

TURN-KEY FOOD SPACE (WITH HOOD & GREASE)

HEART OF PICO & ROBERTSON

8946 W PICO BLVD, LOS ANGELES, CA



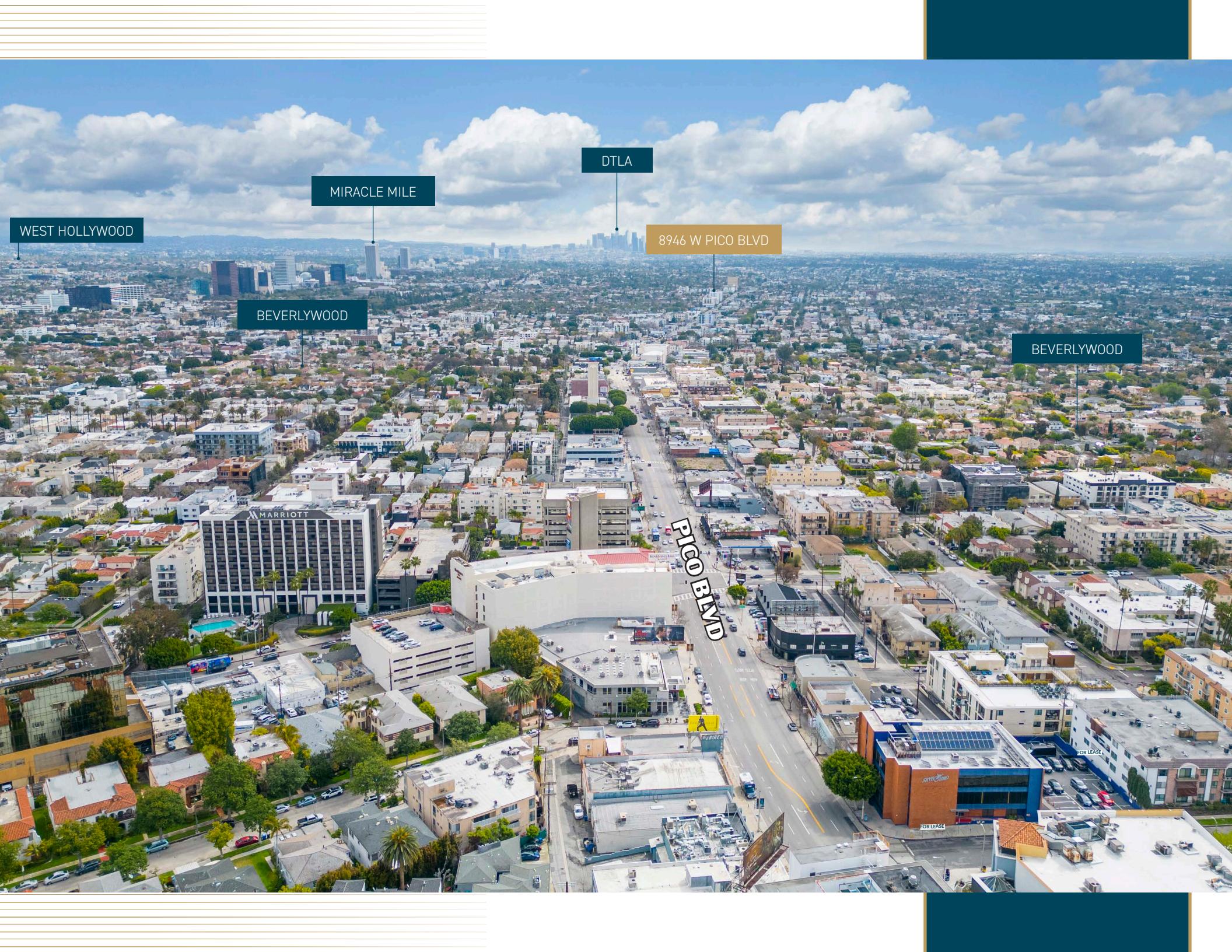
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CBRE



WEST HOLLYWOOD

MIRACLE MILE

DTLA

8946 W PICO BLVD

BEVERLYWOOD

BEVERLYWOOD

PICO BLVD

RETAIL/FOOD SPACE



8946 W PICO BLVD

RATE: \$5,000.00/Mo

NNN: ±\$1.25 PSF/Mo

SIZE: ±812 SF



FABULOUS RETAIL/FOOD OPPORTUNITY

In the heart of the Pico & Robertson area, this is a 2nd generation food opportunity in the heart of all the action. The space has on-site parking and nearby tenants such as Meshuga Sushi, Schwartz Bakery, Lenny's Casita, Pizzeria Sei, Elat Market, Glatt Mart, and much more!

HIGHLIGHTS

8946 W PICO BLVD

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NNN: ±\$1.25 PSF/Mo
Size: ±812 SF



Large Glass Storefront



On-Site Parking Spaces in the
Rear and Plentiful Street-Metered
Parking



Direct Deal
Through Landlord



Outdoor Seating



Delivered with
Hood & Grease



PARKING



LOS ANGELES

\$734BN
IN ECONOMIC OUTPUT

\$257BN
IN SALARY + WAGES

\$2.9BN
IN CONSUMER
EXPENDITURES

10th
AMONG INTERNATIONAL CITIES
IN TOTAL BILLIONAIRES

Top 10
INTERNATIONAL CITY
FOR LUXURY HOME SALES

\$4.6MM
MEDIAN LUXURY HOME VALUE

\$1BN+
HOME FURNISHINGS SALES

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES		1 MILE	2 MILES	3 MILES
 POPULATION				 EDUCATION			
2025 Population - Current Year Estimate	42,830	136,685	324,275	2025 Population 25 and Over	31,063	104,370	252,957
2030 Population - Five Year Projection	43,136	137,314	326,107	HS and Associates Degrees	7,708	28,599	69,882
2025-2030 Annual Population Growth Rate	0.14%	0.09%	0.11%	Bachelor's Degree or Higher	22,006	70,258	166,716
 HOUSEHOLDS				 HOUSING UNITS			
2025 Households - Current Year Estimate	18,745	63,546	157,223	2025 Housing Units	20,460	69,765	171,370
2030 Households - Five Year Projection	19,227	65,201	161,478	2025 Vacant Housing Units	1,715	6,219	14,147
2025-2030 Annual Household Growth Rate	0.51%	0.52%	0.54%	2025 Occupied Housing Units	18,745	63,546	157,223
2025 Average Household Size	2.27	2.12	2.04	2025 Owner Occupied Housing Units	5,600	21,565	48,270
 HOUSING INCOME				2025 Renter Occupied Housing Units	13,145	41,981	108,953
2025 Average Household Income	\$181,498	\$183,553	\$171,018	 PLACE OF WORK			
2030 Average Household Income	\$201,044	\$202,132	\$187,978	2025 Businesses	5,386	21,172	33,453
2025 Median Household Income	\$114,602	\$117,508	\$109,531	2025 Employees	31,608	173,481	269,015
2030 Median Household Income	\$133,238	\$134,567	\$123,061				
2025 Per Capita Income	\$79,962	\$85,574	\$82,911				
2030 Per Capita Income	\$90,181	\$96,249	\$93,075				

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