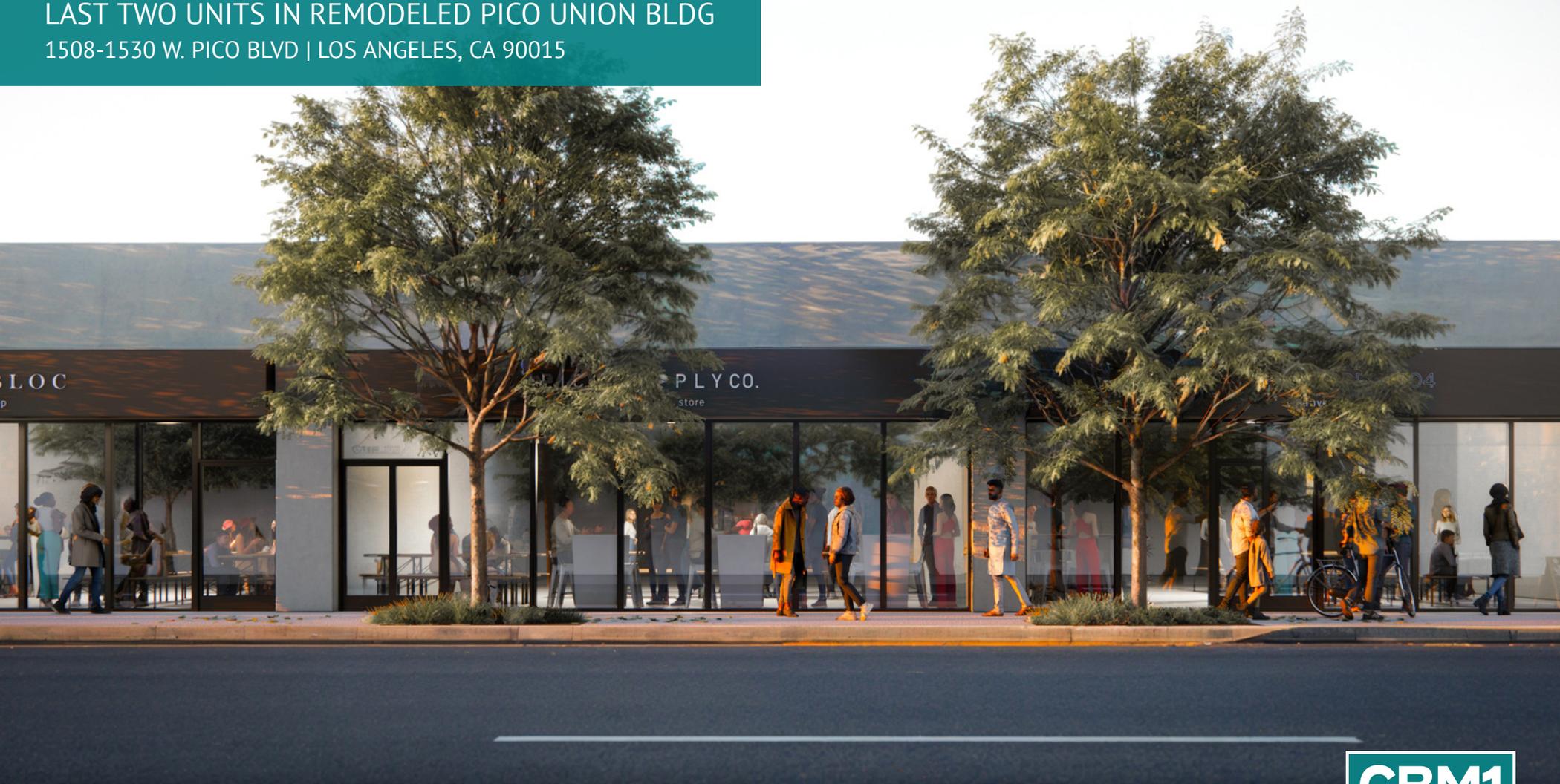


FOR LEASE

LAST TWO UNITS IN REMODELED PICO UNION BLDG
1508-1530 W. PICO BLVD | LOS ANGELES, CA 90015



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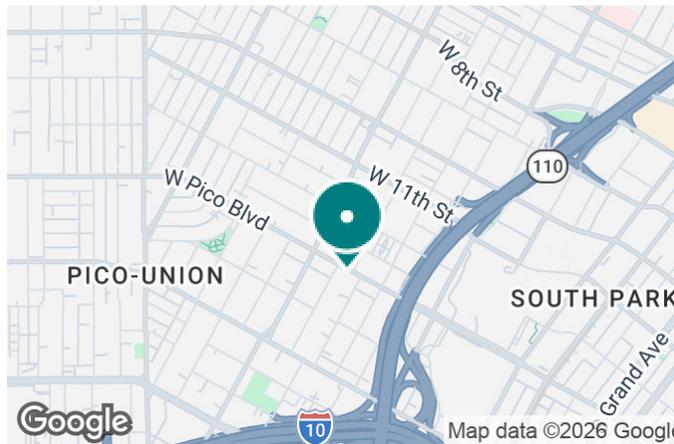
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

LAST TWO UNITS IN REMODELED PICO UNION BLDG | 1508-1530 W. PICO BLVD, LOS ANGELES, CA 90015 BROCHURE | PAGE 2



FEATURES & AMENITIES

- ±2,550 & ±2,338 SF Units in Recently Remodeled Retail Building
- Last Two Units Remaining
- Adjacent to Downtown Los Angeles, Crypt.com Arena, the LA Convention Center + LA Live
- A Rare Onsite Parking Lot (In the Rear)
- Fronting Onto High-Traffic Pico Boulevard + Valencia Street
- Situated at the Signalized Intersection of Pico Boulevard + Valencia Street
- Freeway Close – Convenient Access to The 110 + 10 Freeways

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	33,211	222,883	447,602
Total Population	80,844	584,981	1,203,342
Average HH Income	\$69,951	\$75,748	\$84,198

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

LAST TWO UNITS IN REMODELED PICO UNION BLDG | 1508-1530 W. PICO BLVD, LOS ANGELES, CA 90015 BROCHURE | PAGE 3



PROPERTY DESCRIPTION

