

# Pico & Union

1245 S. Union Avenue | Los Angeles, CA 90015



## PROPERTY FEATURES

- Join La Adelita Bakery, Medical Clinic, Dentist, & Pharmacy
- Available Restaurant/Retail/Office
- Available 1,950 SF & 1,215 SF
- Pylon Signage Available
- Less than .5 miles away from DTLA, Convention Center, & Crypto.com Arena

	1 Mile
<b>Population:</b>	94,173
<b>Households:</b>	37,785
<b>Avg. HH. Income:</b>	\$70,524

## LEASING INFO:

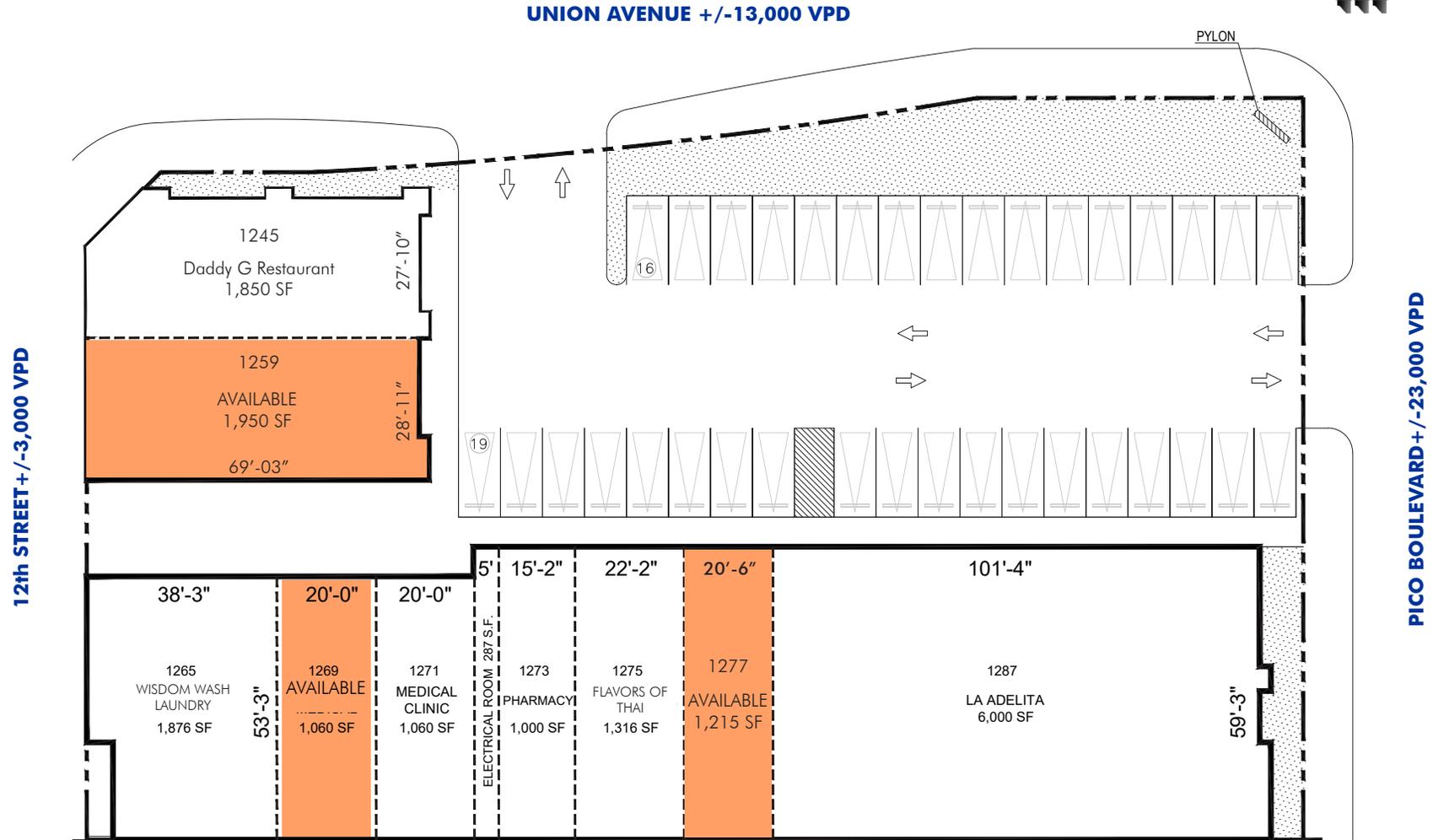
310.270.9243  
9034 W Sunset Boulevard  
West Hollywood, CA 90069



