

CORNER NEWSSTAND @ PICO BLVD & PARNELL AVE

10597 PICO BOULEVARD - Rancho Park, CA 90064

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RENT: \$900 per month, modified gross

TERM: 5 years +

AVAILABLE: Immediately

PARKING: Public parking lot at Prosser complemented by additional street parking

- 48' of frontage
- Approximately 36,000 cars pass the site daily
- Dense population demographics with several new apartments in development
- Great signage and identity
- Located near UCLA's new research and study facility at The Annex & One Westside
- Abundance of metered street parking



www.parcommercial.com

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CENTURY CITY



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

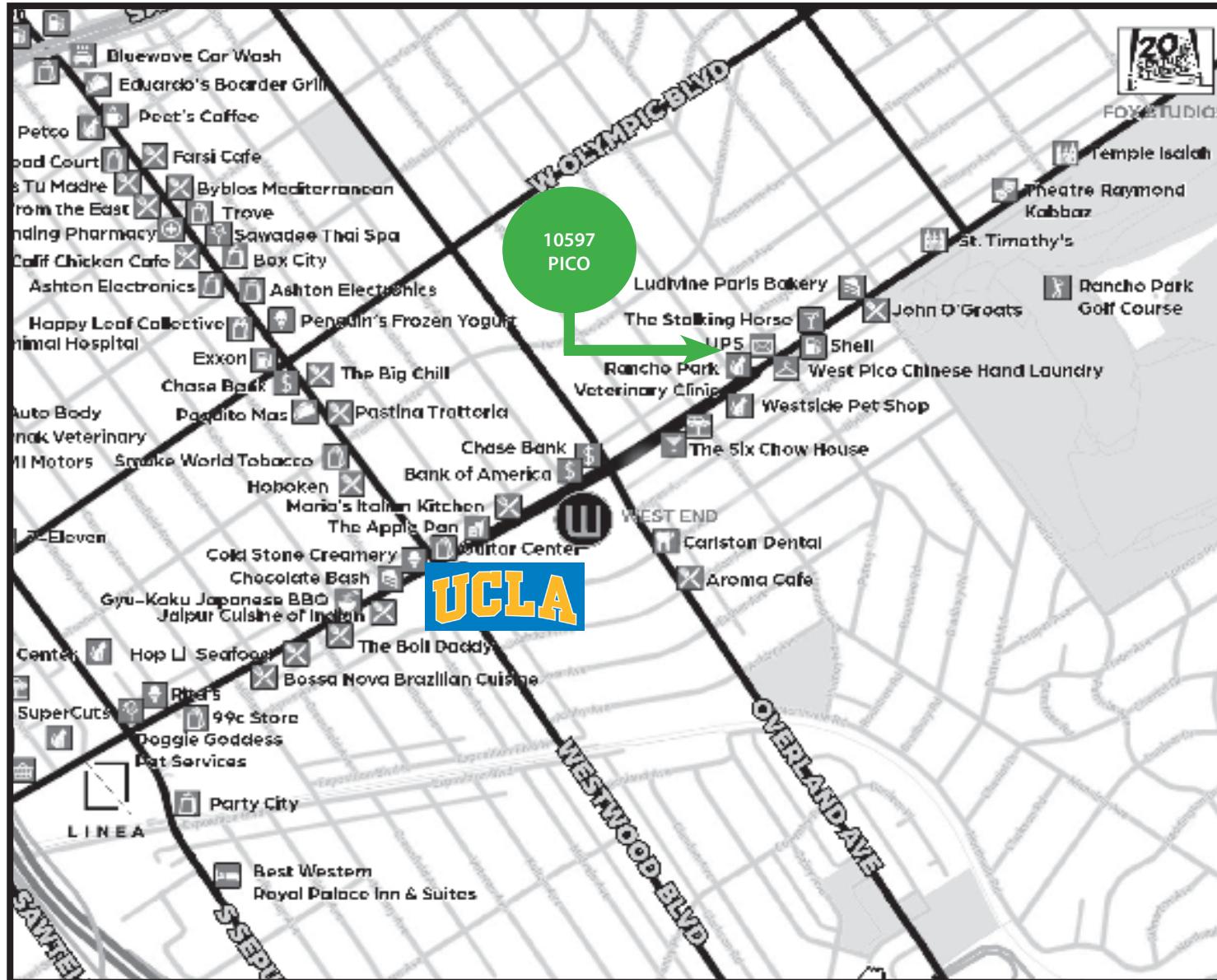


89 unit apartments over 14,000
SF of retail space

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.



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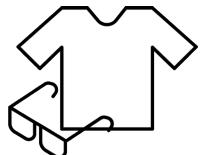
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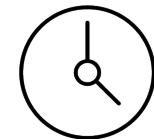
WITHIN 1 MILE



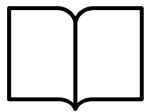
Apparel, Food/Entertainment & Services
\$236,075
2024 yearly consumer spending



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

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
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%	.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