

2596

W PICO BLVD

LOS ANGELES / CA 90006

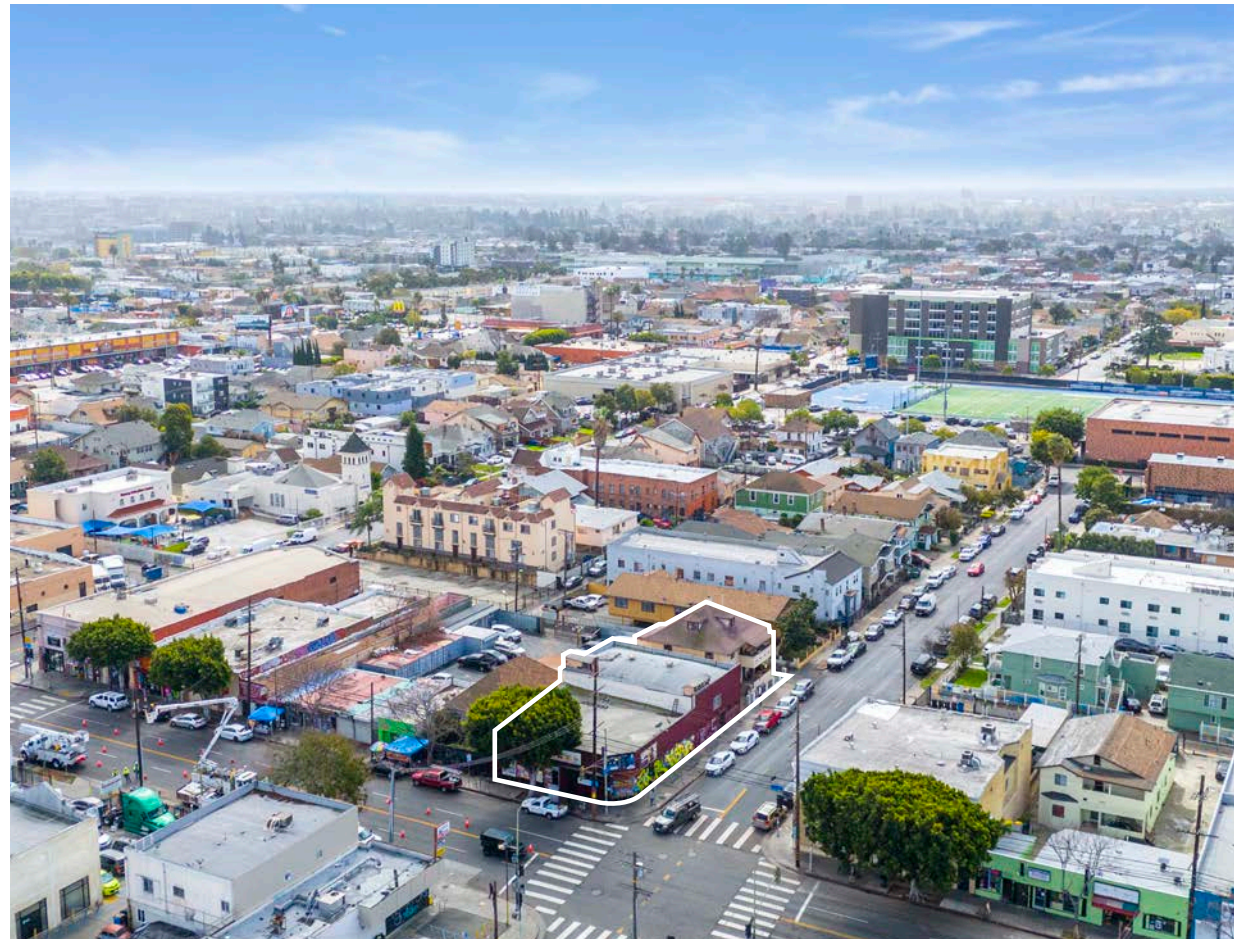
2594 - 2596 W. PICO - RETAIL STORE
1310 S. CATALINA STREET - RESIDENTIAL UNITS

RETAIL INVESTMENT FOR SALE

- LOCAL GROCERY
- 2 UNIT APARTMENT

PRICE REDUCTED TO \$4,199,000

CBRE



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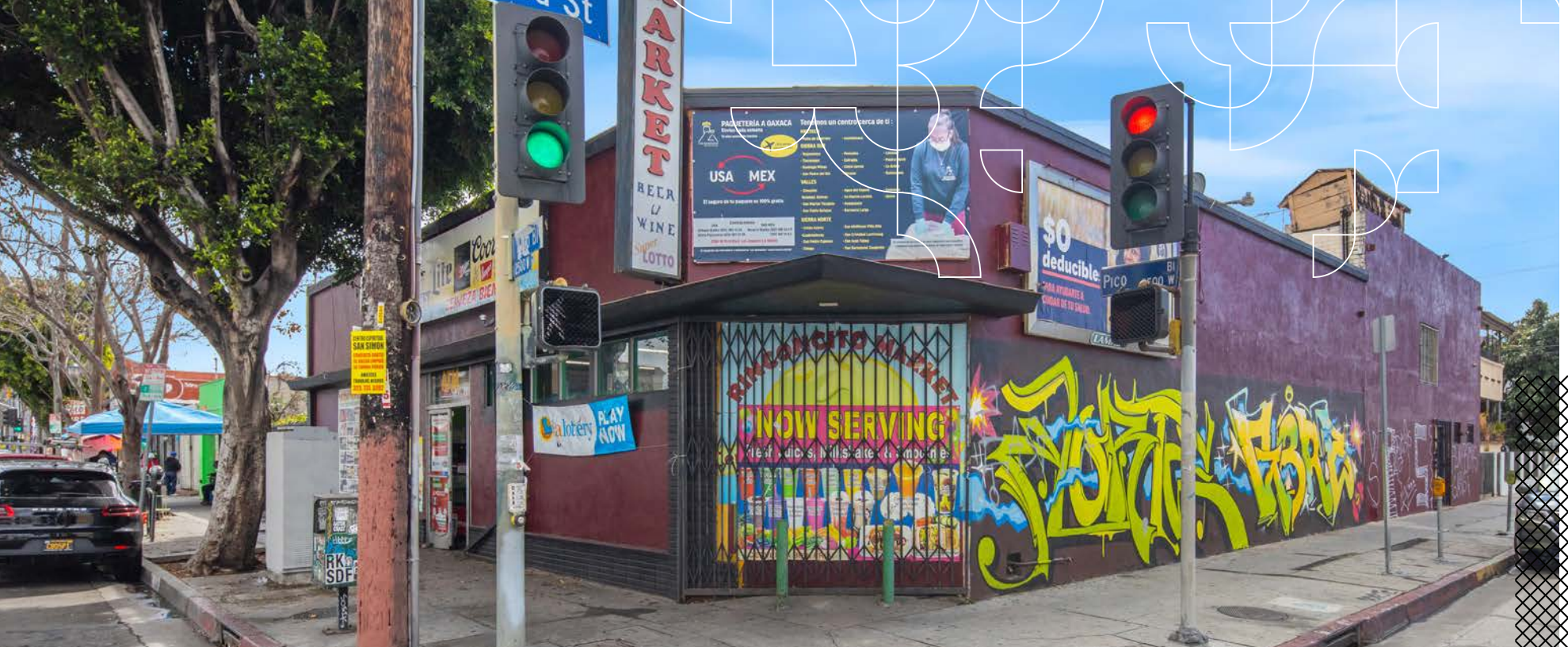
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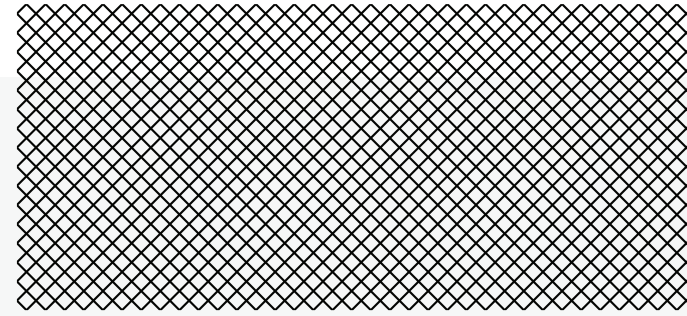
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01

INVESTMENT HIGHLIGHTS

5.

2596 W PICO BLVD / LOS ANGELES, CA 90006



INVESTMENT HIGHLIGHTS



2 buildings on 1 parcel -
Grocery store and
apartment building



Located on a hard corner with
high traffic counts



Tier 3 TOC Designation



Located 1 block away from
Loyola High School



Strong surrounding tenants such as
AutoZone, 7-Eleven, and more



Low rent with high
upside potential



High population density
– Over 620,000 people
in 3-mle radius and over
1,200,000 people in 5-mile
radius



Close proximity to USC, Crypto
Arena, and LA Convention
Center



Direct Access to the 110
Freeway and 10 freeway



Walker's paradise

2596

W PICO BLVD



02.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

GROCERY STORE

Address	2596 W Pico Blvd
Market/Submarket	Koreatown
Square Footage	7,571 SF
Lot Size	8,059 SF
Year Built	1905
Occupancy	100%



2596
W PICO BLVD



INCOME

INCOME	MONTHLY	ANNUAL
Grocery Store	\$8,275	\$99,300
Residential Unit 1	\$1,317	\$15,804
Residential Unit 2	\$1,950	\$23,400
Totals	\$11,542	\$138,504

KEY LOCATION BENEFIT



Located on a hard corner
that sees over 25,000 VPD



Located 1 block away from
Loyola High School



Strong surrounding tenants such
as AutoZone, 7-Eleven, and more



High population density – Over
620,000 people in 3-mile radius and
over 1,200,000 people in 5-mile
radius



Close proximity to USC, Crypto
Arena, and LA Convention Center



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03.

