

**FOR LEASE** IDEAL FOR  
RETAIL OR GYM  
ADJACENT TO THE CORNER OF PICO & SAWTELLE

**11304 ½ PICO BLVD**  
WEST LOS ANGELES, 90064



**JOHN MOUDAKIS**

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# PROPERTY OVERVIEW

**11304 ½ PICO BLVD**  
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**SIZE:** Approximately 3,500 square feet on the ground floor and 1,700 square foot mezzanine

**RATE:** \$15,900 per month, NNN  
(NNN estimated to be \$1,300 per month)

**TERM:** 5 years plus options to extend available

**PARKING:** Large surface level parking complemented by abundant metered street parking

## PROPERTY FEATURES

- » Previously occupied by world renowned martial arts studio “World Hwa Rang Do”
- » Interior build-out includes showers
- » Approximately 16’ ceilings
- » Ideal for martial studio, gym, retail, school, or film studio
- » Adjacent to prominent signalized corner
- » Located across from busy Best Buy store



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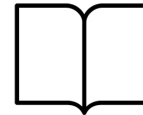
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# AREA DEMOGRAPHICS

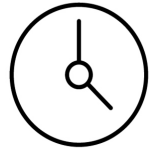
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Housing Units  
**18,894**



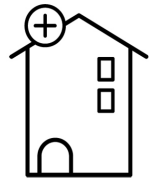
Educational Attainment  
**65%**  
with college or higher degree



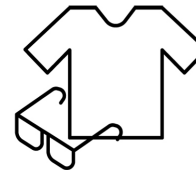
Estimated Population  
**36,861**



Average Household Income  
**\$151,965**



Median Home Price  
**\$1,096,950**



Apparel, Food/Entertainment & Services  
**\$279,929**

## 1-MILE RADIUS

## 3-MILE RADIUS

## 5-MILE RADIUS

### POPULATION

2030 Proj. Population	37,381	346,425	662,375
2025 Est. Population	36,861	344,331	659,070
2020 Census	34,465	333,931	642,221
Growth 2025-2030	1.41%	0.61%	0.50%
Growth 2020-2025	6.95%	3.11%	2.62%

### ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+

\$50,000-\$74,999	2,117	16,858	30,816
\$75,000-\$99,000	1,686	15,457	29,472
\$100,000+	9,284	83,404	167,927
TOTAL:	13,087	115,719	228,215
2025 EST AVERAGE HOUSEHOLD INCOME	\$151,965	\$148,267	\$150,570
2025 EST HOUSEHOLDS	15,606	146,208	290,432

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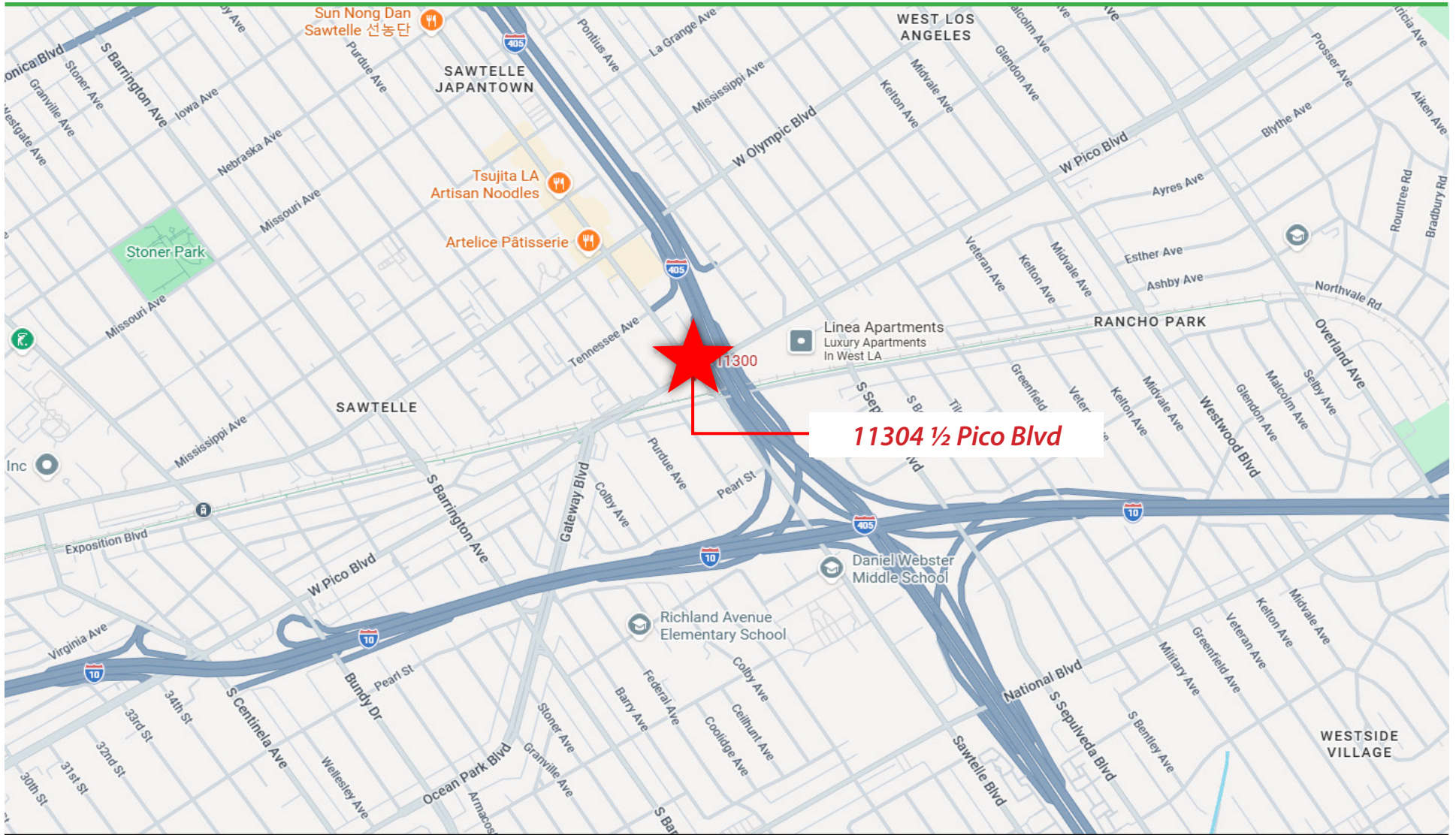
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# COMMUNITY PROFILE

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## WEST LOS ANGELES OFFERS EXCEPTIONAL AMENITIES

Fine Restaurant, Hip Boutiques, and Quaint Old World Architecture Situated Amid the Safety and Security of the Upscale Westside

West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 36,861. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.

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