

FOR LEASE

2599 W PICO BLVD
LOS ANGELES, CA 90006



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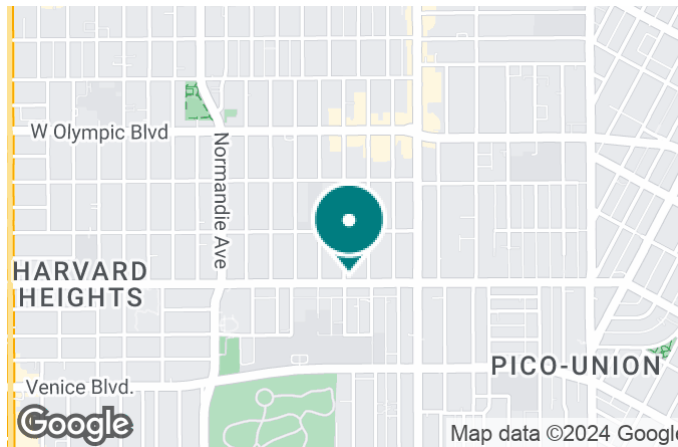
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

2599 W PICO BLVD | LOS ANGELES, CA 90006



FEATURES & AMENITIES

- Newly Remodeled Retail Center
- +/-1,488 SF End Cap Available
- +/-1,525 SF Inline Space Available
- On-Site Parking
- Excellent Frontage Along Pico at Signalized Intersection
- Pylon Signage
- Seeking Retail, Coffee + Office Tenants
- Dense Urban Infill Population Demographics

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	35,534	233,296	467,093
Total Population	95,138	596,076	1,213,928
Average HH Income	\$63,683	\$79,046	\$88,693

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

2599 W PICO BLVD | LOS ANGELES, CA 90006



PROPERTY DESCRIPTION

Multiple units available in newly remodeled retail center. +/-1,488SF end-cap and +/-1,525 SF inline spaces. Property features excellent frontage on a high-visibility signalized intersections, pylon signage, and parking in an onsite lot.

LOCATION DESCRIPTION

Corner retail property situated on West Pico Boulevard, surrounded by a vibrant mix of cultural hotspots, trendy eateries, and essential amenities. Located amid a densely populated region of central Los Angeles, the property is close to the historic Shrine Auditorium, LA Memorial Coliseum, and the world-renowned University of Southern California (USC). Nearby public transportation facilitates convenient access for would-be consumers.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,488 - 1,525 SF
Lot Size:	6,964 SF
Building Size:	3,867 SF

SPACES	LEASE RATE	SPACE SIZE
2599	Negotiable	1,488 SF
1254	Negotiable	1,525 SF

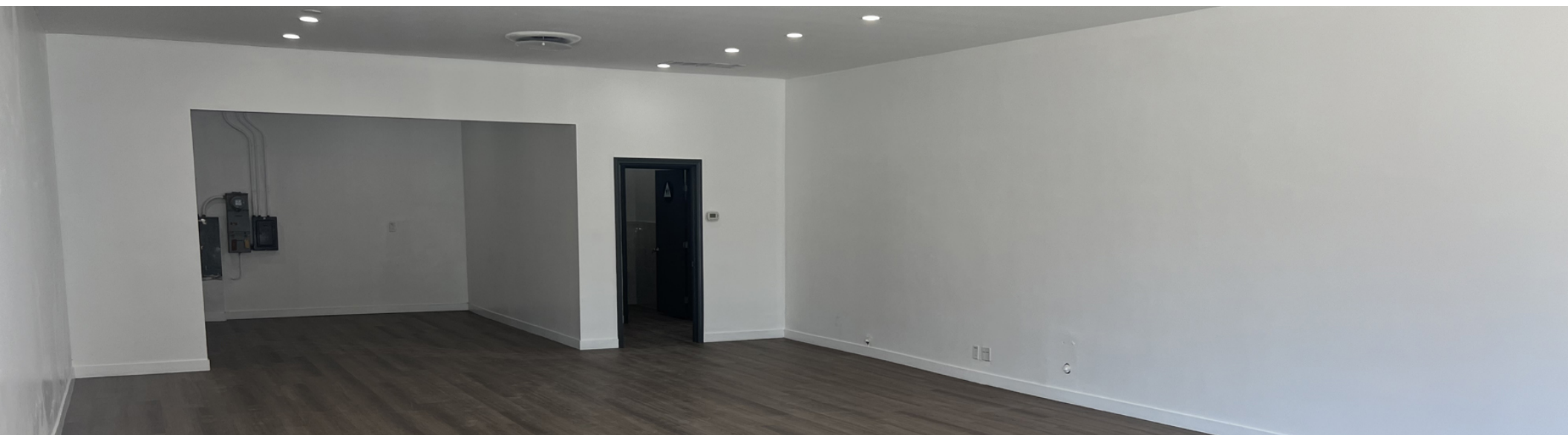
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INTERIOR PHOTOS

