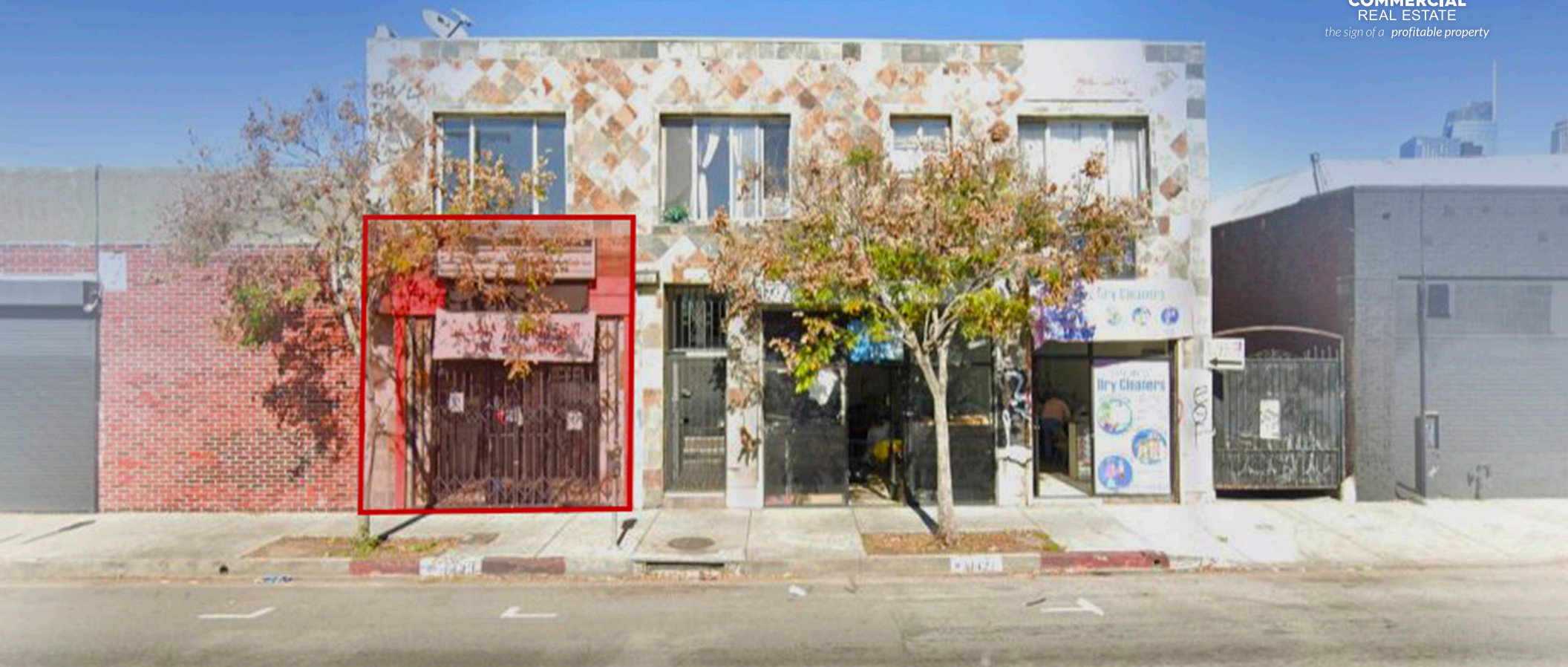




**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*



# SMALL DTLA PICO UNION RESTAURANT AVAILABLE FOR LEASE

1419-1423 W. Pico Blvd., Los Angeles, CA 90015



VIEW LISTING PAGE

**ASHER PERGAMENT**  
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DRE#01922775

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DRE#00923779



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RESTAURANT SPACE  
LOS ANGELES

