

**10597 PICO BOULEVARD - Rancho Park, CA 90064**





**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](http://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



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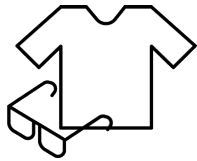
The property is located in an affluent submarket of Los Angeles where the Zillow Home Value Index is \$1,917,082. The trade area is densely populated with 195,294 people within a 3-mile radius and an average HHI of \$135,958 within one mile.



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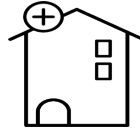
## WITHIN 1 MILE



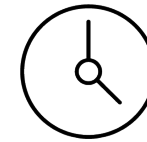
Apparel, Food/Entertainment &amp; Services

**\$236,075**

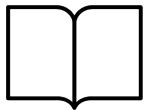
2024 yearly consumer spending



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 |
|--|---------------|---------------|---------------|
| <b>POPULATION</b>                                  |               |               |               |
| 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%         |
| <b>ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000+</b> |               |               |               |
| \$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       |

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