

2546,
2552-
2554

W PICO BLVD

LOS ANGELES / CA 90006

CBRE





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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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THE OFFERING

Subject property is located on a hard corner in Koreatown. Includes 2 parcels with 13,050 SF GLA on 16,258 SF of land. Tenants are all on short term leases with rents that are significantly below market.

INVESTMENT HIGHLIGHTS



Hard signalized corner with High traffic counts



Owner/User or Multi-Family Redevelopment Opportunity — TOC-3 Designation with ED-1 Eligibility



Located minutes away from downtown and less than a quarter mile from Loyola High School



Strong surrounding tenants such as AutoZone, 7-Eleven, and more



Low rent with high upside potential - Tenants are on short term leases with rents that are significantly below market



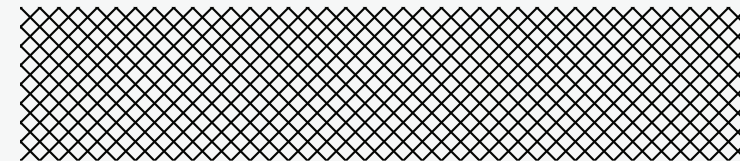
Recent construction and renovations



Over 100,000 residents in 1-mile radius and over 650,000 in 3-mile radius



Walker's paradise



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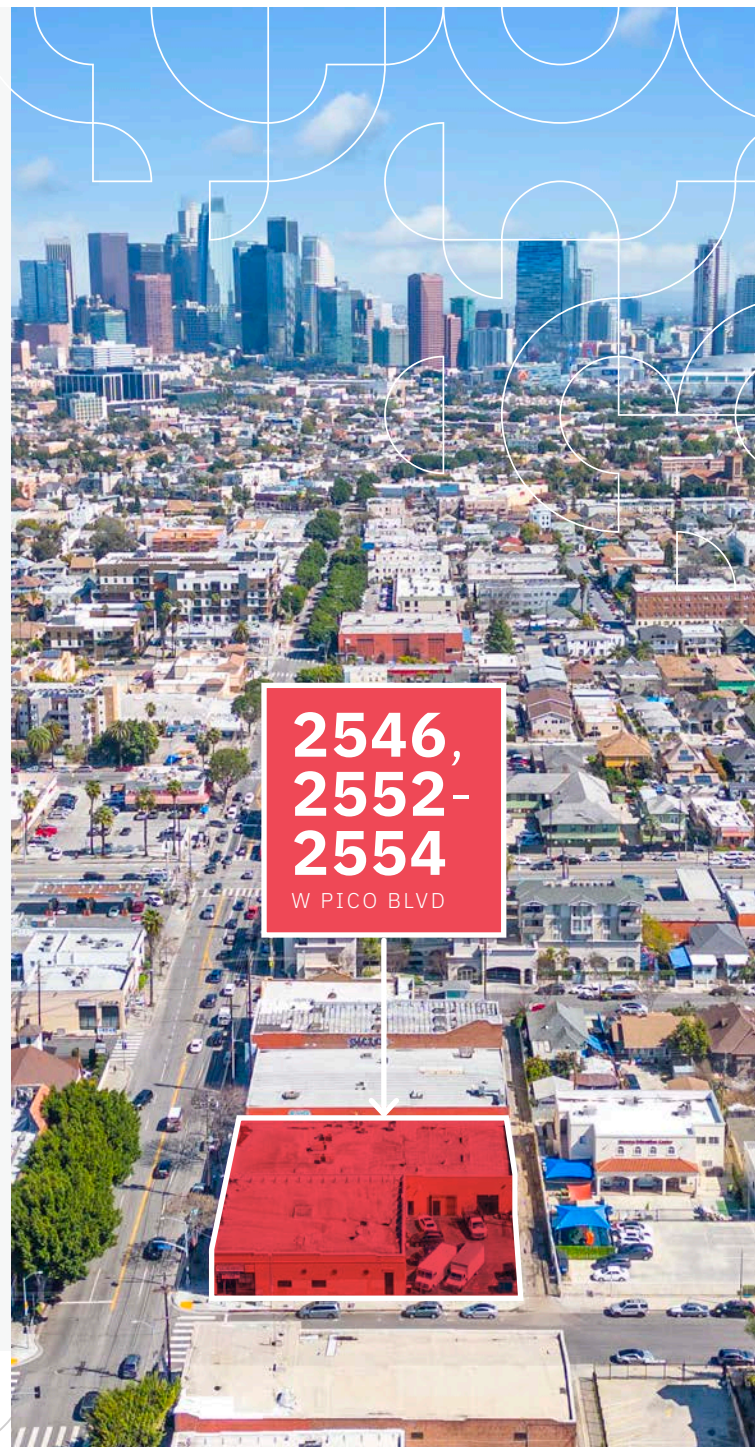
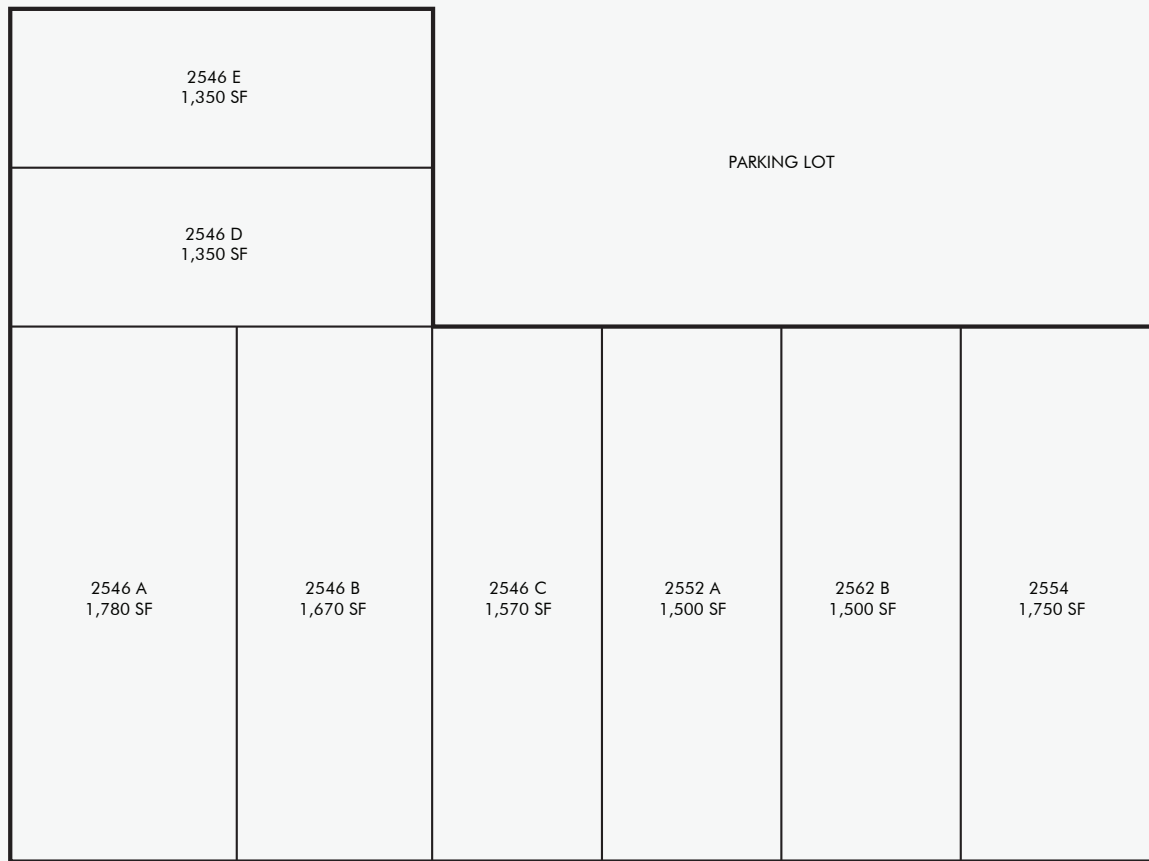
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PROPERTY OVERVIEW