DEMOGRAPHICS

10.

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DEMOGRAPHICS



100,423
2023 Population



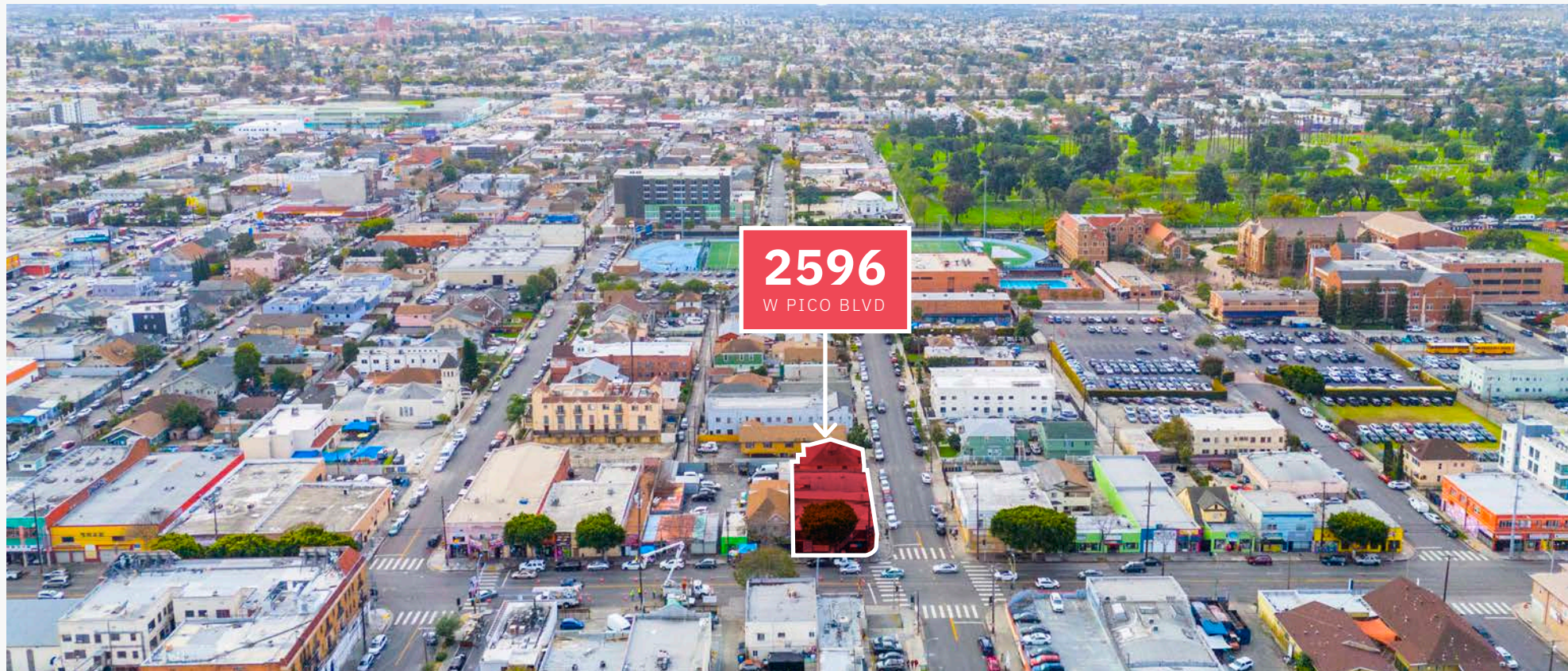
106,315
2028 Population
Projection



\$61,556
2023 Average
Household Income



36,769
2023 Households



2596
W PICO BLVD

04.

MARKET OVERVIEW



MARKET OVERVIEW

This opportunity at 2596 W. Pico is the ideal destination for the forward-thinking investor. Located at the southern entry to Koreatown, this multi-tenant property boasts unparalleled upside in a corridor with national credit brands and LA's best local favorites. New housing developments, retail, and an expanding consumer base – this location is seeing more density and disposal income from its residents. As part of LA's Koreatown, this dynamic neighborhood comes alive at all hours, featuring a labyrinth of bistros, 24-hour restaurants, coffee shops, boutique hotels, and endless shopping options. The property was constructed with clear-span interiors, so there are no structural columns to obstruct the designs or layout of your retail tenants. This makes the space ideal for showrooms, cafes, and numerous retail offerings. Join national and local tenants such as McDonald's, Subway, Bank of America, and local favorites Papa Cristos, Dino's Famous Chicken and countless others. This submarket will continue to attract a strong retail tenant user base as the market brings in new residential development and continues its strong consumer spending.



NEIGHBORHOOD TENANTS



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