



PRIME PICO BLVD FORMER QSR LOCATION - FOR LEASE

1563 W PICO BOULEVARD, LOS ANGELES, CA 90015

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cag | COMMERCIAL
ASSET GROUP



LOCATED AT THE INTERSECTION OF W PICO BLVD AND UNION AVE

1563 W PICO BOULEVARD, LOS ANGELES, CA 90015

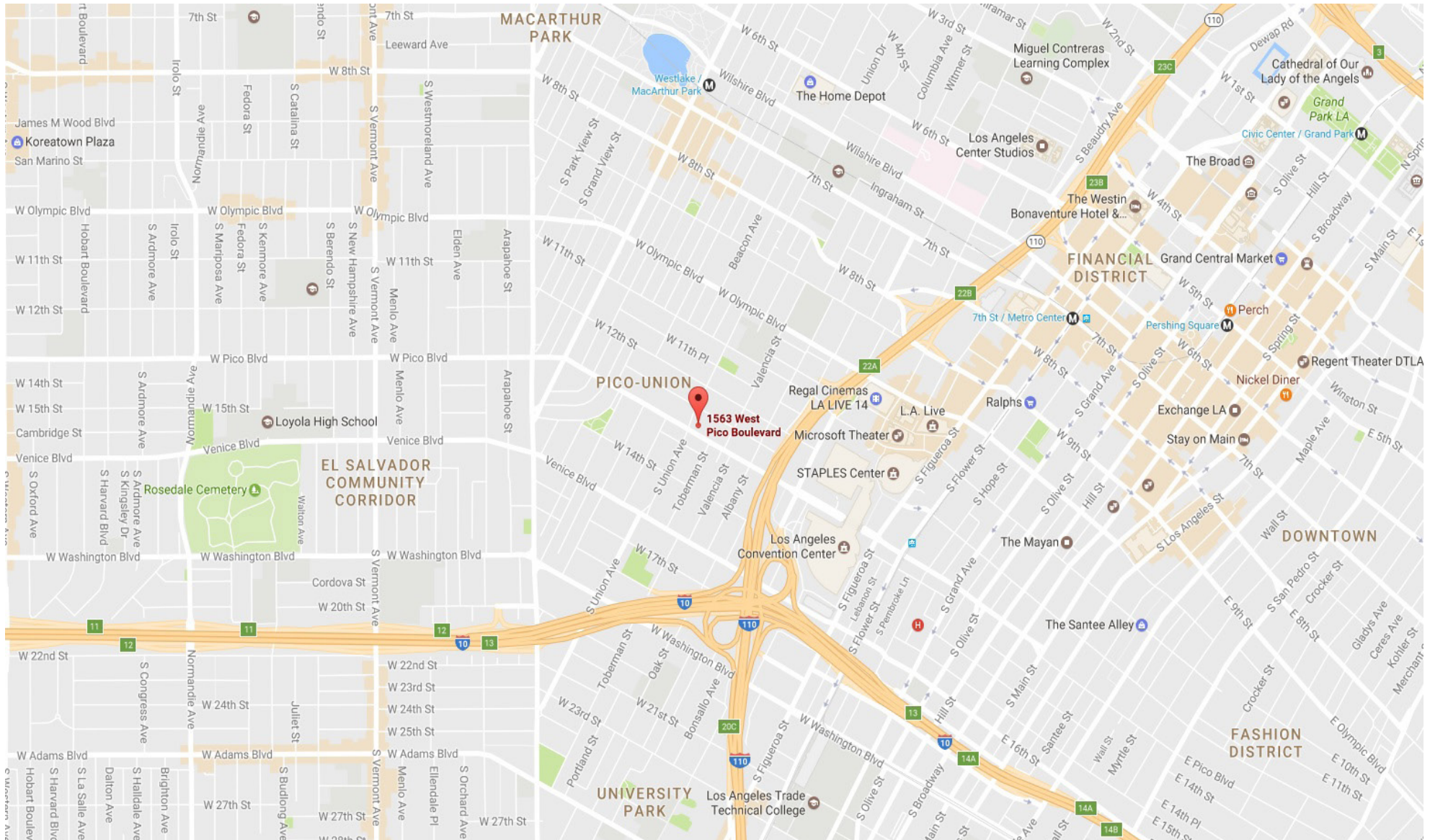
Highlights

- Approximately 850 Sq Ft 2nd Generation Restaurant Space
- Very Busy Shopping Center
- Well Maintained Center
- Excellent Curb Appeal
- Ample Parking
- 46,000 Cars Per Day
- Former LA Pizza Loca Location