Asking Price	\$3,300,000
Market/Submarket	Koreatown
Square Footage	13,050 SF
Lot Size	16,258 SF
Year Built	1993 1906 / Retrofitted in 1989
Occupancy	100%

FLOOR PLAN



KEY LOCATION BENEFIT



Hard signalized corner
that sees over 25,000 VPD



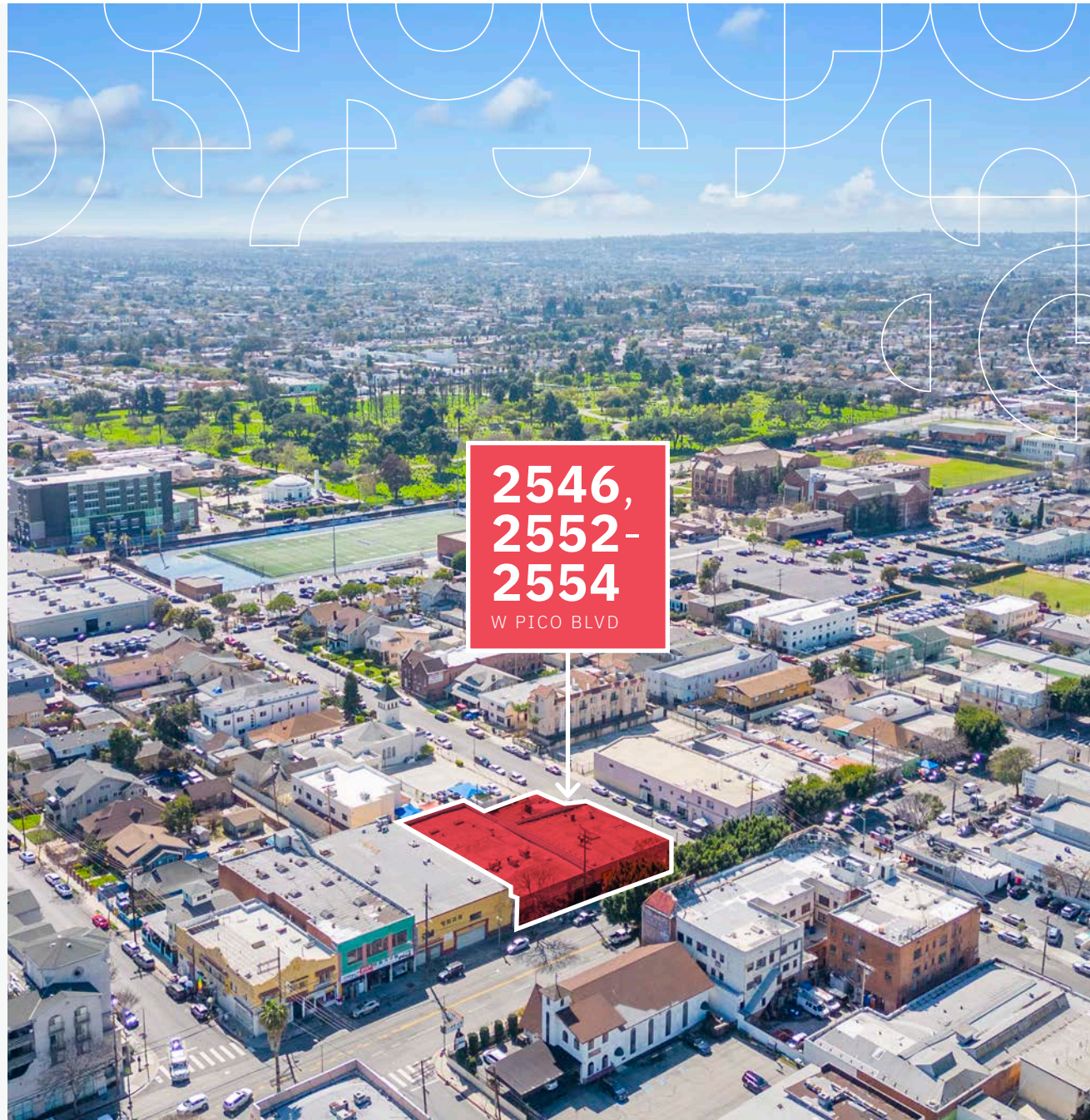
Over 100,000 residents
in 1-mile radius and over
650,000 in 3-mile radius