**EXCLUSIVELY LISTED BY**

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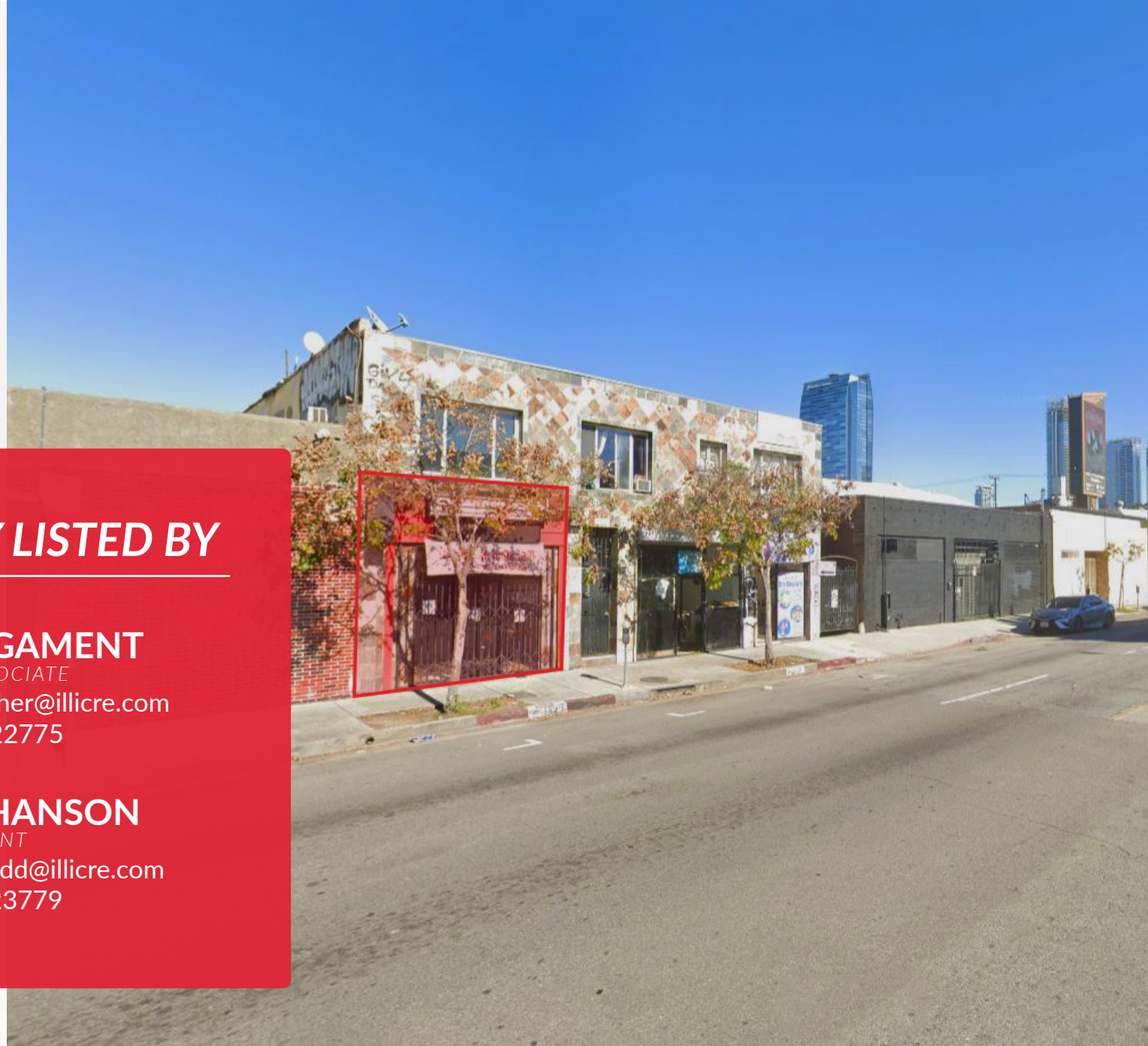
DRE#01922775

