



Michael Mehdizadeh

ACLEE Commercial
Real Estate

Sr. Vice President

(310) 466-9580

michael@iaginco.com

01315713

FOR LEASE

GREAT RETAIL FOR LEASE

2581 W PICO BLVD , LOS ANGELES CA 90006

THE SPACE

Location

2581 W Pico Blvd
Los Angeles, CA 90006

County

Los Angeles

APN

5078-03-0013

HIGHLIGHTS

- Strong street frontage along Pico Blvd
- High pedestrian and vehicle traffic
- Surrounded by dense residential neighborhoods
- Easy access to Downtown LA and major freeways



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
98,147	618,897	1,264,468

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,200	\$90,344	\$103,893

NUMBER OF HOUSEHOLDS

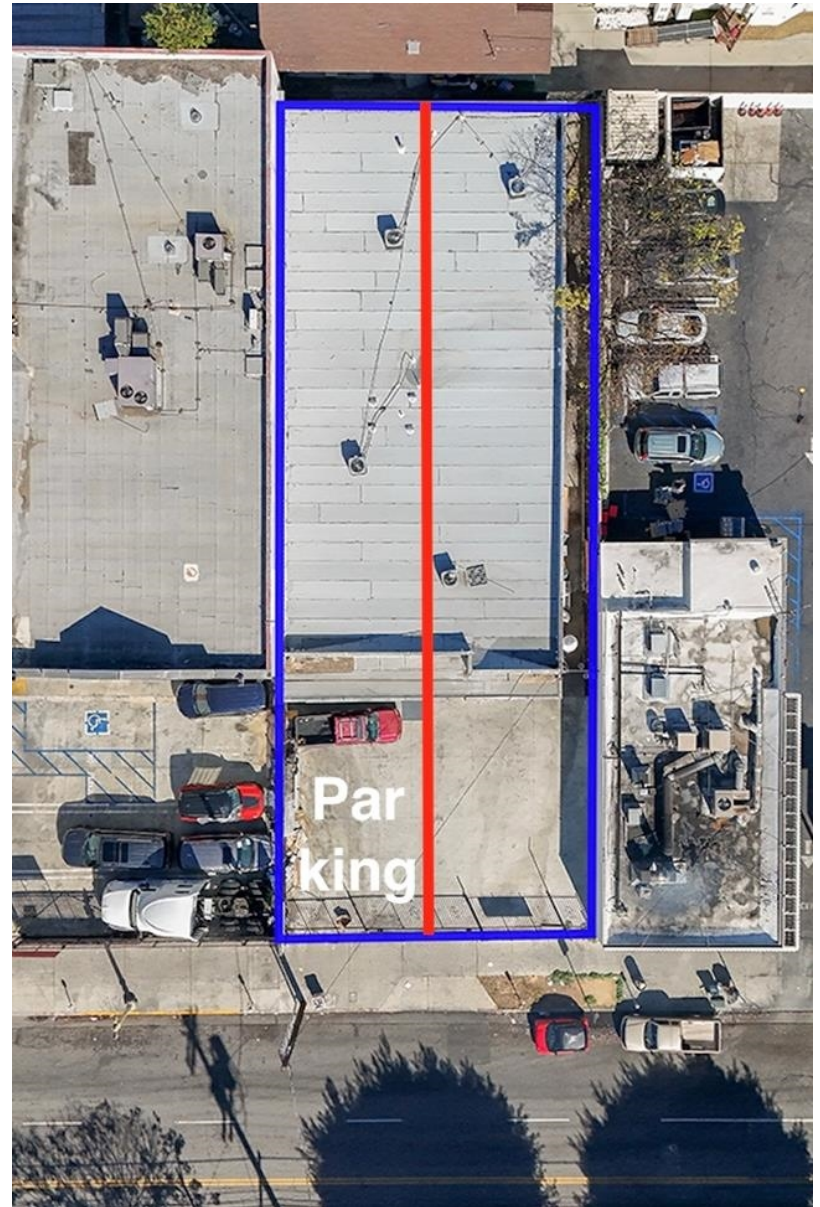
1.00 MILE	3.00 MILE	5.00 MILE
37,965	249,147	508,608