Located minutes from downtown
and less than a quarter mile from
Loyola High School



Strong surrounding
tenants such as AutoZone,
7-Eleven, and more



DEMOGRAPHICS



100,423
2023 Population



106,315
2028 Population
Projection



\$61,556
2023 Average
Household Income



36,769
2023 Households

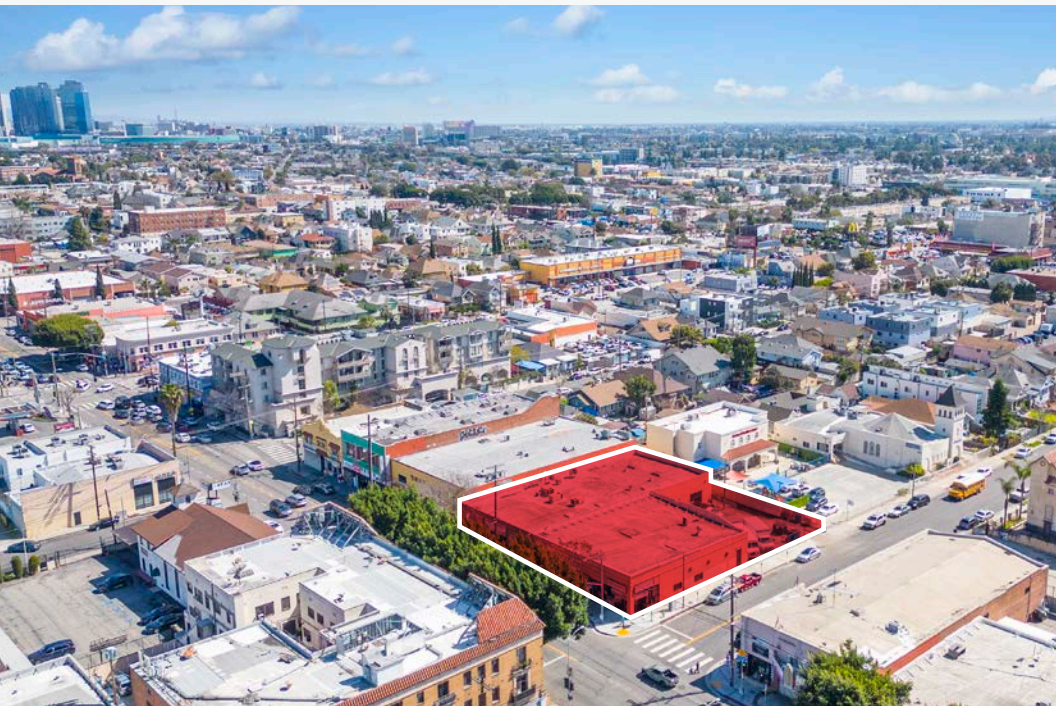


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Over 1.5 million SF of construction within 1-mile of subject property being delivered in 2024

MARKET OVERVIEW

This opportunity at 2546 – 2552 W. Pico is the ideal destination for the forward-thinking investor. Located at the southern entry to Koreatown, this multi-tenant property boasts unparalleled upside in a corridor with national credit brands and LA's best local favorites. New housing developments, retail, and an expanding consumer base – this location is seeing more density and disposal income from its residents. As part of LA's Koreatown, this dynamic neighborhood comes alive at all hours, featuring a labyrinth of bistros, 24-hour restaurants, coffee shops, boutique hotels, and endless shopping options. The property was constructed with clear-span interiors, so there are no structural columns to obstruct the designs or layout of your retail tenants. This makes the space ideal for showrooms, cafes, and numerous retail offerings. Join national and local tenants such as McDonald's, Subway, Bank of America, and local favorites Papa Cristos, Dino's Famous Chicken and countless others. This submarket will continue to attract a strong retail tenant user base as the market brings in new residential development and continues its strong consumer spending.



NEIGHBORHOOD TENANTS



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