



Michael Mehdizadeh
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01315713

FOR LEASE

2595 W. Pico Blvd

SPACE FOR LEASE

RETAIL/WAREHOUSE/YARD
2595 W PICO BLVD, LOS ANGELES CA 90006

THE SPACE

Location	2595 W Pico Blvd Los Angeles, CA 90006
County	Los Angeles
APN	5078-03-0028
Cross Street	Vermont
Size	3,561 SF (Rear Lot ±11,813 SF)
Lease Rate	\$57.28 PSF (Yearly) - \$17,000 per month
Lease Type	MG

Notes Asking: \$17,000 per month
 Rare Yard + Retail/Service Opportunity | Rear Lot ±11,813 SF 2595 E Pico Blvd, Los Angeles offers a unique value-add component rarely found along Pico: a substantial rear lot totaling ±11,813 SF that can be utilized for parking, secured storage, fleet staging, or outdoor work area (buyer to verify permitted use). This flexible yard space is ideal for a wide range of operators needing outdoor functionality—mechanics, body shop users, tire/service concepts, auto-related businesses, rental car/fleet operators, detailing, or other service/contractor uses that benefit from extra space behind the building. If you're looking for a property with hard-to-find outdoor area in an infill LA corridor, this site delivers versatility and upside—use your imagination and tailor it to your operation.



HIGHLIGHTS

- Rare Oversized Rear Lot: Approx. 11,813 SF back parking/storage yard
- Flexible Yard Use: Ideal for secured parking, vehicle storage, fleet staging, or outdoor storage (verify permitted use).
- Multi-Use Flex Space: Yard can function as customer/employee parking, vehicle inventory, container storage, equipment/material storage, or secured staging area.
- High-Visibility Pico Blvd Location: Centrally positioned with strong access to major routes and surrounding neighborhoods.
- Turnkey for the Right Operator: A practical “work + yard” setup for businesses that need both frontage and outdoor area.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
97,980	619,493	1,264,947

AVERAGE HOUSEHOLD INCOME

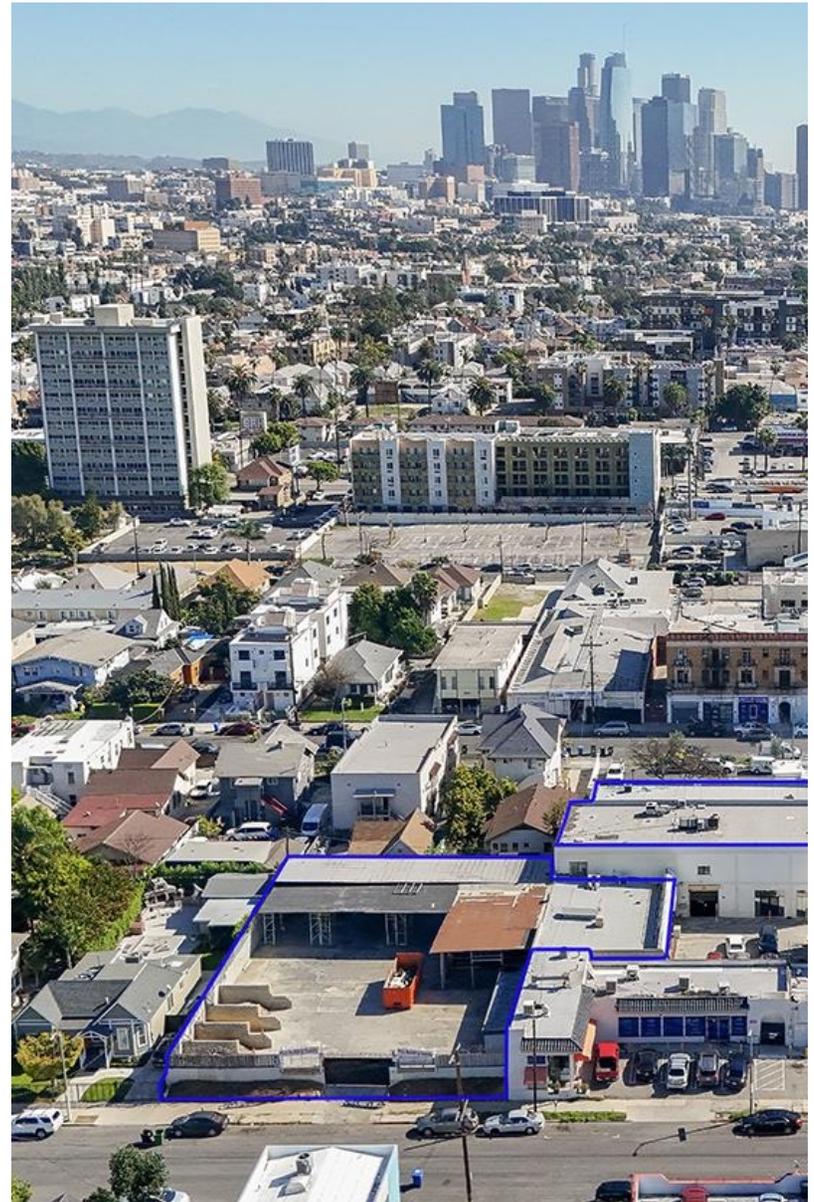
1.00 MILE	3.00 MILE	5.00 MILE
\$70,560	\$90,681	\$104,170