# Pico & Union

1245 S. Union Avenue | Los Angeles, CA 90015

## SITE PLAN



### PROJECT SUMMARY

UNIT NO	TENANT NAME	AREA SF	UNIT NO	TENANT NAME	AREA SF
1245	DADDY G RESTAURANT	1,850	1273	PHARMACY	1,060
1259	AVAILABLE	1,950	1275	THAI RESTAURANT	1,316
1265	WISDOM WASH LAUNDRY	1,876	1277	AVAILABLE	1,215
1269	AVAILABLE	1,060	1287	LA ADELITA	6,000
1271	MEDICAL CLINIC	1,060			

# Pico & Union

1245 S. Union Avenue | Los Angeles, CA 90015

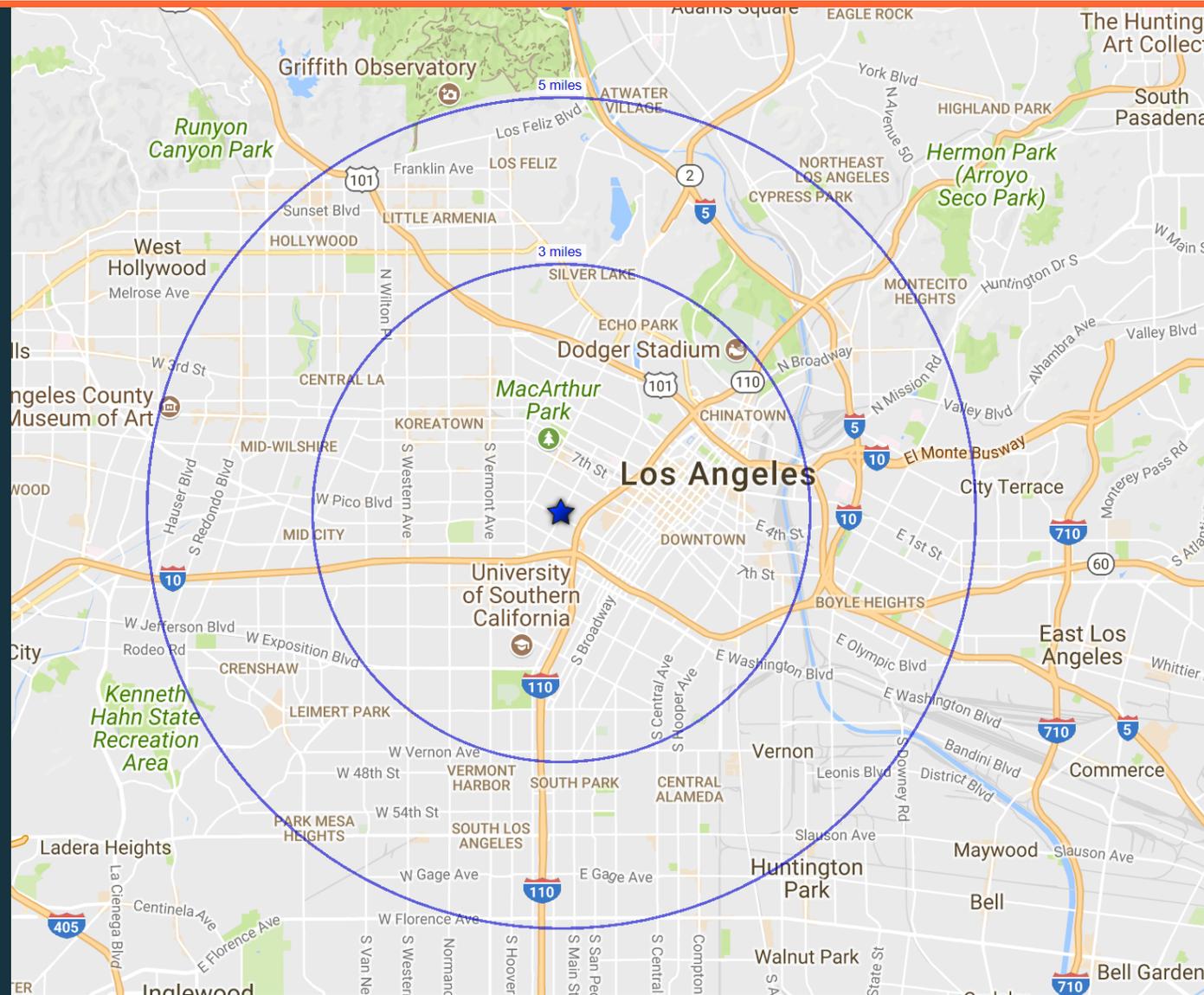
## DEMOGRAPHICS MAP

### AREA DEMOGRAPHICS

	3 Miles	5 Miles
<b>Population:</b>	598,669	1,229,408
<b>Households:</b>	226,632	451,958
<b>Avg. HH. Income:</b>	\$72,333	\$79,987

### TRAFFIC COUNT

<b>Pico Blvd:</b>	+/-23,000 VPD
<b>Union Ave:</b>	+/-13,000 VPD
<b>12th St:</b>	+/-3,000 VPD



# Pico & Union

1245 S. Union Avenue | Los Angeles, CA 90015

LOCATION MAP

