



FOR LEASE

2645 W Pico Blvd

Los Angeles, CA 90006



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Retail



SIZE

1,470 Sqft



RATE

\$3,000/month



TERM

3-5 Years



YEAR BUILT

1902



ZONING

LAC2



PROPERTY PHOTOS

The images shown are artist-rendered visualizations intended for illustrative and marketing purposes only. They do not depict the actual premises, finishes, furnishings, or conditions of the property. Actual layouts, materials, fixtures, and design elements may vary.



Rose & Co.
COMMERCIAL GROUP

PROPERTY SHOWCASE



PRIME PICO BOULEVARD LOCATION

with frontage along a major east-west commercial corridor



STRONG SURROUNDING POPULATION DENSITY

more than 96,000 residents within one mile according to current LoopNet demographic data



HIGHLY WALKABLE URBAN LOCATION

The property has a reported Walk Score of 92. Minutes from Downtown Los Angeles



EXCELLENT LOCATION FOR BUSINESSES

Easy access to USC, Koreatown, Pico-Union and DTLA

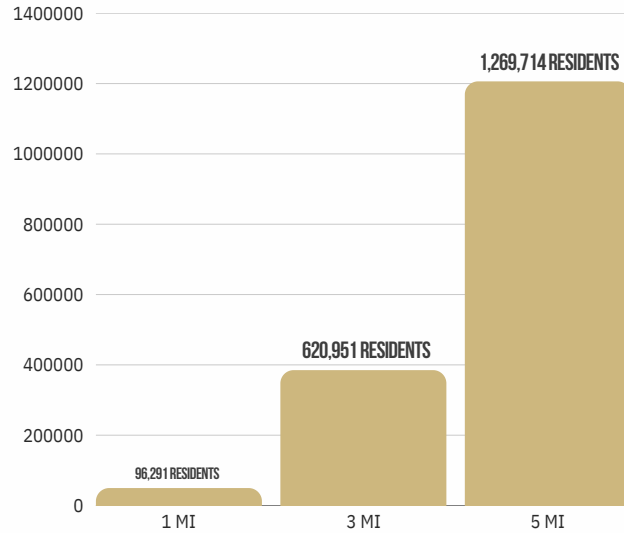


SUITABLE FOR VARIOUS USES

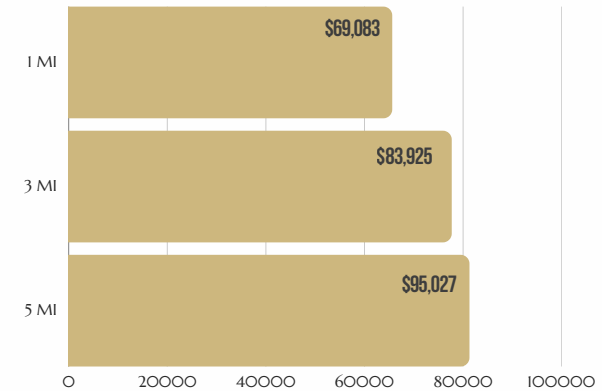
Retail, office or service-oriented concepts, subject to zoning and landlord approval

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
W Pico Blvd	Dewey Ave	22,139 vehicles/day	.03miles
W Pico Blvd	S Catalina St	23,713 vehicles/day	.04miles
S Kenmore Ave	12th St	1,702 vehicles/day	.07miles
W Pico Blvd	Fedora St	23,046 vehicles/day	.08miles
W Pico Blvd	Fedora St	23,511 vehicles/day	.08miles
W Pico Blvd	S Catalina St	25,619 vehicles/day	.10miles
S Kenmore Ave	W 15th St	1,384 vehicles/day	.11miles
W Pico Blvd	Fedora St	24,328 vehicles/day	.13miles
S Berendo St	W Pico Blvd	2,374 vehicles/day	.14miles
S Berendo St	W Pico Blvd	2,175 vehicles/day	.16miles



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