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
38,186	250,036	509,839

PROPERTY FEATURES

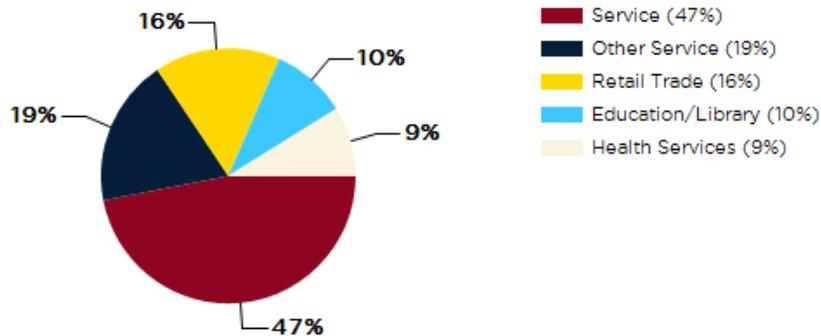
BUILDING SF	3,561
LAND SF	15,374
YEAR BUILT	1972
ZONING TYPE	[Q]C2-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	25



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- The property is located in the Pico Union neighborhood of Los Angeles, known for its diverse population and cultural attractions. Nearby landmarks include the Staples Center, LA Live, and the Fashion Institute of Design & Merchandising.
- The area offers a mix of residential and commercial spaces, providing a diverse customer base for potential businesses.
- Pico Boulevard is a major thoroughfare in the area, offering high visibility and traffic flow for businesses looking to attract customers.
- The neighborhood has a rich history, with many historic buildings and landmarks that add to its charm and character.
- Pico Union is undergoing revitalization efforts, with new businesses and developments contributing to the area's growth and potential for economic success.

