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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

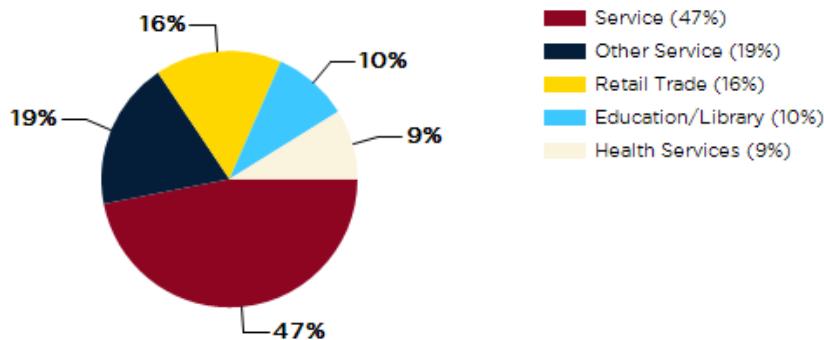
PROPERTY FEATURES

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.

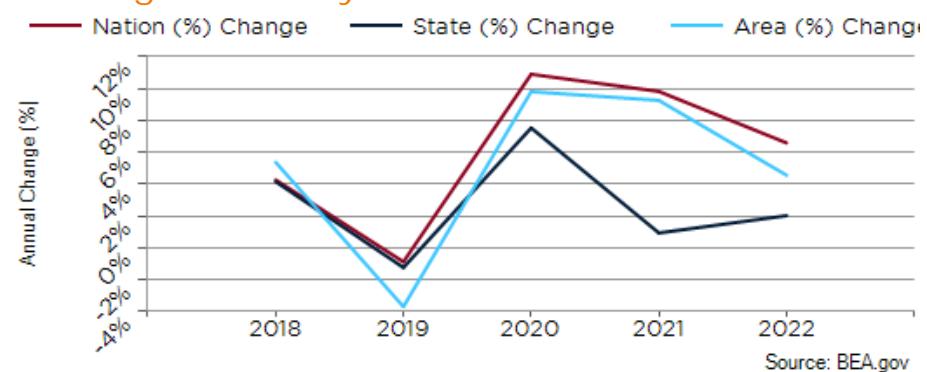
