

3087
Sopita
Adriana's Ramen
INSURANCE
H&R BLOCK
Mobile
Salon de Belleza y Barberia
BEAUTY & BARBER
DONUTS
NIX Neighborhood Lending

SIGNALIZED CORNER - PRIME PICO BLVD FOR LEASE

3087 W PICO BOULEVARD, LOS ANGELES, CA 90006



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ASSET GROUP



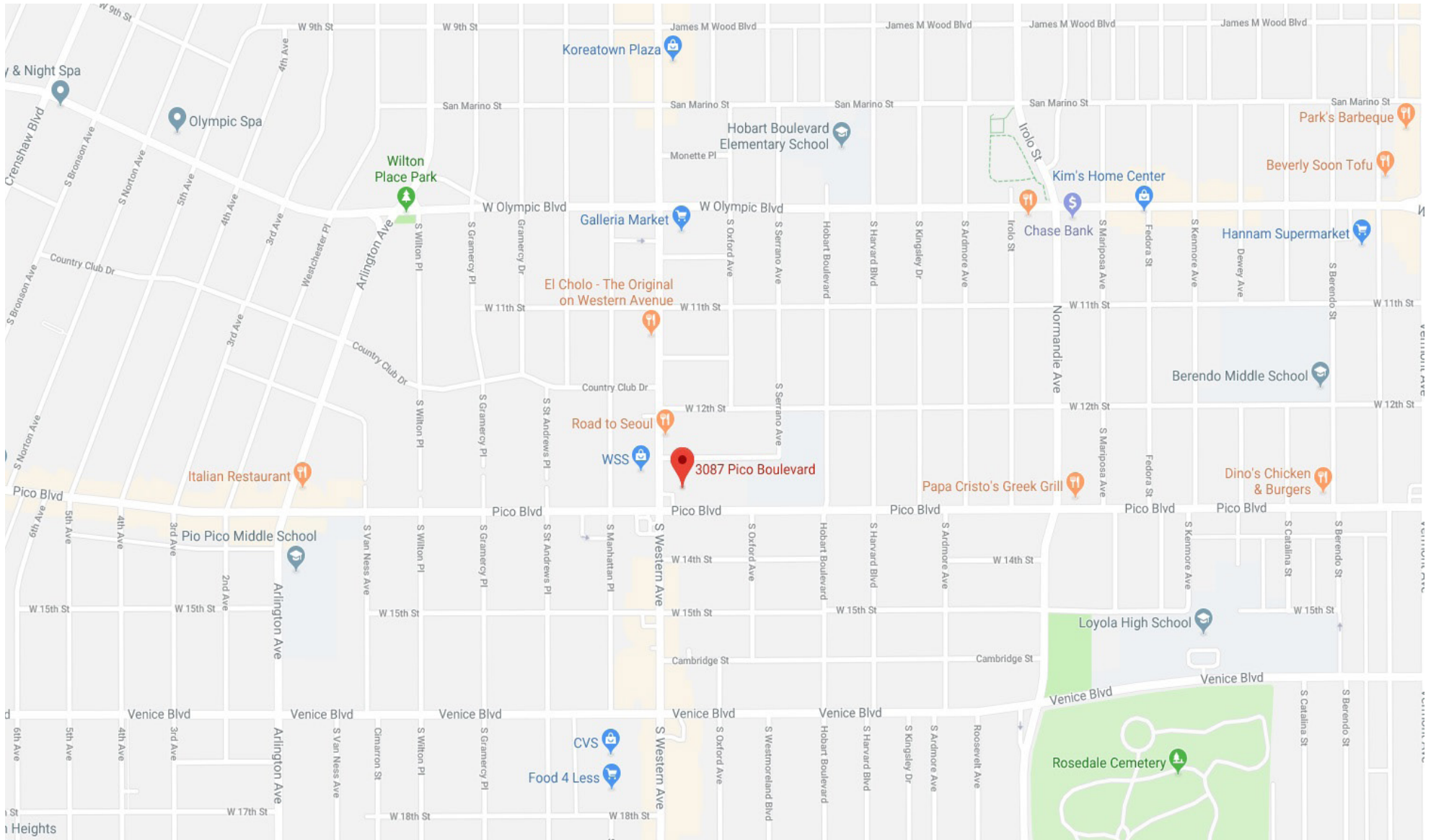
BUSY SHOPPING CENTER - CORNER OF PICO BLVD & WESTERN FOR LEASE

Highlights

- Retail Space Available in a Very Busy Shopping Center, Approximately 1,985 Sq. Ft.
- Pole Signage Available
- 2 Entry/Exits Pico Blvd & Western Ave
- Ideal for Title Loans, Real Estate Office, Pharmacy, Clothing, Pet Grooming, Personal Training, Discount Store, Market
- Located on a Signalized Corner of Main & Main
- Surrounded by Successful Tenants
- Excellent Traffic Counts. 63,000
- All Day Pedestrian Traffic
- Strong Area Demographics
- 1-Mile Population: 83,000