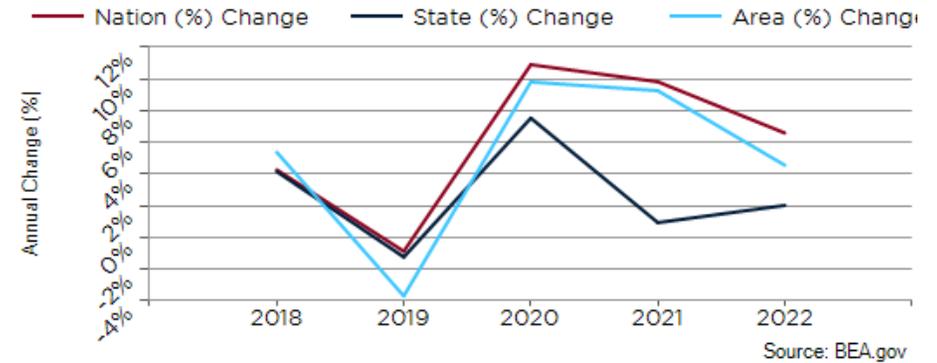
Major Industries by Employee Count



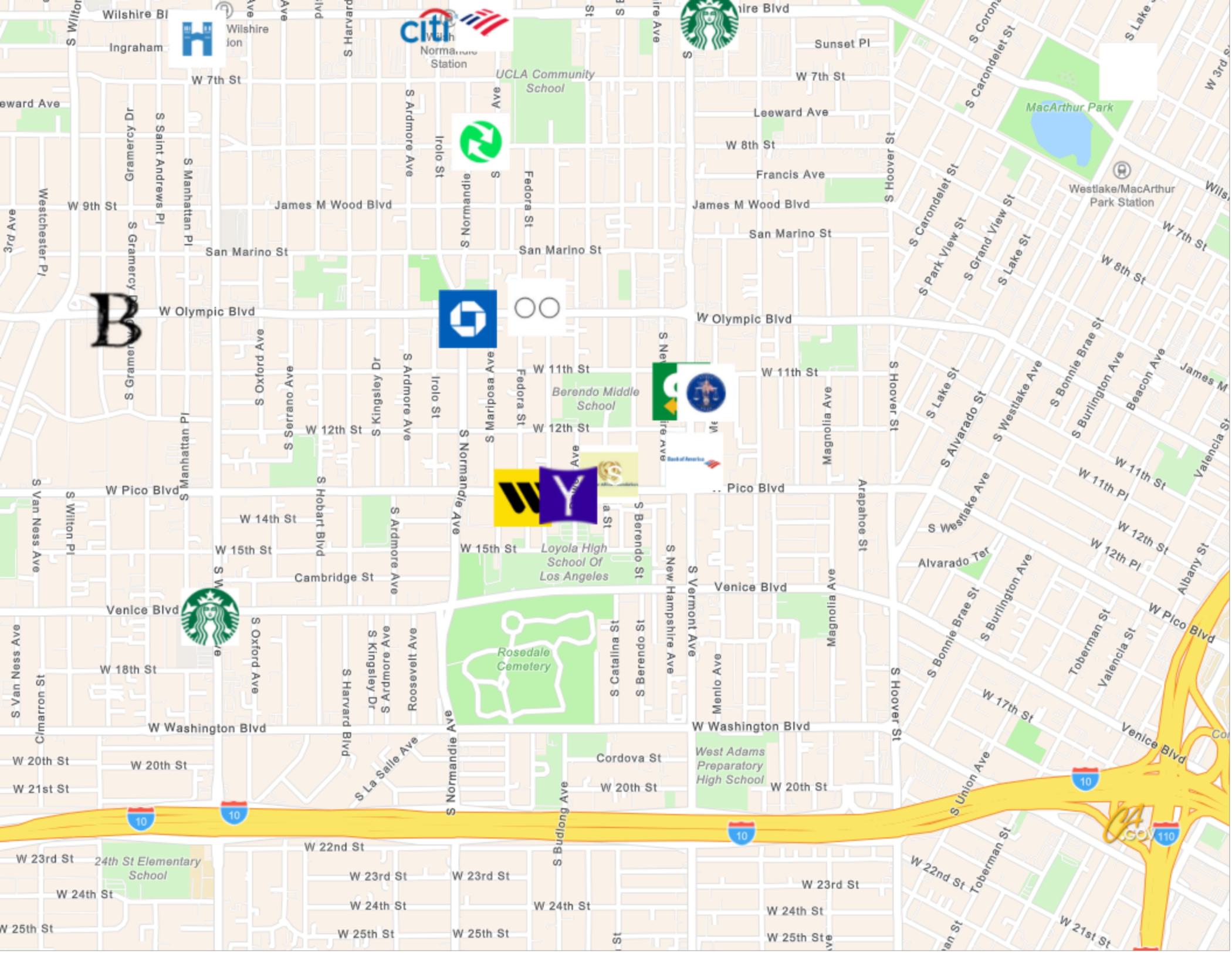
Largest Employers

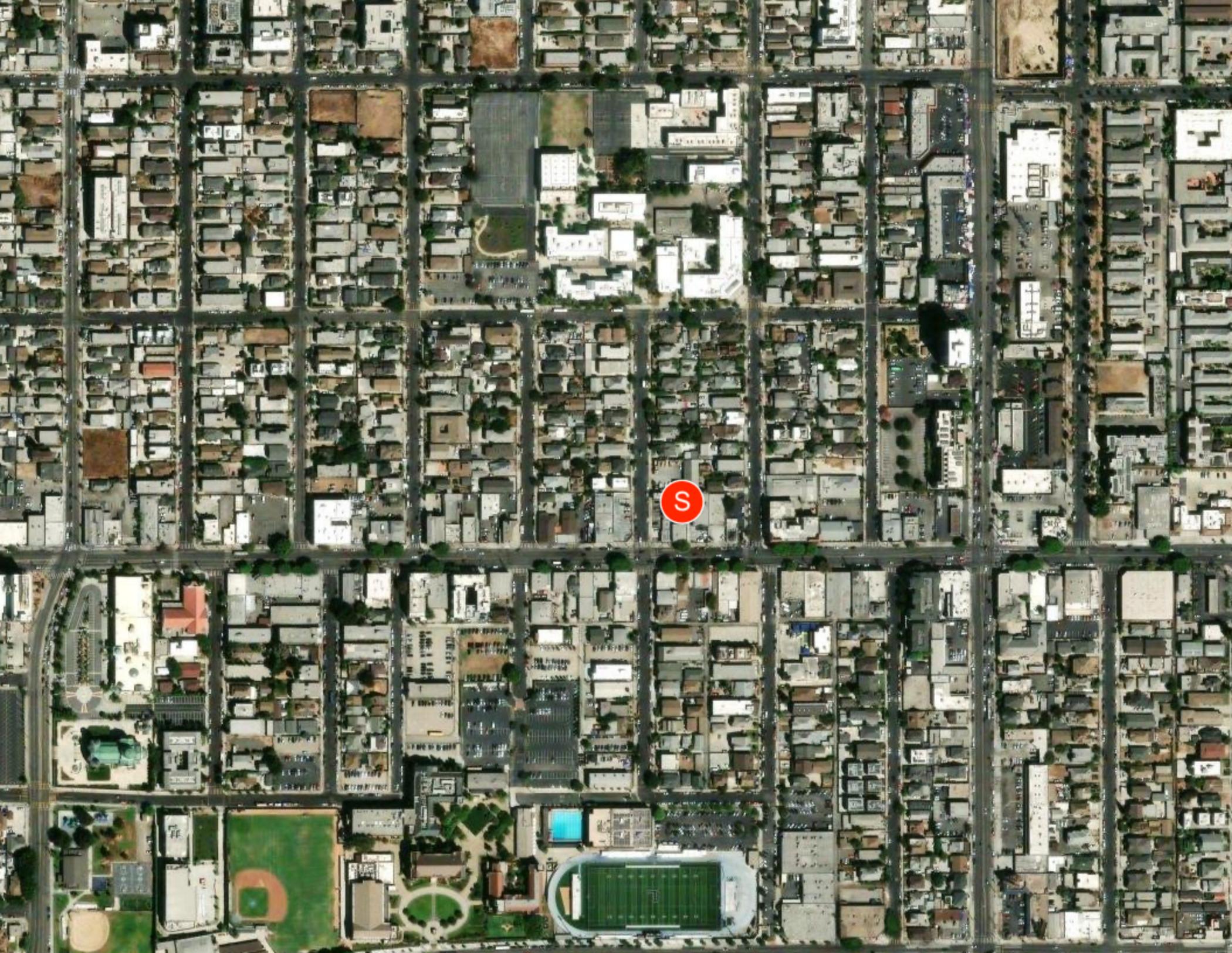
University of Southern California	23,227
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000
Providence Health and Services Southern California	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000
Walt Disney Co.	12,200
Boeing Co.	12,005