Major Industries by Employee Count

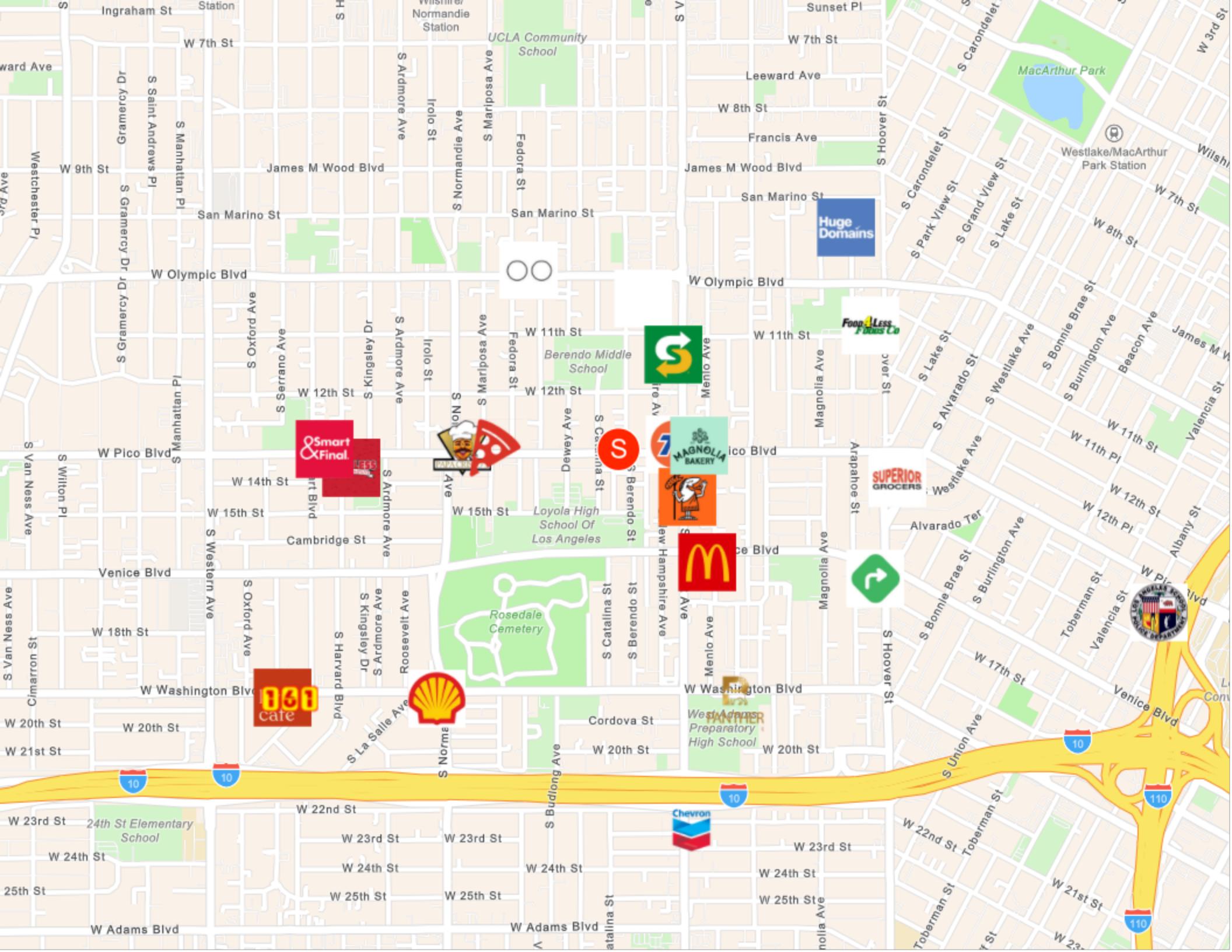


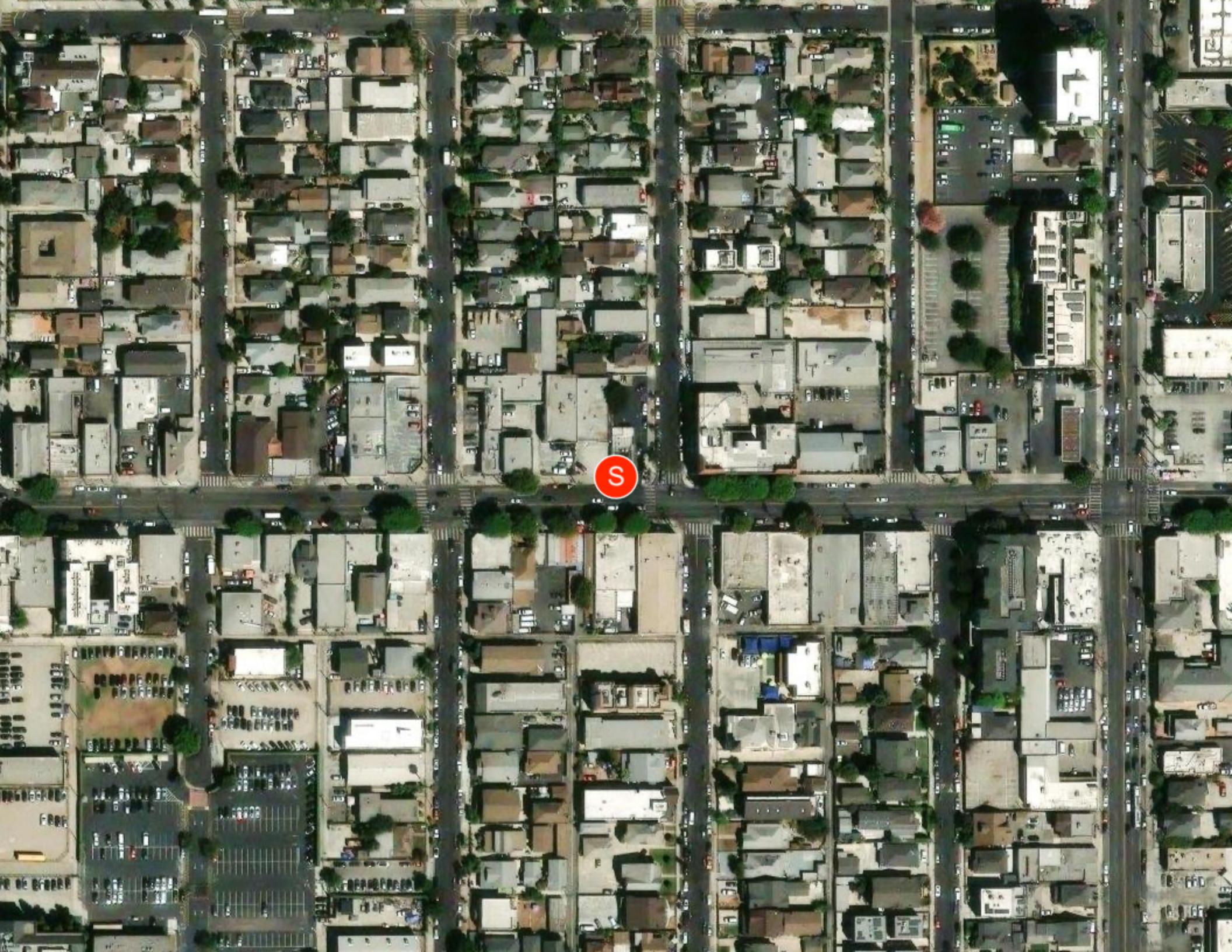
Largest Employers

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







16.9°

28.1°