RECENTLY REMODELED RETAIL BUILDING ADJACENT TO DOWNTOWN LOS ANGELES. Situated next to a freestanding O'Reilly Autoparts Store, this 5-unit retail property has undergone a complete interior and exterior rehab. Complemented by a rare onsite parking lot, the superbly located property fronts onto Pico Boulevard, just north of Downtown Los Angeles, a few short blocks from Crypto.com Arena, the LA Convention Center, and LA Live. The steadily gentrifying area ranks among LA's most densely populated regions and boasts rising household income demographics.

LOCATION DESCRIPTION

Retail Shopping Center at the signalized intersection of Pico Boulevard and Valencia Street, just north of Downtown Los Angeles. Prime location adjacent to Crypto.com Arena, the Los Angeles Convention Center, and LA Live, hugely popular destination sites drawing an enormous volume of consumer traffic. Also nearby are a plethora of trendy eateries, gourmet restaurants, and hip night spots, contributing to the steady flow of area visitors. Freeway close, the property offers convenient access to the adjacent 110 + 10 freeways.

PROPERTY HIGHLIGHTS

- ±7 550 & ±7 338 SF Units in Recently Remodeled Retail Building

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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,338 - 2,550 SF
Building Size:	10,995 SF

SPACES	LEASE RATE	SPACE SIZE
1516 (B)	Negotiable	2,338 SF
1530	Negotiable	2,550 SF