Los Angeles County GDP Trend



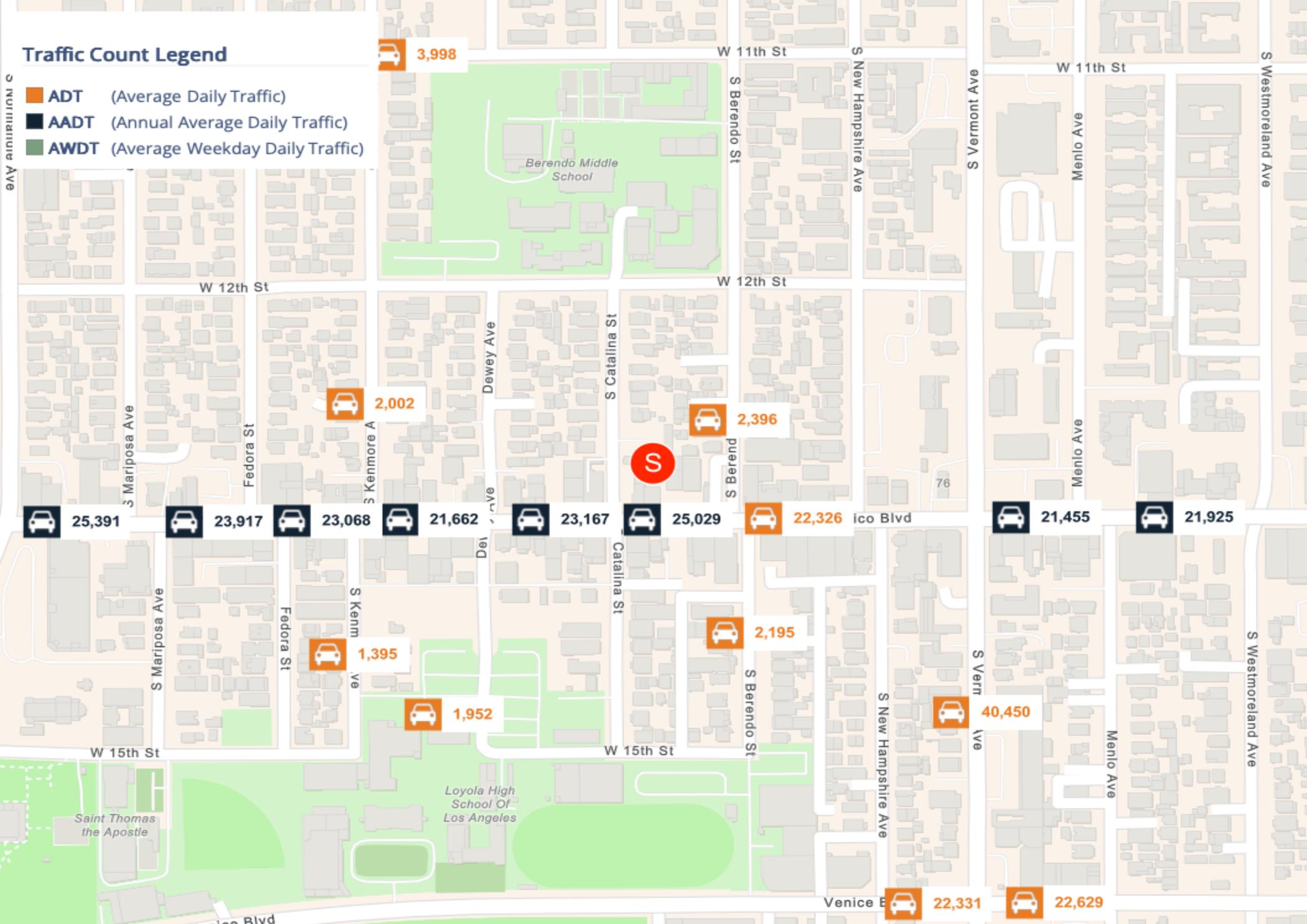
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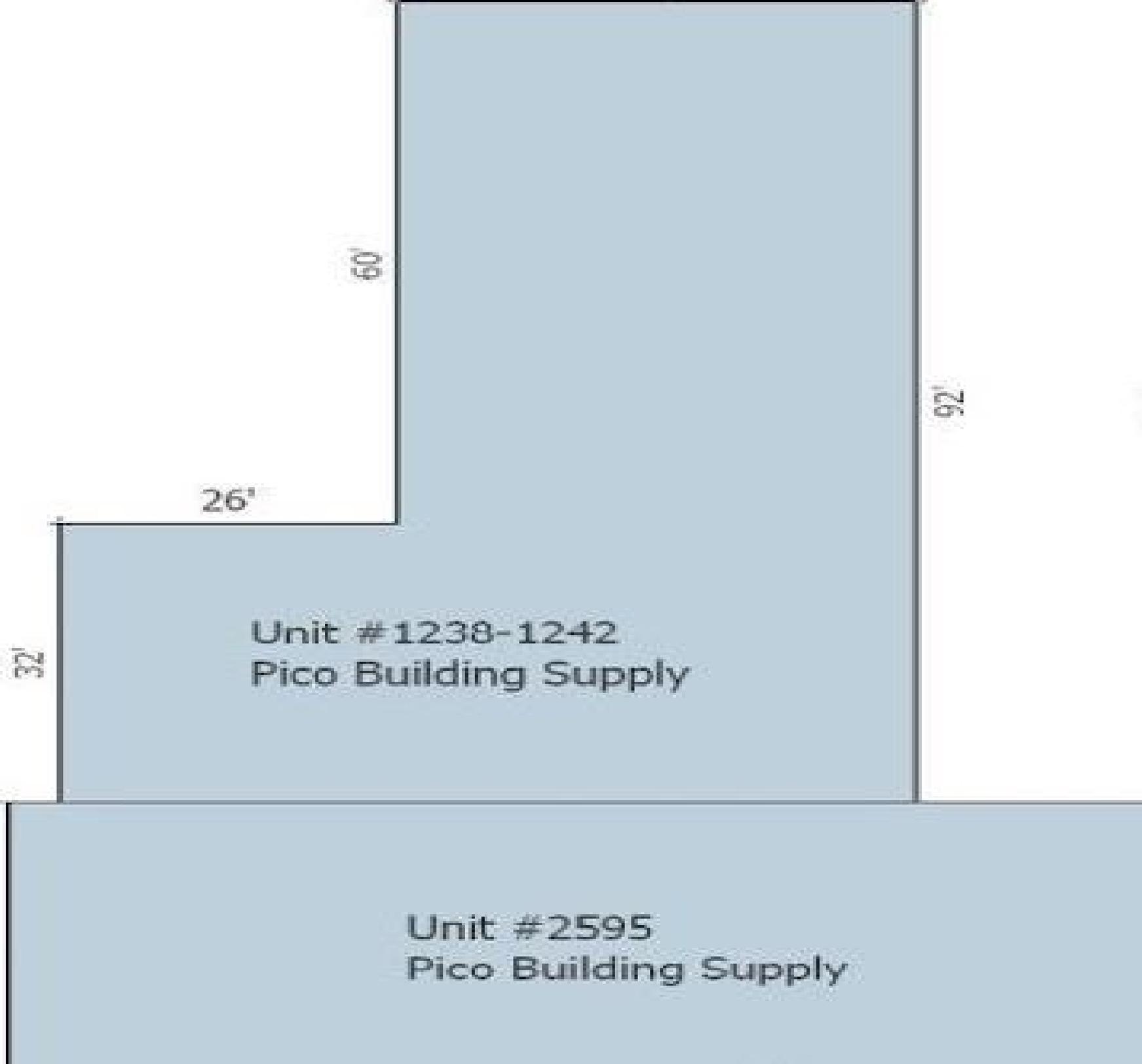