Michael Mehdizadeh
Sr. Vice President
(310) 466-9580
michael@iaginc.com
01315713

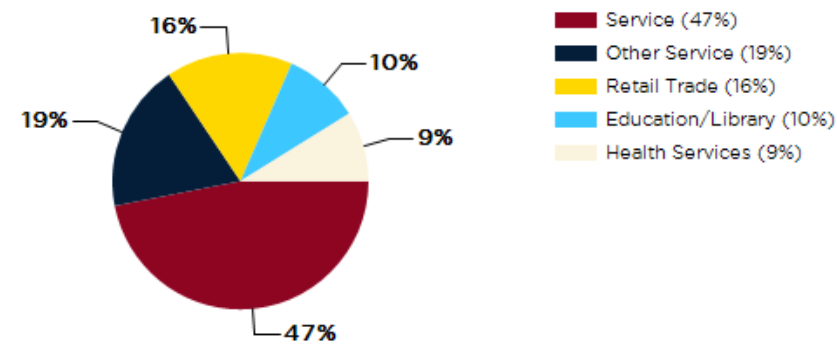
PROPERTY FEATURES

BUILDING SF	1,573
LAND SF	6,915
YEAR BUILT	1960
ZONING TYPE	[Q]C2-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	3



- The property is located in the Pico-Union neighborhood of Los Angeles, known for its diverse demographic and vibrant cultural scene.
- Nearby attractions include the Staples Center, a major sports and entertainment venue, and the Los Angeles Convention Center, which hosts a variety of events and conferences.
- The area is also home to a mix of local businesses, restaurants, and shops, offering a range of dining and shopping options for residents and visitors alike.
- Pico-Union is conveniently situated near major transportation hubs, such as the Metro Expo Line, providing easy access to other parts of the city.
- The neighborhood has seen recent revitalization efforts, with new developments and investments contributing to its growth and appeal as a commercial and residential destination.