DOWNTOWN LOS ANGELES AERIAL OVERVIEW

LAST TWO UNITS IN REMODELED PICO UNION BLDG | 1508-1530 W. PICO BLVD, LOS ANGELES, CA 90015 BROCHURE | PAGE 4



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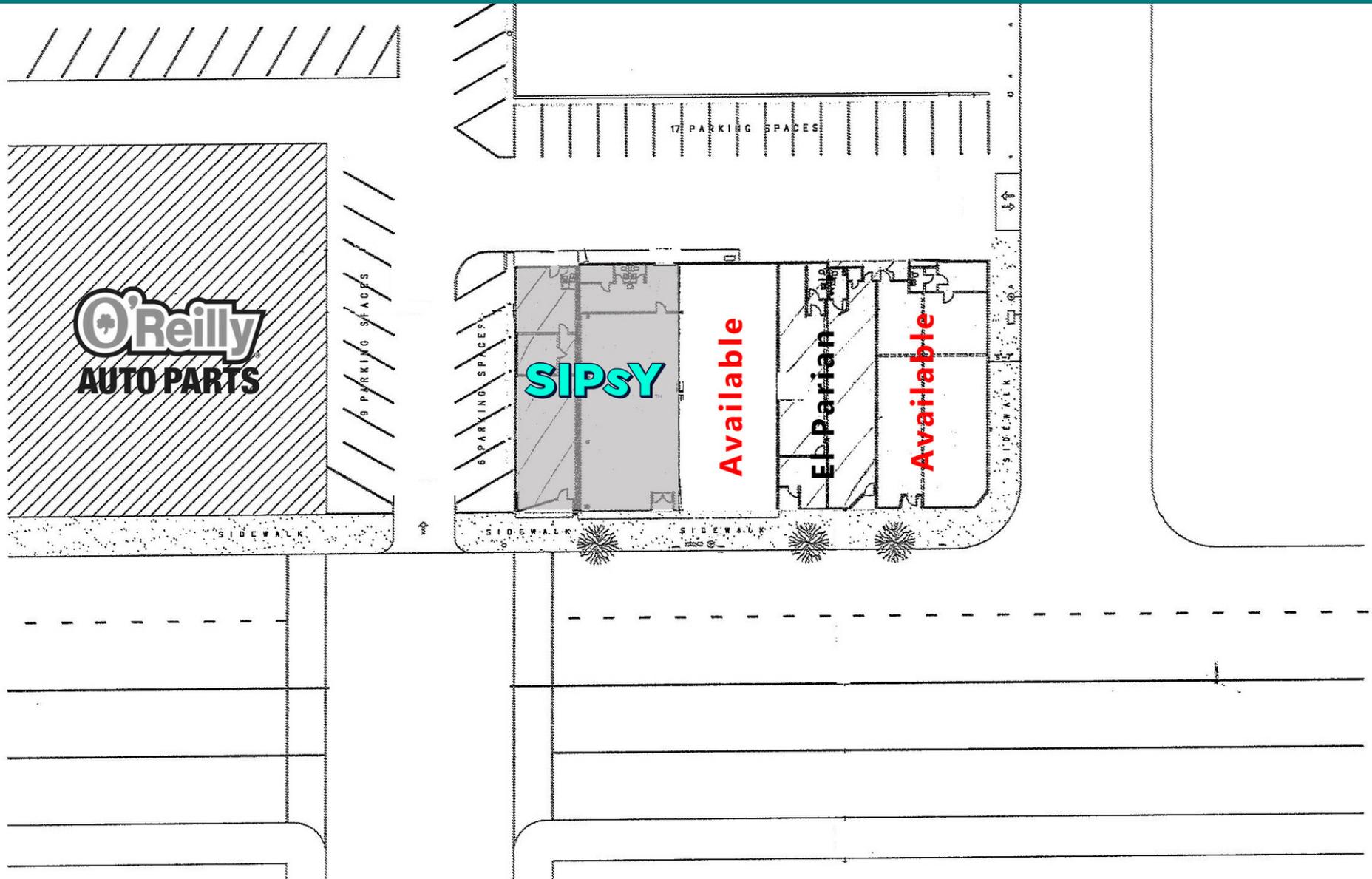
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SITE PLAN