Traffic Count Legend

-  **ADT** (Average Daily Traffic)
-  **AADT** (Annual Average Daily Traffic)
-  **AWDT** (Average Weekday Daily Traffic)



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60'

26'

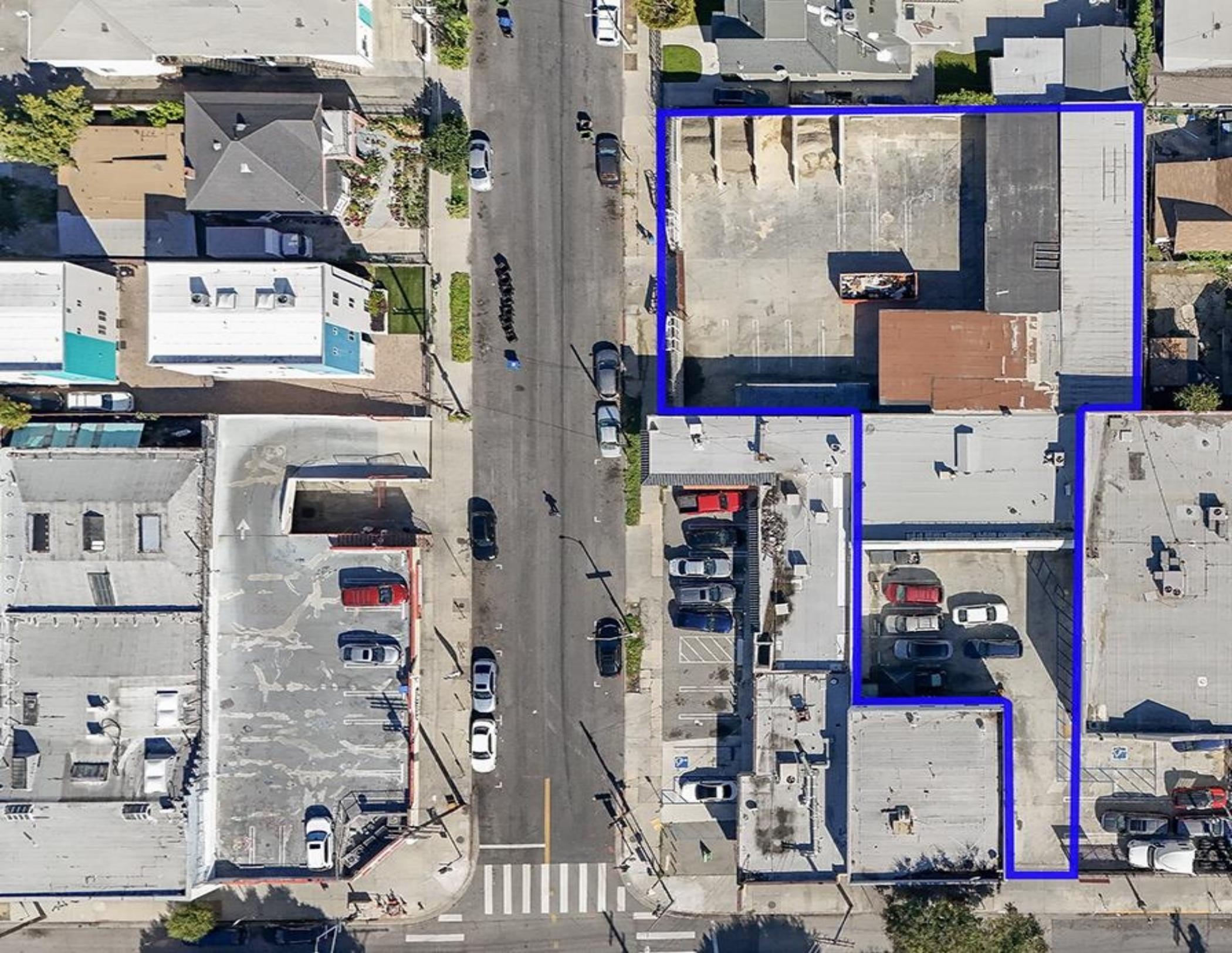
92'

32'

Unit #1238-1242
Pico Building Supply

36.7'

Unit #2595
Pico Building Supply













PRIVATE

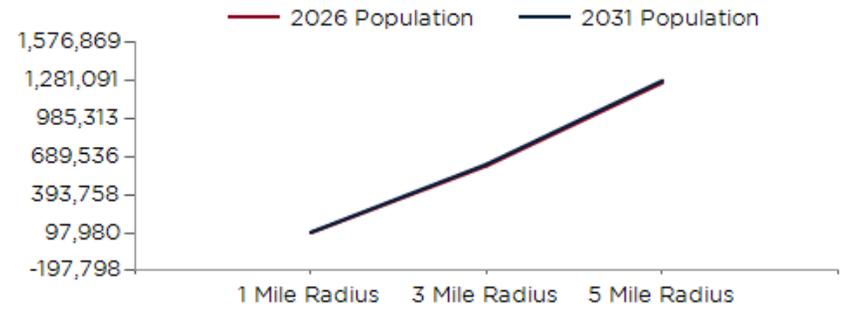
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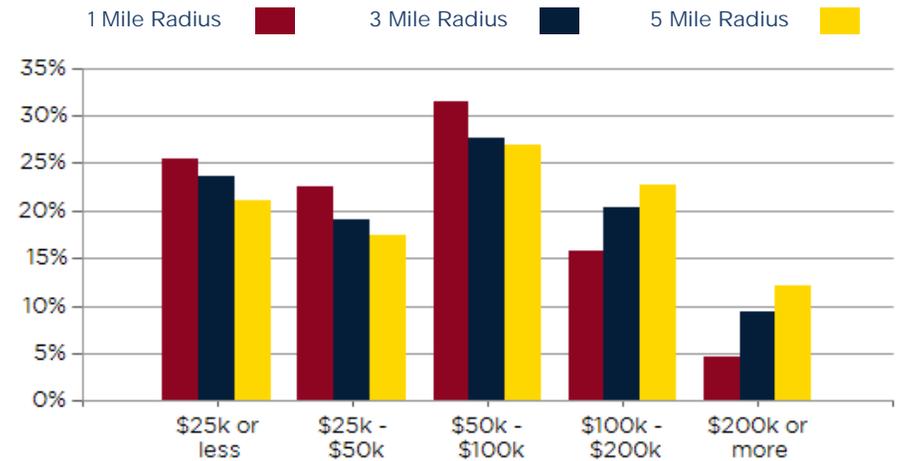


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	106,810	613,372	1,257,163
2010 Population	99,805	610,669	1,254,494
2026 Population	97,980	619,493	1,264,947
2031 Population	102,406	631,807	1,281,091
2026 African American	5,064	61,662	158,910
2026 American Indian	3,189	16,285	28,431
2026 Asian	20,764	125,260	179,070
2026 Hispanic	64,703	335,731	646,841
2026 Other Race	46,014	229,839	435,313
2026 White	11,183	110,856	303,322
2026 Multiracial	11,681	74,900	158,385
2026-2031: Population: Growth Rate	4.45%	1.95%	1.25%