- Signalized Intersection
- Heavy Car & Foot Traffic
- Dense Population Demographics
- Population: 1 Mile Radius 81,000
- Household Income 1(mile) \$39,500
- Excellent Street Exposure
- Minutes to Staple Center

MAP

1563 W PICO BOULEVARD, LOS ANGELES, CA 90015



AERIAL

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DEMOGRAPHICS

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| | 1 mile(s) | 2 mile(s) | 3 mile(s) |
|---|-----------|-----------|-----------|
| Population: 2014B | | | |
| Total Population | 80,984 | 320,660 | 614,982 |
| Female Population | 47.04% | 47.33% | 47.72% |
| Male Population | 52.96% | 52.67% | 52.28% |
| Population Density | 25,774 | 25,514 | 21,747 |
| Population Median Age | 31.1 | 31.6 | 32.3 |
| Employed Civilian Population 16+ | 34,757 | 139,600 | 262,431 |
| % White Collar | 32.5% | 40.7% | 42.2% |
| % Blue Collar | 67.5% | 59.3% | 57.8% |
| Total Employees | 58,731 | 283,470 | 381,225 |
| Total Establishments* | 5,204 | 22,584 | 32,174 |
| Population Growth 2000-2010 | 2.90% | 2.40% | 0.59% |
| Population Growth 2014B-2019 | 3.02% | 2.53% | 1.81% |
| Income: 2014B | | | |
| Average Household Income | \$39,474 | \$40,167 | \$43,868 |
| Median Household Income | \$22,931 | \$23,953 | \$26,892 |
| Per Capita Income | \$14,332 | \$15,479 | \$15,875 |
| Avg Income Growth 2000-2010 | 39.24% | 36.92% | 36.83% |
| Avg Income Growth 2014B-2019 | 21.68% | 20.18% | 19.35% |
| Households: 2014B | | | |
| Households | 28,364 | 114,716 | 209,050 |
| Average Household Size | 2.79 | 2.62 | 2.77 |
| Hhld Growth 2000-2010 | 15.20% | 11.90% | 7.66% |
| Hhld Growth 2014B-2019 | 6.14% | 5.33% | 3.90% |
| Housing Units: 2014B | | | |
| Occupied Units | 28,364 | 114,716 | 209,050 |
| % Occupied Units | 94.03% | 94.94% | 95.64% |
| % Vacant Housing Units | 5.97% | 5.06% | 4.36% |
| Owner Occ Housing Growth 2000-2010 | 49.25% | 17.15% | 9.77% |
| Owner Occ Housing Growth 2000-2019 | 61.24% | 22.01% | 12.56% |
| Owner Occ Housing Growth 2014B-2019 | 9.07% | 4.67% | 2.61% |
| Occ Housing Growth 2000-2010 | 15.20% | 11.90% | 7.66% |
| Occ Housing Growth 2010-2019 | 12.02% | 11.11% | 9.22% |
| Occ Housing Growth 2014B-2019 | 6.14% | 5.33% | 3.90% |
| Race and Ethnicity: 2014B | | | |
| % American Indian or Alaska Native Population | 1.33% | 1.18% | 1.07% |
| % Asian Population | 13.92% | 20.22% | 20.08% |
| % Black Population | 4.99% | 7.82% | 9.86% |
| % Hawaiian or Pacific Islander Population | 0.06% | 0.12% | 0.11% |
| % Multirace Population | 5.05% | 5.11% | 4.70% |
| % Other Race Population | 41.61% | 33.59% | 32.84% |
| % White Population | 33.05% | 31.96% | 31.33% |
| % Hispanic Population | 74.99% | 62.74% | 61.21% |
| % Non Hispanic Population | 25.01% | 37.26% | 38.79% |

SITE PLAN

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For more information, please call.



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