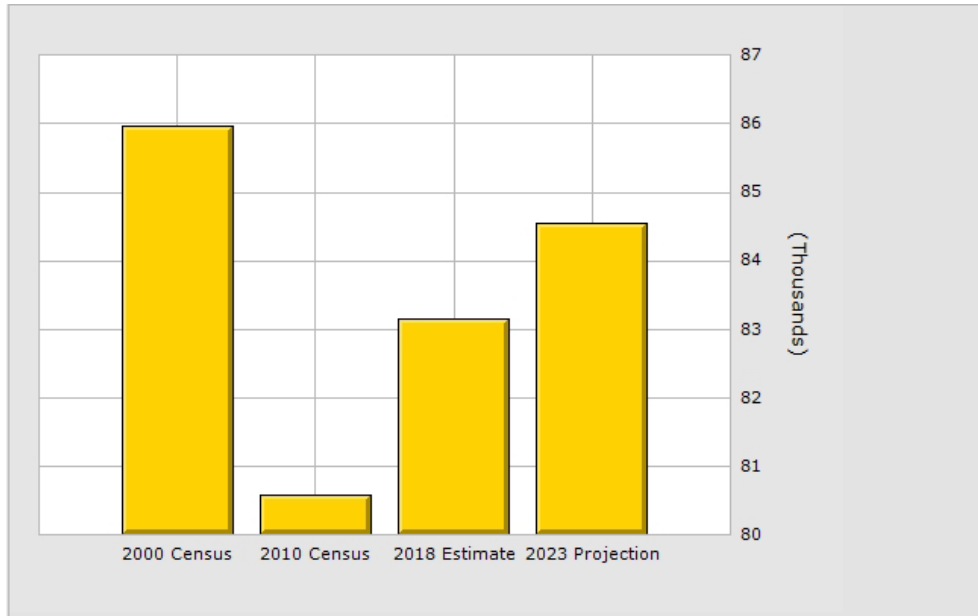
MAP

3087 W PICO BLVD, LOS ANGELES, CA 90006



DEMOGRAPHICS

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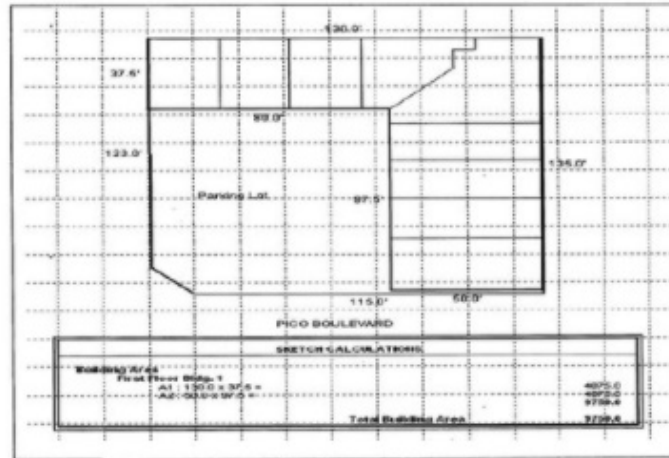
Population	1 Mile	2 Mile	3 Mile
2018 Total Population:	83,149	325,510	628,833
2023 Population:	84,556	332,506	642,908
Pop Growth 2018-2023:	1.69%	2.15%	2.24%
Average Age:	37.20	36.40	36.20
Households			
2018 Total Households:	28,520	112,650	221,187
HH Growth 2018-2023:	1.55%	2.04%	2.19%
Median Household Inc:	\$34,902	\$34,658	\$37,423
Avg Household Size:	2.80	2.80	2.70
2018 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$717,173	\$671,137	\$656,840
Median Year Built:	1959	1959	1958

SITE PLAN

3087 W PICO BLVD, LOS ANGELES, CA 90006

SUBJECT DATA PRESENTATION 23

17.2 Sketch Of Building



SKETCH/AREA TABLE ADDENDUM

Western Ave



Pico Blvd



For more information, please call.



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