

Pico / Alvarado Retail Space Available

2101-2117 Pico Blvd., Los Angeles, CA 90006



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- High exposure retail with $\pm 40,000$ car count at Alvarado St. and Pico Blvd.
- Busy center servicing the local community with services and food

AREA AMENITIES

- Heart of Pico Union District located opposite of Rite Aid and King Taco

DEMOS	1 Mile	3 Mile	5 Mile
Population	93,340	663,309	1,318,942
Avg. HH Income	\$42,178	\$62,485	\$69,481
Daytime Pop	74,632	537,086	1,062,153
Traffic Count	$\pm 61,562$ cars per day		



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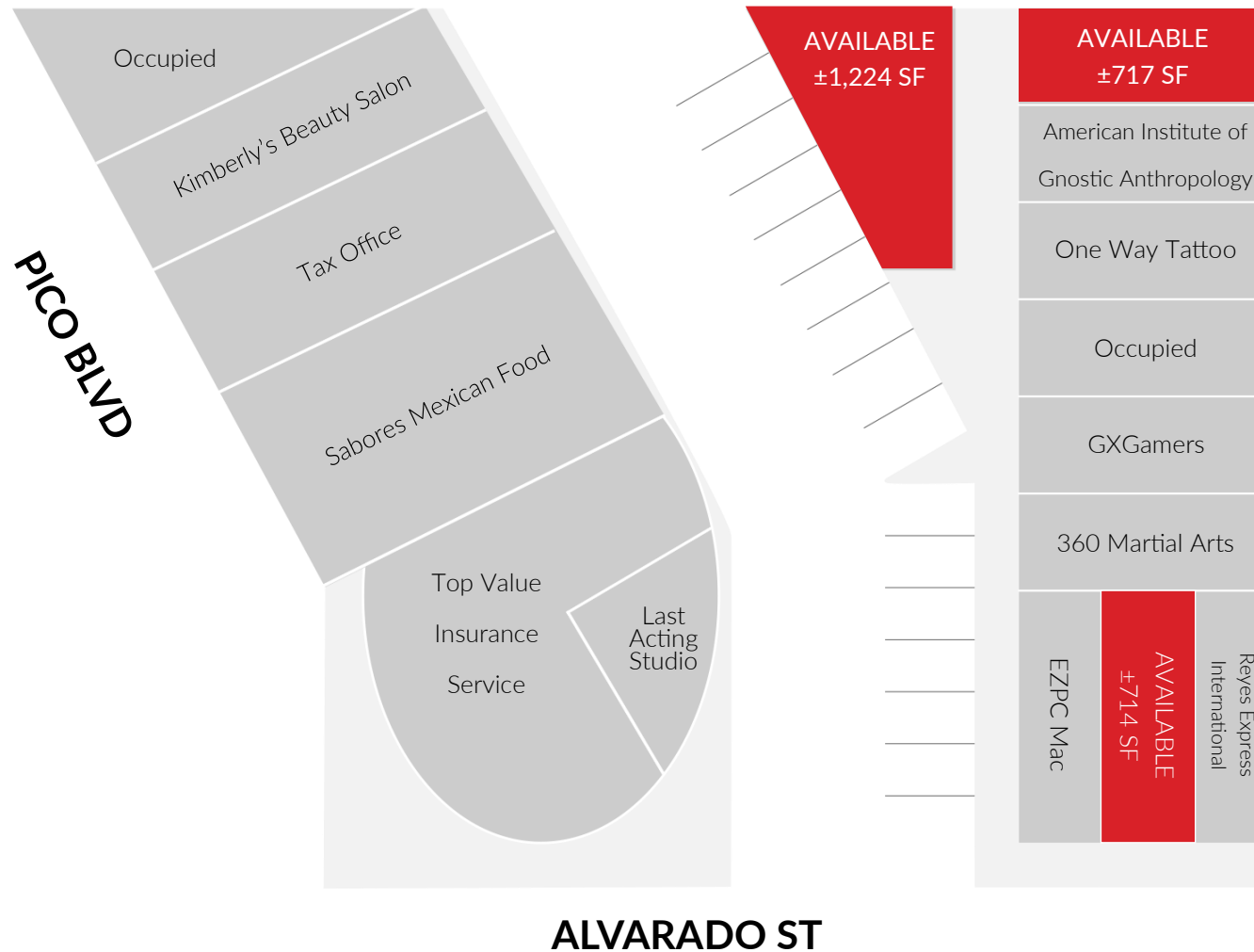
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Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