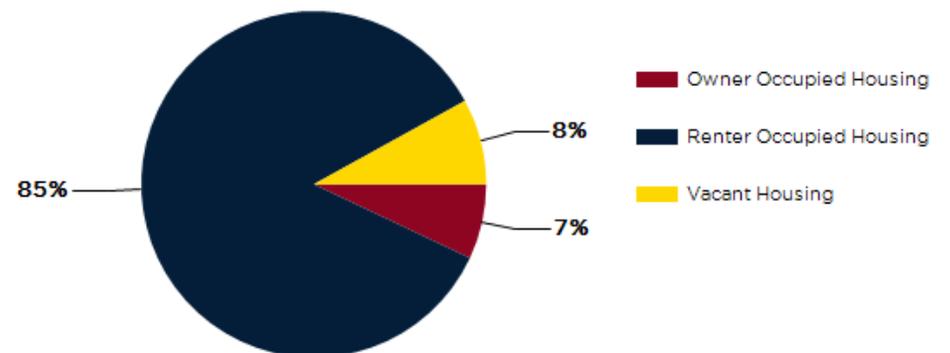
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6,024	39,068	69,638
\$15,000-\$24,999	3,683	19,826	37,804
\$25,000-\$34,999	3,680	21,138	38,262
\$35,000-\$49,999	4,939	26,664	50,173
\$50,000-\$74,999	7,101	40,212	77,431
\$75,000-\$99,999	4,923	28,709	59,379
\$100,000-\$149,999	3,986	32,739	73,153
\$150,000-\$199,999	2,056	18,177	42,279
\$200,000 or greater	1,794	23,502	61,718
Median HH Income	\$52,279	\$60,674	\$68,249
Average HH Income	\$70,560	\$90,681	\$104,170



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



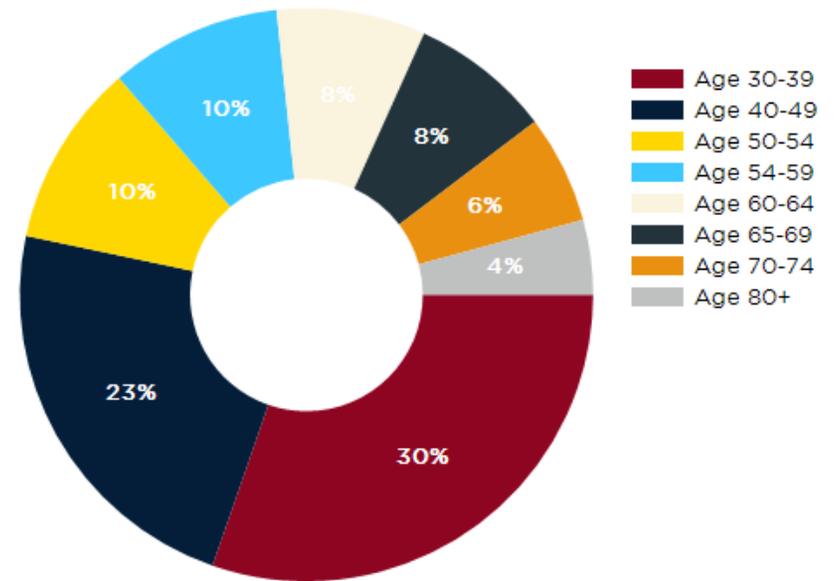
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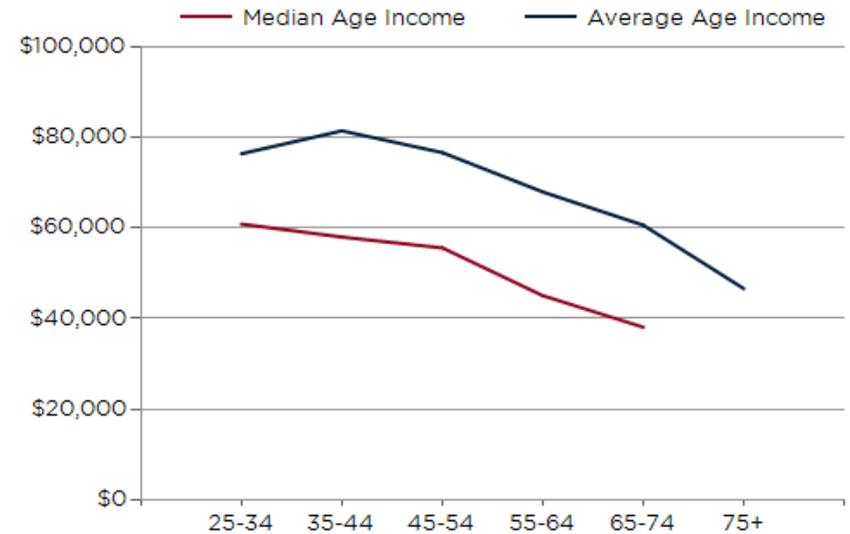
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	9,729	65,691	134,288
2026 Population Age 35-39	8,017	53,953	112,857
2026 Population Age 40-44	7,122	45,601	94,880
2026 Population Age 45-49	6,335	39,315	81,128
2026 Population Age 50-54	6,060	37,396	76,746
2026 Population Age 55-59	5,662	34,395	70,346
2026 Population Age 60-64	4,920	30,883	63,688
2026 Population Age 65-69	4,648	26,711	54,806
2026 Population Age 70-74	3,575	21,053	44,222
2026 Population Age 75-79	2,470	14,938	30,993
2026 Population Age 80-84	1,605	9,757	20,436
2026 Population Age 85+	1,493	8,933	19,437
2026 Population Age 18+	80,373	518,703	1,054,125
2026 Median Age	37	36	37
2031 Median Age	38	38	38