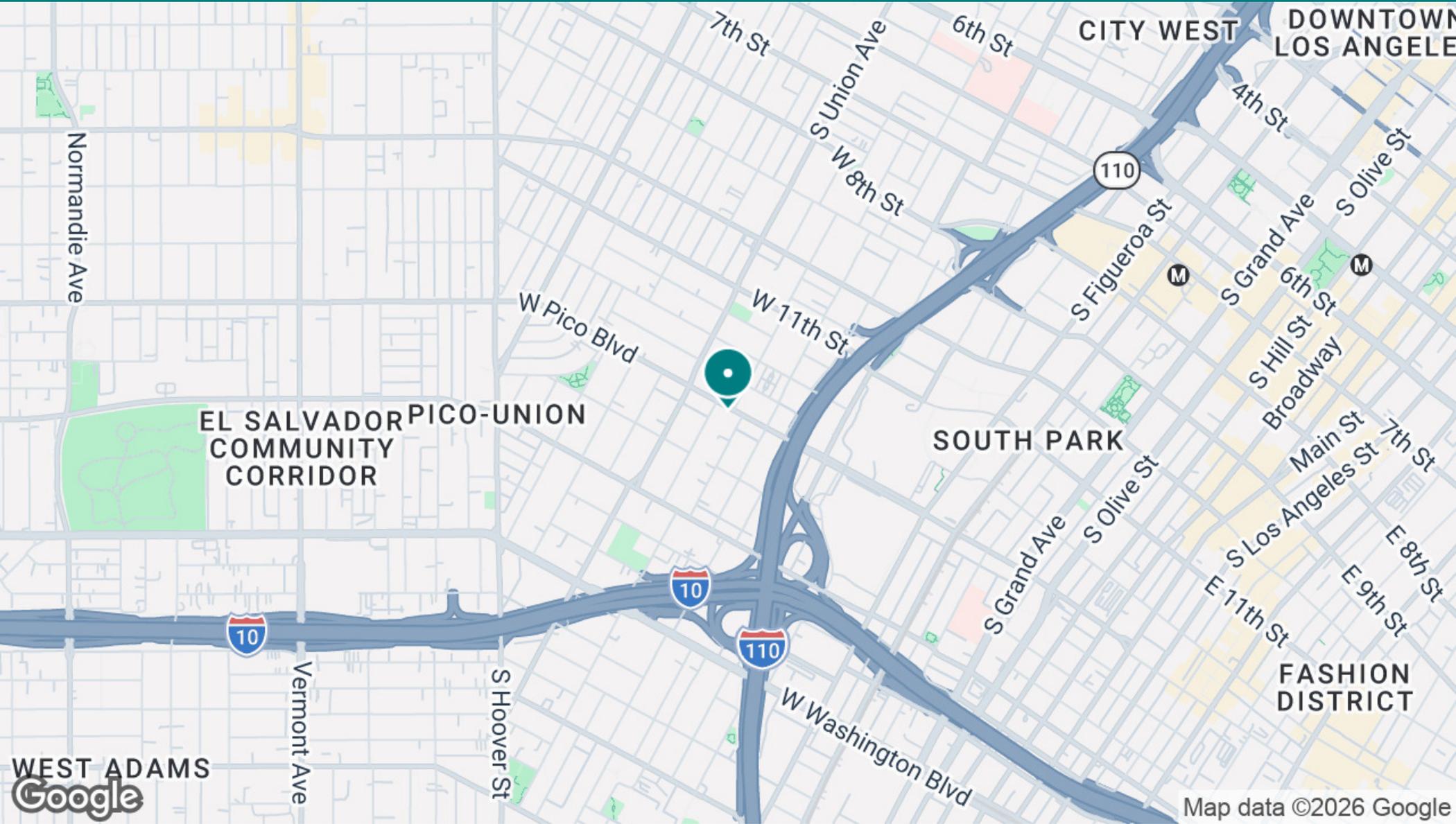
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LOCATION MAP

LAST TWO UNITS IN REMODELED PICO UNION BLDG | 1508-1530 W. PICO BLVD, LOS ANGELES, CA 90015 BROCHURE | PAGE 6



Map data ©2026 Google

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DEMOGRAPHICS MAP & REPORT

LAST TWO UNITS IN REMODELED PICO UNION BLDG | 1508-1530 W. PICO BLVD, LOS ANGELES, CA 90015 BROCHURE | PAGE 7

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	80,844	584,981	1,203,342
Average Age	38	38	39
Average Age (Male)	37	38	38
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	33,211	222,883	447,602
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$69,951	\$75,748	\$84,198
Average House Value	\$1,011,872	\$977,250	\$992,084

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	60.4%	56.5%	57.4%

RACE	1 MILE	3 MILES	5 MILES
% White	18.2%	18.0%	21.8%
% Black	7.6%	9.5%	10.8%
% Asian	16.8%	19.0%	13.3%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	3.3%	2.8%	2.5%
% Other	41.0%	38.5%	38.4%

Demographics data derived from AlphaMap



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