

# Restaurant Retail/ Office Space Available in Pico-Union

2101 - 2117 W. Pico Blvd. and 1243 S. Alvarado St., Los Angeles, CA 90006



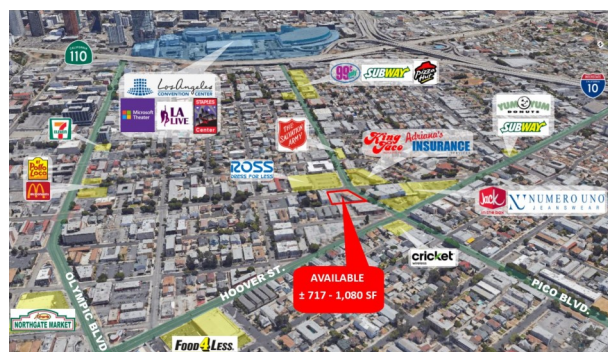
## FEATURES

- Densely populated area - over 1.3 million residents in a 5 mile radius.
- Busy retail trade area with neighbors including Food 4 Less, Northgate Market, Ross Dress for Less and many more!
- The center is less than 1 mile away for LA Live, Staples Center and the LA convention Center.
- Close freeway access.

## FOR LEASE

- Approximately 714 - 1,080 SF retail / office available.
- Center on busy signalized intersection.

DEMOS	1 mile	3 mile	5 mile
Population	91,554	629,731	1,305,482
Avg. HH Income	\$73,228	\$74,380	\$75,379
Daytime Pop.	2,613	3,482	3,645
Traffic Count	Over 52,000 cars per day!		



## EXCLUSIVE LEASING AGENTS

**Todd Nathanson** (818) 501-2212 x101, todd@illicre.com, DRE #00923779

**Barbara Sol** (818) 501-2212 x148, bsol@illicre.com, DRE #01933454

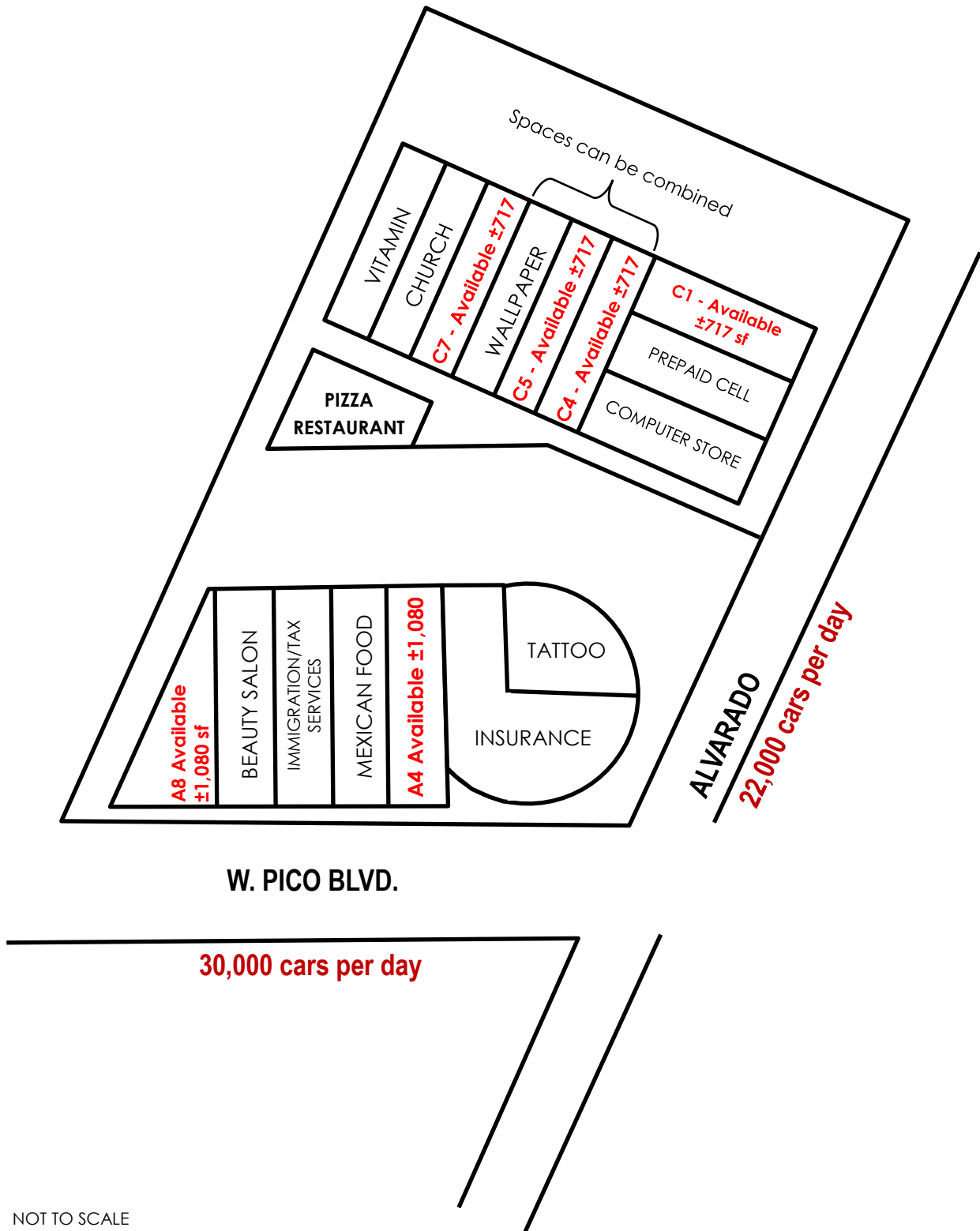
**Luke Bertino** (714) 625-7150, luke@illicre.com, DRE #01950296

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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