

RETAIL / FOOD SPACE FOR LEASE

HEART OF PICO & ROBERTSON

8946 W PICO BLVD, LOS ANGELES, CA



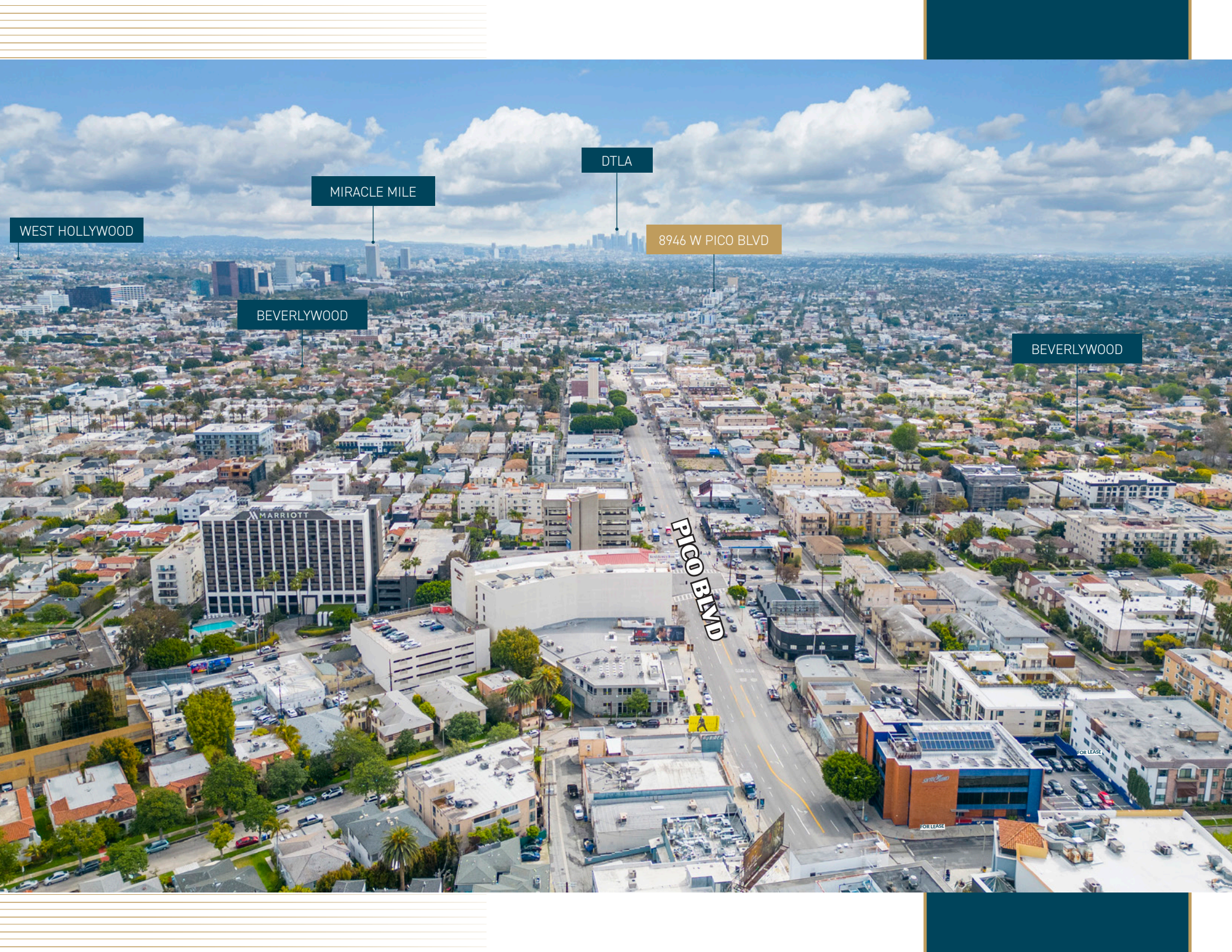
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CBRE



WEST HOLLYWOOD

MIRACLE MILE

BEVERLYWOOD

DTLA

8946 W PICO BLVD

BEVERLYWOOD

PICO BLVD

FOR LEASE

FOR LEASE

RETAIL/FOOD SPACE



8946 W PICO BLVD

RATE: \$4.50 PSF/Mo

NNN: ±\$1.15 PSF/Mo

SIZE: ±812 SF



FABULOUS RETAIL/FOOD OPPORTUNITY

In the heart of the Pico & Robertson area, this is a 2nd generation food opportunity in the heart of all the action. The space has on-site parking and nearby tenants such as Meshuga Sushi, Schwartz Bakery, Lenny's Casita, Pizzeria Sei, Elat Market, Glatt Mart, and much more!

HIGHLIGHTS



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Direct Deal
Through Landlord



Large Glass Storefront



Outdoor Seating



On-Site Parking Spaces in the
Rear and Plentiful Street-Metered
Parking



Some Kitchen
Infrastructure (multiple
sinks, floor drains,
grease interceptor)



PARKING



LOS ANGELES

\$734BN

IN ECONOMIC OUTPUT

\$257BN

IN SALARY + WAGES

\$318MM

IN CONSUMER
EXPENDITURES

4th

AMONG INTERNATIONAL CITIES
IN TOTAL BILLIONAIRES

Top 10

INTERNATIONAL CITY
FOR LUXURY HOME SALES

\$4.6MM

MEDIAN LUXURY HOME VALUE

\$1BN+

HOME FURNISHINGS SALES

DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES
2022 Population - Current Year Estimate	43,923	135,556	328,622
2027 Population - Five Year Projection	43,974	136,153	334,327
2022-2027 Annual Population Growth Rate	0.02%	0.09%	0.34%



HOUSEHOLDS

2022 Households - Current Year Estimate	18,701	61,426	154,677
2027 Households - Five Year Projection	18,850	62,118	158,307
2022-2027 Annual Household Growth Rate	0.16%	0.22%	0.47%
2022 Average Household Size	2.34	2.18	2.10



HOUSING INCOME

2022 Average Household Income	\$159,296	\$166,612	\$152,006
2027 Average Household Income	\$183,933	\$191,033	\$175,780
2022 Median Household Income	\$103,795	\$107,549	\$99,142
2027 Median Household Income	\$119,864	\$123,711	\$113,835
2022 Per Capita Income	\$68,325	\$75,700	\$71,499
2027 Per Capita Income	\$79,405	\$87,389	\$83,172



EDUCATION

	1 MILE	2 MILES	3 MILES
2022 Population 25 and Over	31,787	101,813	249,743
HS and Associates Degrees	9,260	29,657	74,244
Bachelor's Degree or Higher	21,026	66,119	157,865



HOUSING UNITS

2022 Housing Units	20,408	67,494	169,190
2022 Vacant Housing Units	1,707	6,068	14,513
2022 Occupied Housing Units	18,701	61,426	154,677
2022 Owner Occupied Housing Units	5,666	22,119	50,231
2022 Renter Occupied Housing Units	13,035	39,307	104,446



PLACE OF WORK

2022 Businesses	6,235	23,264	38,237
2022 Employees	32,762	189,854	296,393

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