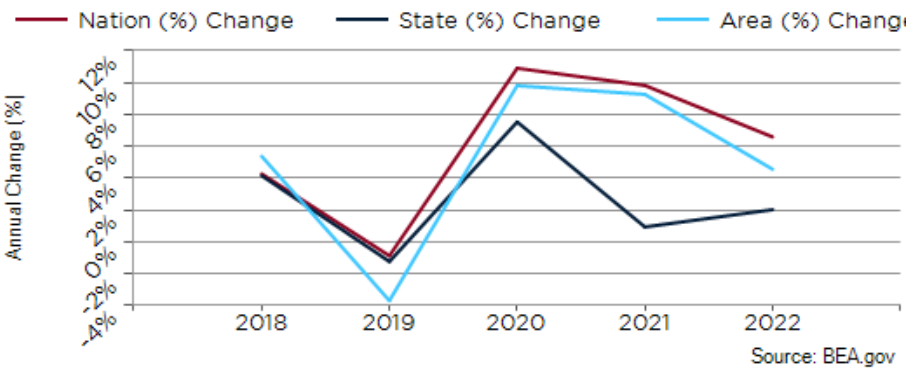
Major Industries by Employee Count

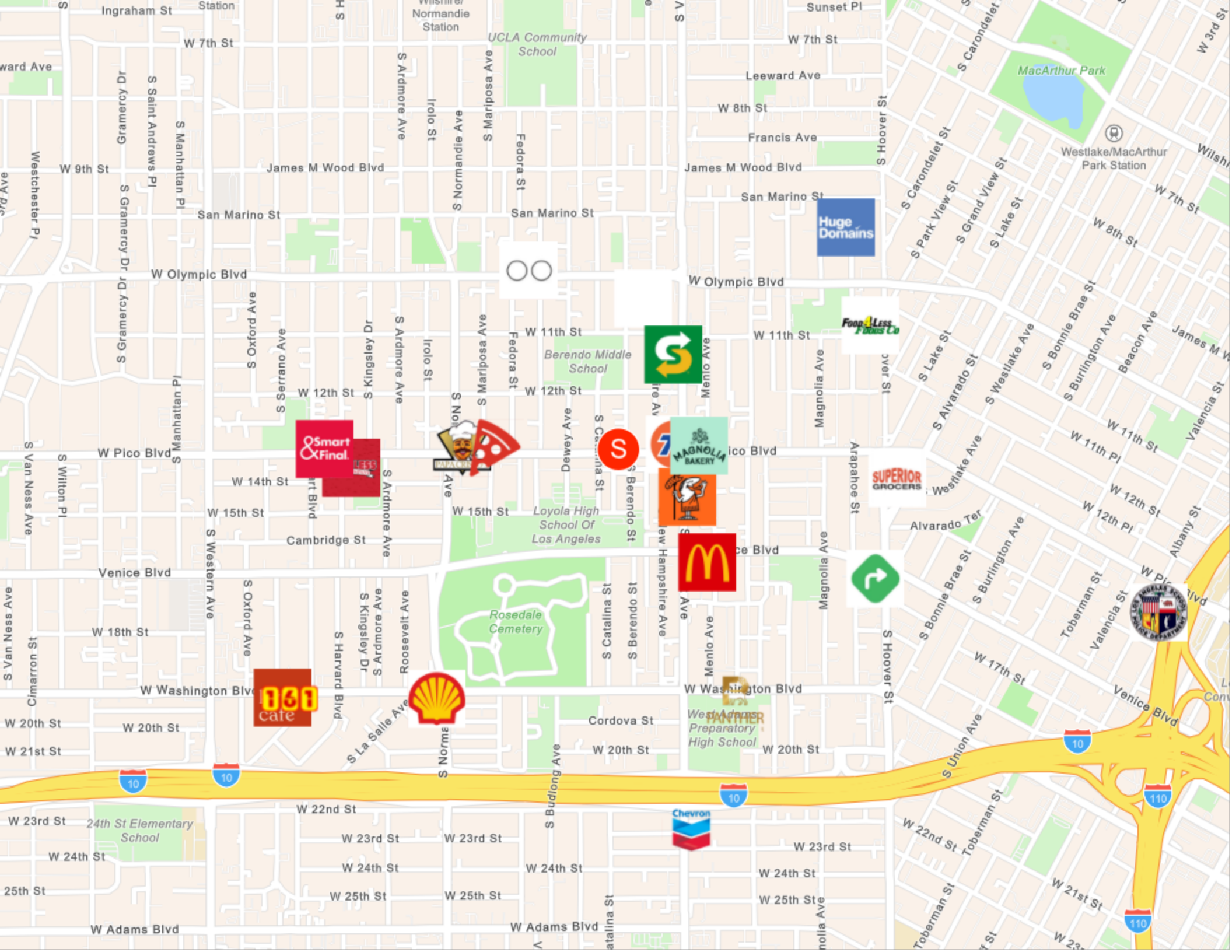


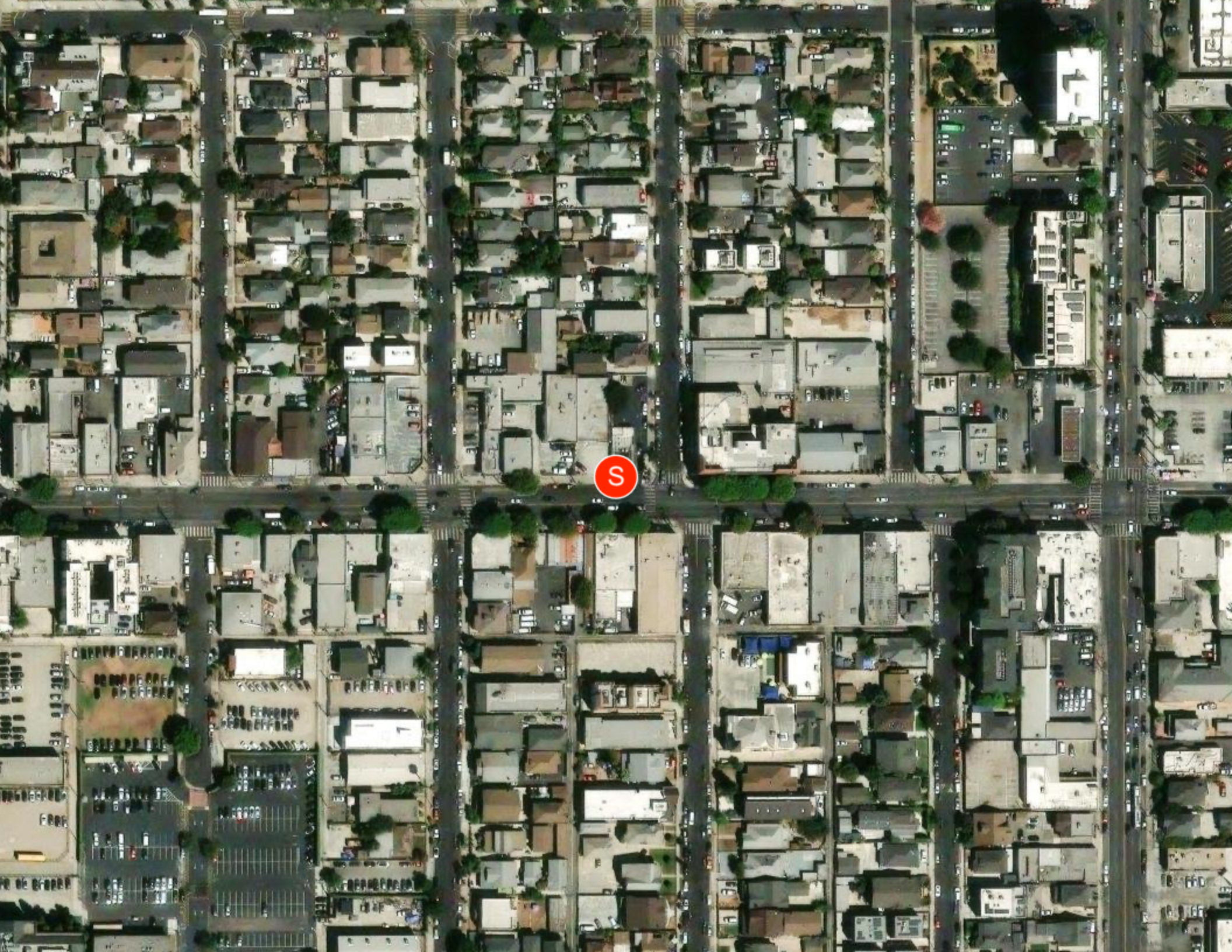
Largest Employers

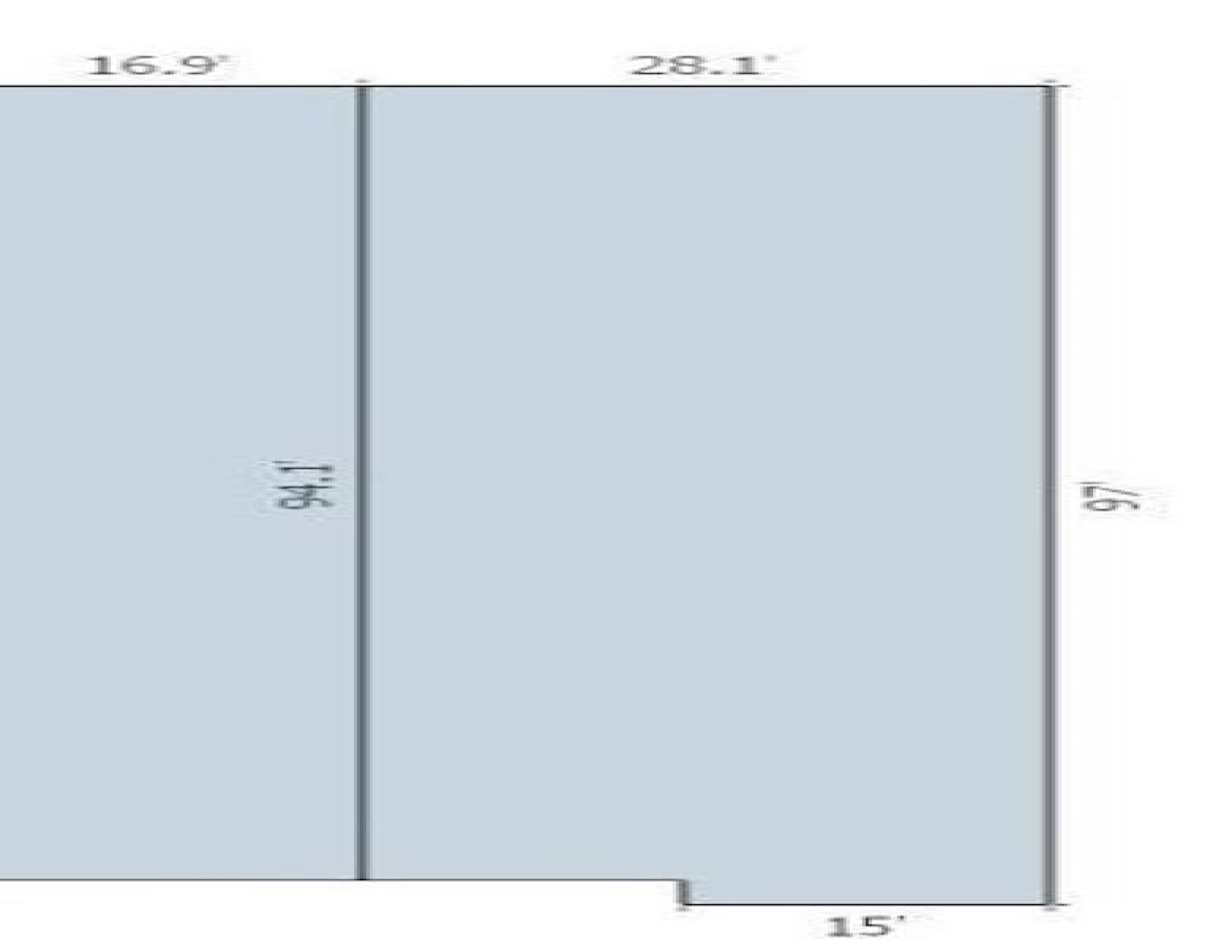
Kaiser Permanente	47,400
University of Southern California	24,000
Northrop Grumman Corp.	18,000
Amazon	16,200
Providence Health & Services	15,900
Target Corp.	15,000
Cedars-Sinai Medical Center	14,900
Walt Disney Co.	12,200