**TODD NATHANSON**

PRESIDENT

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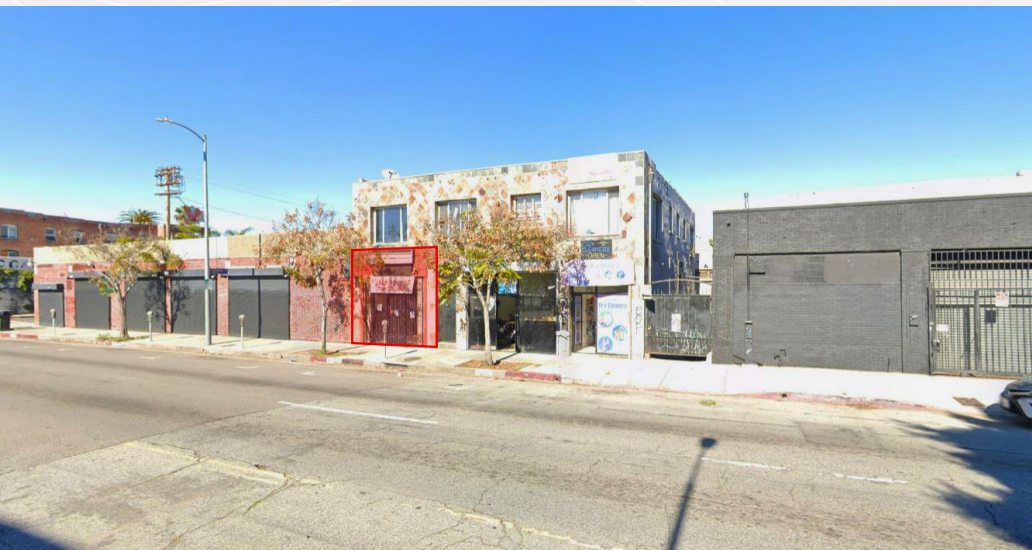


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# PROPERTY FEATURES

1419-1423 W. Pico Blvd., Los Angeles, CA 90015







## APPROX. 1,100 SF

FORMER RESTAURANT SPACE

- ✓ Small DTLA restaurant by 110 Fwy Pico Blvd
- ✓ Located in the densely populated Pico Union District adjacent to DTLA
- ✓ Fully equipped, 15 foot hood, 9 refrigerators, flat top, range, deep fryer, and Tandoor oven

## AREA AMENITIES

- ✓ Close walk to Staples Center/LA Live/Convention Center, DTLA deliveries, Pico Union location, close to USC and Figueroa Corridor

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	88,881	633,278	1,293,035
 Avg. HH Income	\$75,380	\$69,564	\$76,710
 Daytime Pop	71,370	513,424	1,044,698
 Traffic Count	± 26,678 CPD ON STREET		

