. offers a prime mixed-use opportunity with strong visibility, excellent freeway access, and steady foot traffic.

The property's flexible layout and prominent Pico Blvd. frontage make it ideal for retail activation alongside modern residential or live-work units, creating a compelling location for tenants and developers in the heart of Los Angeles.





from the front

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