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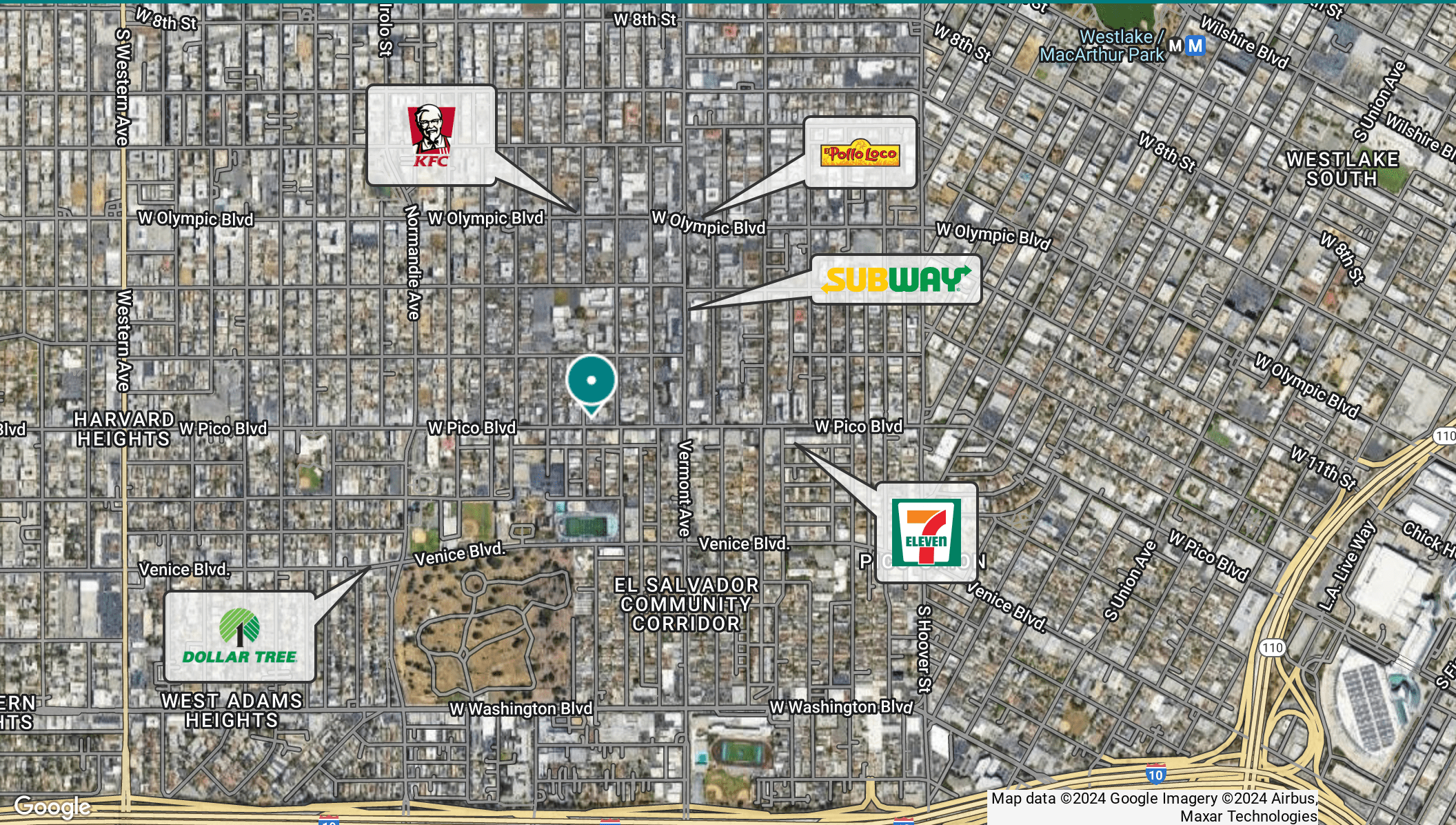
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RETAILER MAP