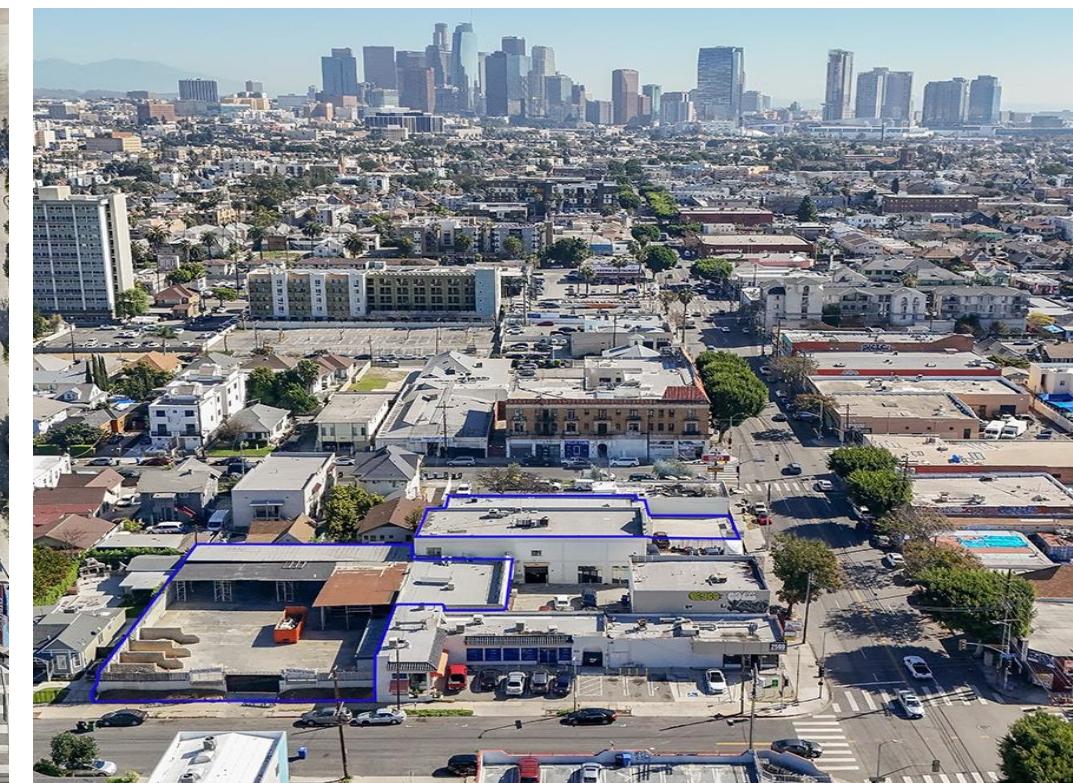
94.1

97

15°

EVANGELICA
POR FE 
INC. 

YOUR NAME HERE



Great Retail For Lease

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Exclusively Marketed by:



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