Los Angeles County GDP Trend



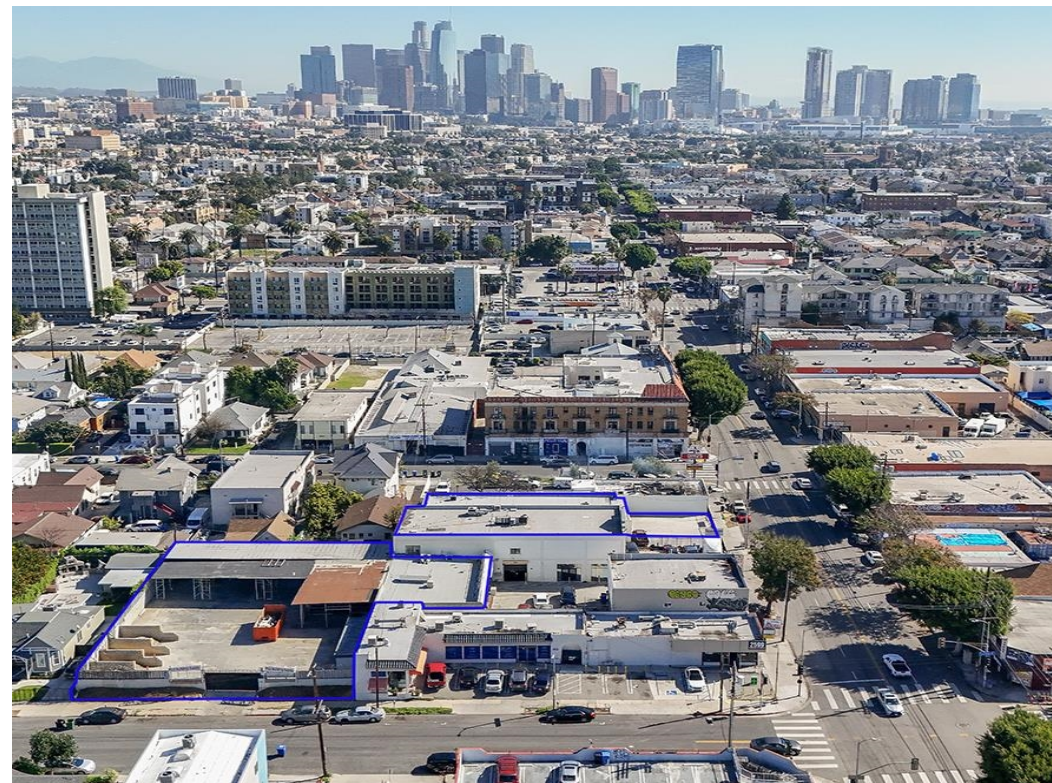






EVANGELICA
POR FE
INC.

YOUR NAME HERE



Great Retail For Lease

CONFIDENTIALITY and DISCLAIMER

The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee Commercial Real Estate Services

Exclusively Marketed by:



Michael Mehdizadeh

ACLEE Commercial Real Estate
Sr. Vice President
(310) 466-9580
michael@iaginco.com
01315713



www.michaelmehdizadeh.com