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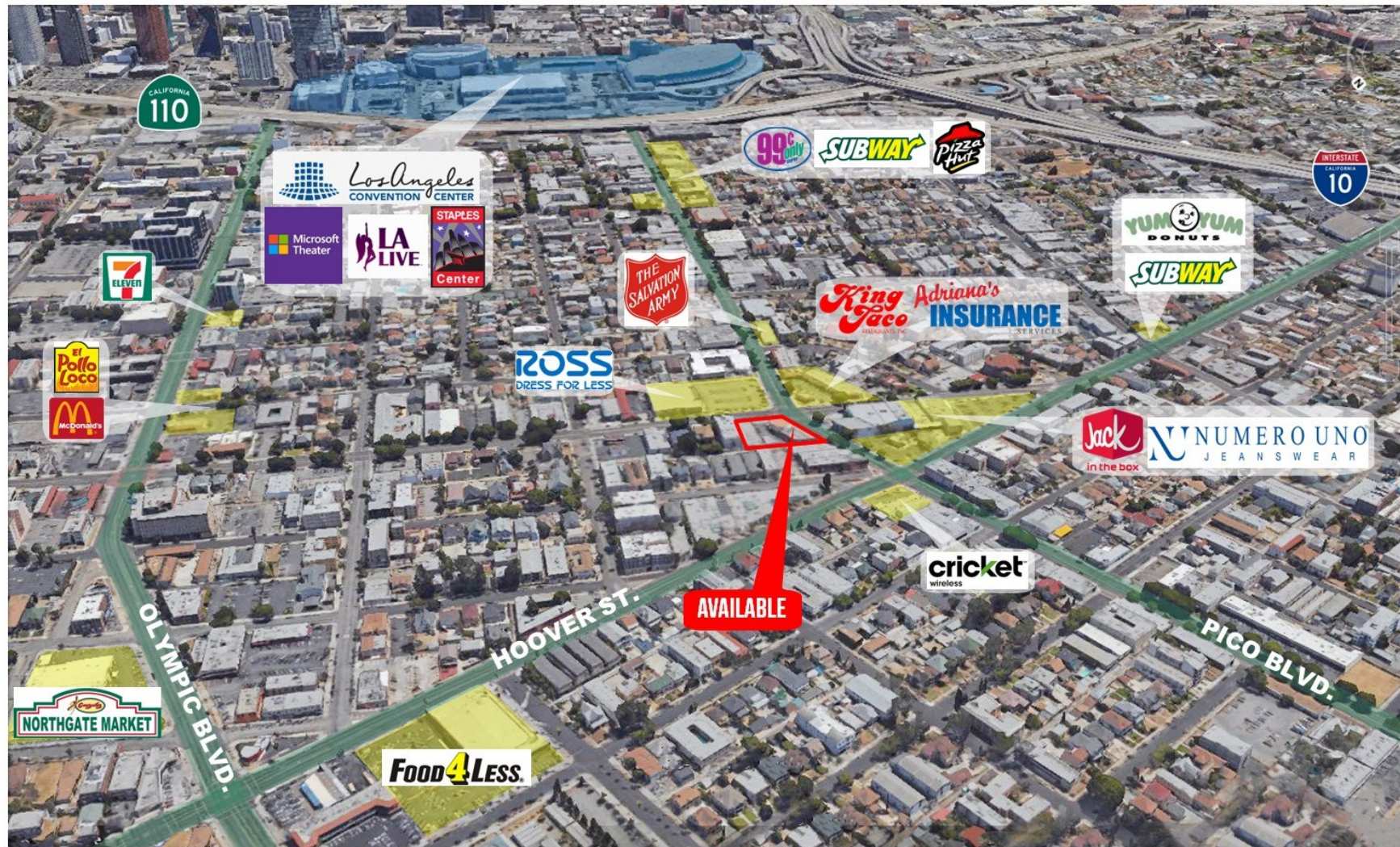
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