Population By Age

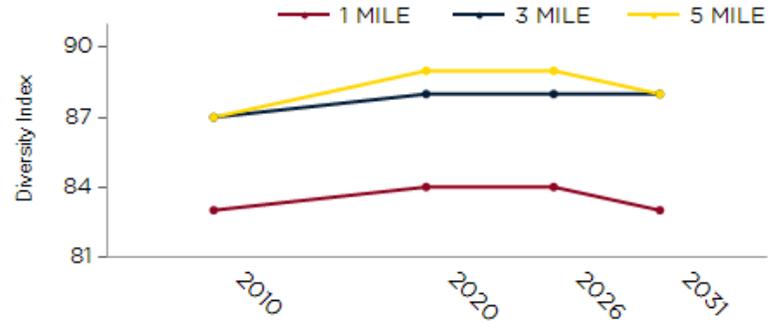


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,928	\$71,023	\$78,117
Average Household Income 25-34	\$76,498	\$93,812	\$104,736
Median Household Income 35-44	\$58,049	\$70,110	\$80,924
Average Household Income 35-44	\$81,576	\$107,057	\$123,001
Median Household Income 45-54	\$55,657	\$68,078	\$80,501
Average Household Income 45-54	\$76,753	\$103,290	\$122,215
Median Household Income 55-64	\$45,084	\$54,826	\$64,133
Average Household Income 55-64	\$68,035	\$92,359	\$107,415
Median Household Income 65-74	\$38,103	\$42,972	\$48,842
Average Household Income 65-74	\$60,683	\$76,657	\$86,661
Average Household Income 75+	\$46,647	\$60,311	\$66,925



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	83	88	89
Diversity Index (current year)	84	88	89
Diversity Index (2020)	84	88	89
Diversity Index (2010)	83	87	87

POPULATION DIVERSITY



POPULATION BY RACE

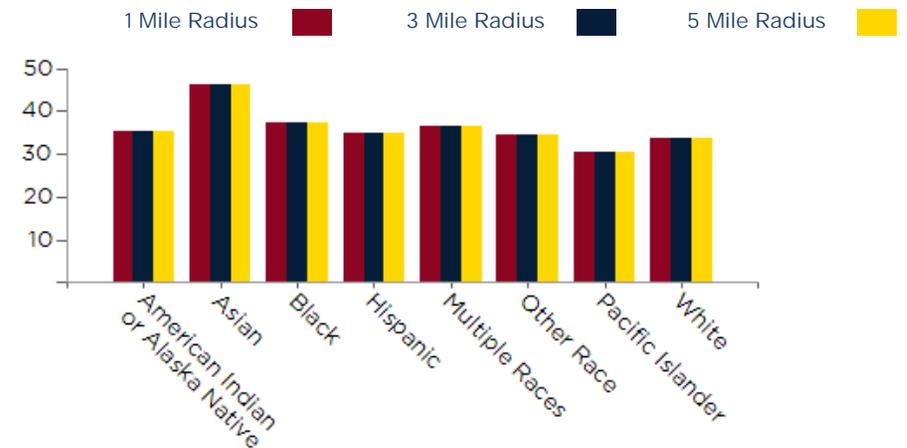


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	36	36
Median Asian Age	46	42	42
Median Black Age	37	39	42
Median Hispanic Age	35	34	34
Median Multiple Races Age	37	36	35
Median Other Race Age	35	34	34
Median Pacific Islander Age	31	36	35
Median White Age	34	34	37

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	6%	8%
American Indian	2%	2%	1%
Asian	13%	13%	9%
Hispanic	40%	35%	34%
Multiracial	7%	8%	8%
Other Race	28%	24%	23%
White	7%	12%	16%

2026 MEDIAN AGE BY RACE



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With over 20 years in the commercial real estate world, Michael Mehdizadeh specializes in retail and NNN (Triple Net Lease) properties and 1031 Exchanges across Southern California.

Michael has experience working with private investors, financial institutions, developers, and retailers to make smart, strategic investments.

Since joining Advance Investment Group in 2003, he's focused on net-leased NNN retail sales and industrial and office properties.

Whether it's 1031 exchanges, sale/leasebacks, or Tenant-In-Common (TIC) ownership, Michael takes pride in delivering exceptional service and results for his clients, helping them navigate and succeed in commercial real estate.



Space For Lease

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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

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