

RESTAURANT / COMMERCIAL KITCHEN

10595 PICO BOULEVARD - Rancho Park, CA 90064

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RAFAEL PADILLA
310.395.2663 X102
RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101
ARTHUR@PARCOMMERCIAL.COM
LIC# 01068613

SIZE: Approximately 650 rentable square feet

RENT: \$3,000 per month, NNN
(NNN estimated to be \$950 per month)

TERM: 5 years +

AVAILABLE: September 2025

PARKING: One space on site as well as public parking lot at Prosser.

- Hard to find small food use
- Has hood, triple sink, hand sink and various appliances
- Air conditioned
- Great signage and identity
- Located near UCLA's new research and study facility at The Annex & One Westside
- Abundance of metered street parking



Century City Center



37 story office tower 700,000 SF office with supporting retail

West End



Creative office campus 234,089 SF

One Westside



UCLA to occupy 687,000 SF

11001 Pico



89 unit apartments over 14,000 SF of retail space

Linea



595 unit apartments over 14,000 SF of retail space



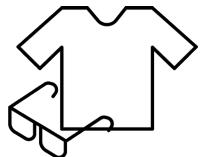
RANCHO PARK

The property is located in the Rancho Park neighborhood of Los Angeles between Cheviot Hills and West L.A. Rancho Park's tree-lined streets give it an almost suburban feel, as well as provide a rare opportunity for Angelenos to see fall foliage without a long drive north. Those same trees provide plenty of shade of pedestrians taking the short walk to the shops and the restaurants on Pico or to play a round of golf at one of the nearby courses. With its own Expo Line station easy access to the 10 and 405 freeways, and many arterial streets nearby, Rancho Park makes commuting slightly more convenient.

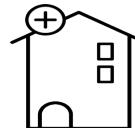
The property is located in an affluent submarket of Los Angeles where the Zillow Home Value Index is \$1,917,082. The trade area is densely populated with 195,294 people within a 3-mile radius and an average HHI of \$135,958 within one mile.



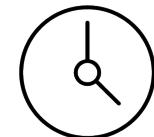
WITHIN 1 MILE



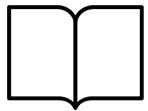
Apparel, Food/Entertainment & Services
\$236,075
2024 yearly consumer spending



Median Home Value
\$1,106,596



Estimated Population
29,227



Educational Attainment
66%
with college or higher degree



Average Household Income
\$153,700



Housing Units
14,039

POPULATION	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2029 Projected Population	28,631	329,413	739,769
2024 Estimated Population	29,227	335,228	754,412
2020 Census	28,659	325,119	737,554
Growth 2024-2029	-2.04%	-1.73%	-1.94%
Growth 2020-2024	1.98%	3.11%	2.29%
ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+			
\$50,000-\$74,999	1,431	18,207	40,241
\$75,000-\$99,000	1,111	16,074	36,458
\$100,000+	7,499	87,490	205,457
TOTAL:	10,041	121,771	282,156
2022 EST AVG HH INCOME	\$153,700	\$129,316	\$130,875
2022 EST HOUSEHOLDS	12,439	141,020	336,860