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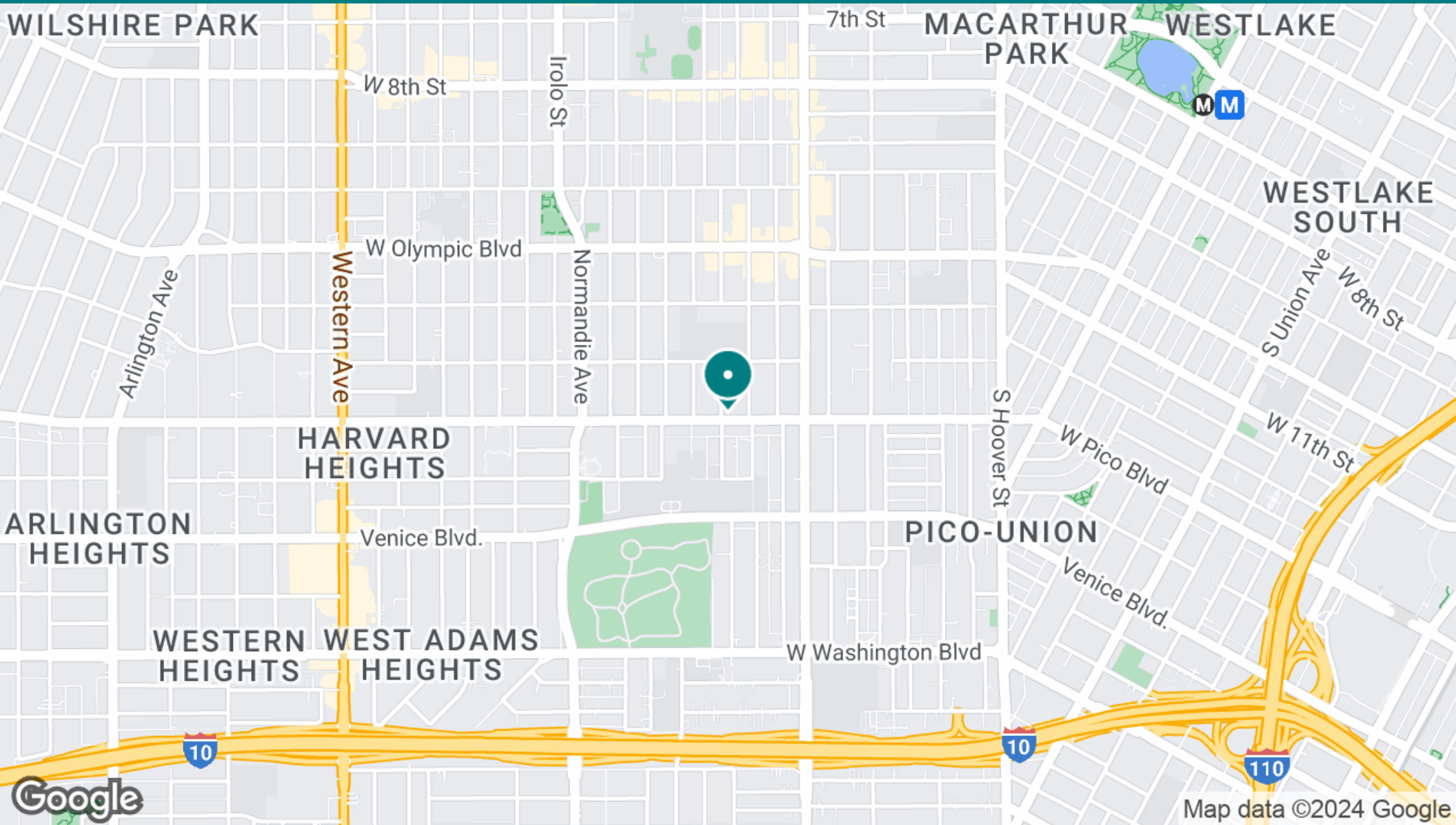
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LOCATION MAP