RESTAURANT SPACE  
LOS ANGELES

# INTERIOR PHOTOS

1419-1423 W. Pico Blvd., Los Angeles, CA 90015



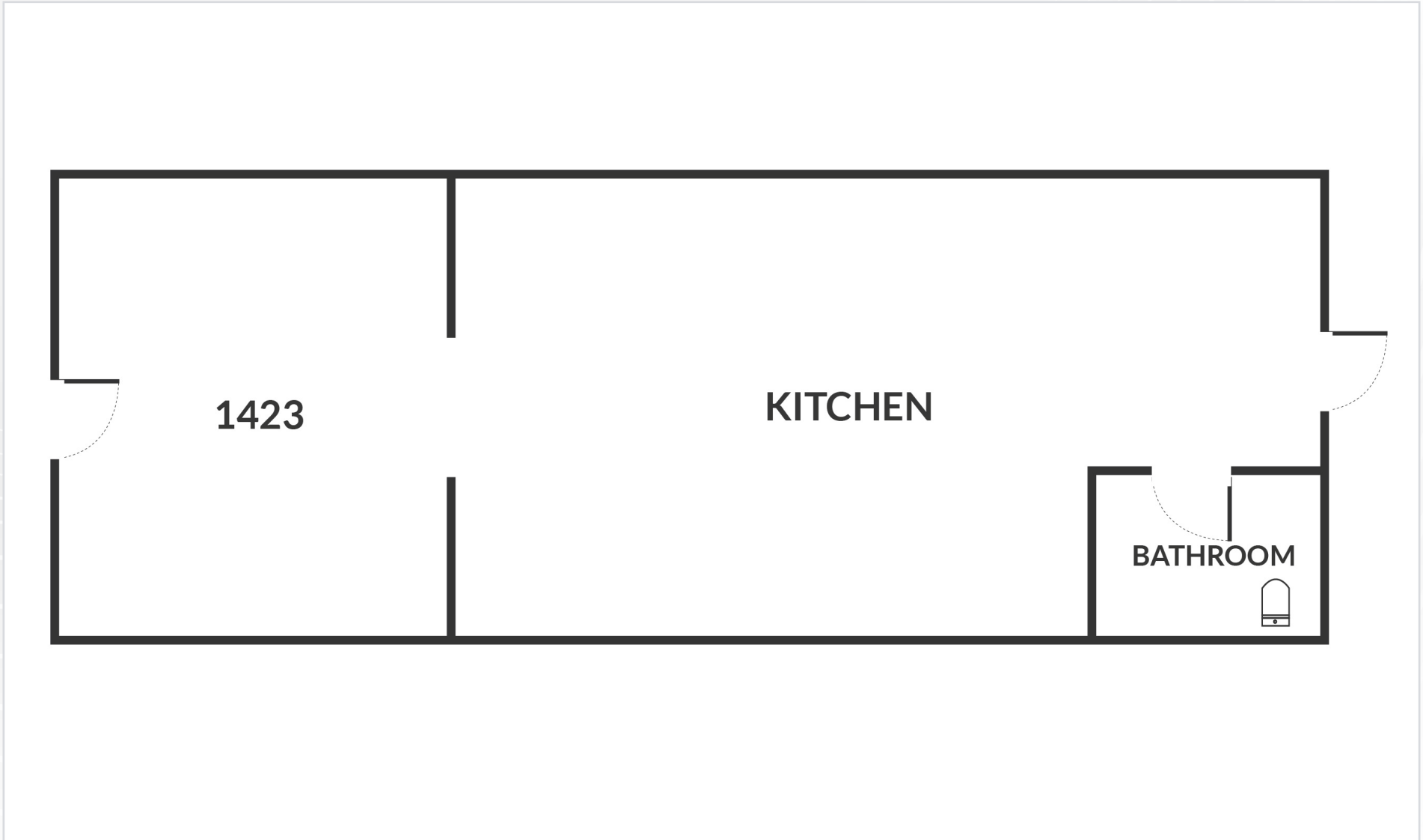
SUITE 1423



RESTAURANT SPACE  
LOS ANGELES

# FLOOR PLAN

1419-1423 W. Pico Blvd., Los Angeles, CA 90015

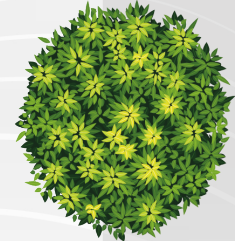


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# SITE PLAN

1419-1423 W. Pico Blvd., Los Angeles, CA 90015

W PICO BLVD



**SUITE 1423**  
**AVAILABLE**  
**±1,100 SF**

SUITE 1421

SUITE 1419

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DOWNTOWN LOS ANGELES

**AVAILABLE**

**H**  
Holiday Inn

**THE HOME DEPOT**

**Goodwill**

**GROCERY OUTLET**  
Bargain Market

**WSS**  
Shoes. Style. Selection.

**SHOBUYA**

**LA LIVE**

**crypto.com**

**Los Angeles CONVENTION CENTER**

**ROSS**  
DRESS FOR LESS

**T Mobile**

**99c ONLY STORES**  
**O'Reilly AUTO PARTS**

**Pep Boys**

**citi**  
**CVS pharmacy**

**Pep Boys**  
**ROSS DRESS FOR LESS**  
**Los Angeles CONVENTION CENTER**

**99c ONLY STORES**  
**crypto.com**  
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**SHOBUYA**  
**T Mobile**  
**H Holiday Inn**

**THE HOME DEPOT**  
**LA LIVE**  
**Goodwill**

**AERIAL MAP**



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