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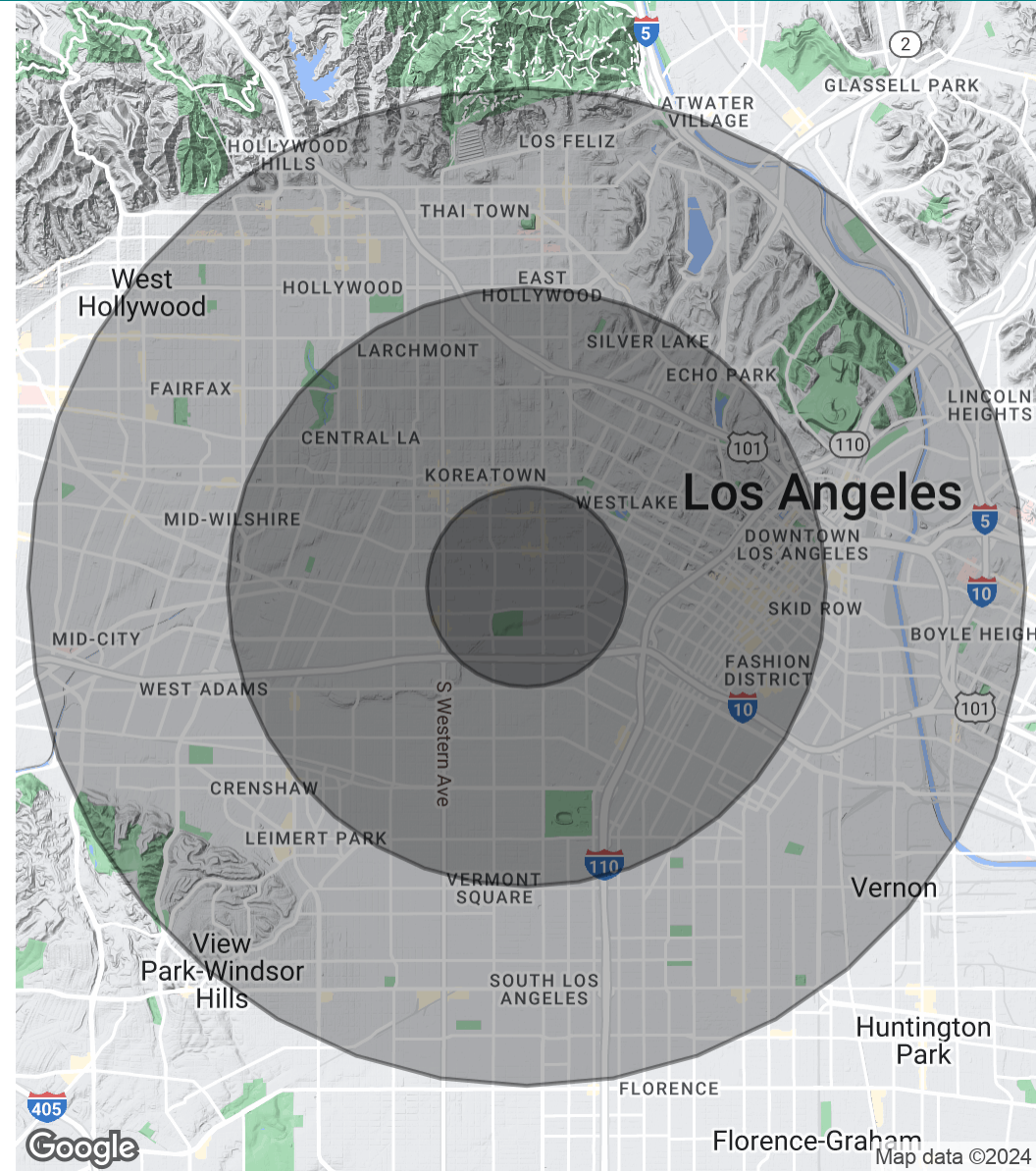
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DEMOGRAPHICS MAP & REPORT

2599 W PICO BLVD | LOS ANGELES, CA 90006

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	95,138	596,076	1,213,928
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	35,534	233,296	467,093
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$63,683	\$79,046	\$88,693
Average House Value	\$991,141	\$1,050,955	\$1,044,070
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	66.6%	53.6%	52.3%
RACE	1 MILE	3 MILES	5 MILES
% White	12.3%	19.1%	23.7%
% Black	5.6%	10.3%	12.7%
% Asian	19.6%	19.3%	13.5%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	3.4%	2.7%	2.3%
% Other	47.3%	36.5%	35.0%

Demographics data derived from AlphaMap



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