

4501 W PICO

BOULEVARD

800 - 1,650 SF | RETAIL / SERVICE | SIGNALIZED HARD CORNER | LOWE'S SHADOW ANCHOR CENTER

POTENTIAL USES INCLUDE: CAFÉ / COFFEE · FAST CASUAL · NAIL / BEAUTY · MEDICAL

[SEE ON MAP](#)



EXECUTIVE SUMMARY

4501 W Pico Blvd presents an exceptional retail leasing opportunity at one of Mid-City Los Angeles's most visible and trafficked signalized intersections. The available space offers approximately 800 - 1,650 square feet of ground-floor retail, positioned on a hard corner with immediate exposure to the steady flow of vehicular and pedestrian traffic along Pico Boulevard — one of the city's primary east-west commercial corridors.

The property benefits from its location within a Lowe's-anchored shadow center, providing consistent draw from home improvement and big-box shoppers and ensuring a built-in base of frequent, repeat customer traffic. The surrounding Mid-City neighborhood is a dense, amenity-rich community with a diverse and growing daytime and residential population, making this an ideal location for service-oriented, food & beverage, or neighborhood retail concepts.

This size range is well-suited for established operators and emerging brands seeking maximum visibility at an accessible and competitively positioned price point in one of Los Angeles's most active retail corridors.

HIGHLIGHTS



Signalized Hard Corner



Lowe's Shadow Anchor



Strong Pedestrian Exposure



High Vehicular Counts



Diverse, Dense Trade Area

CENTURY CITY

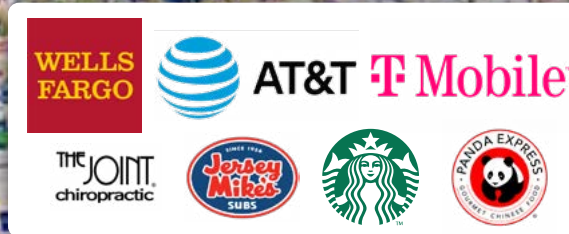
15 Minute Drive

HOLLYWOOD

15 Minute Drive

MIRACLE MILE/MID-WILSHIRE

10 Minute Drive



4501 WEST
PICO BOULEVARD

PICO BOULEVARD

VENICE BOULEVARD



LOWE'S **Smart & Final** **ROSS**
extra! DRESS FOR LESS

BOB'S DISCOUNT FURNITURE **PETSMART** **GNC**
carter's **ULTA** **Bath & Body Works**
CHASE **Great Clips** **CHIPOTLE** **BR**
MEXICAN GRILL BASKIN-ROBBINS

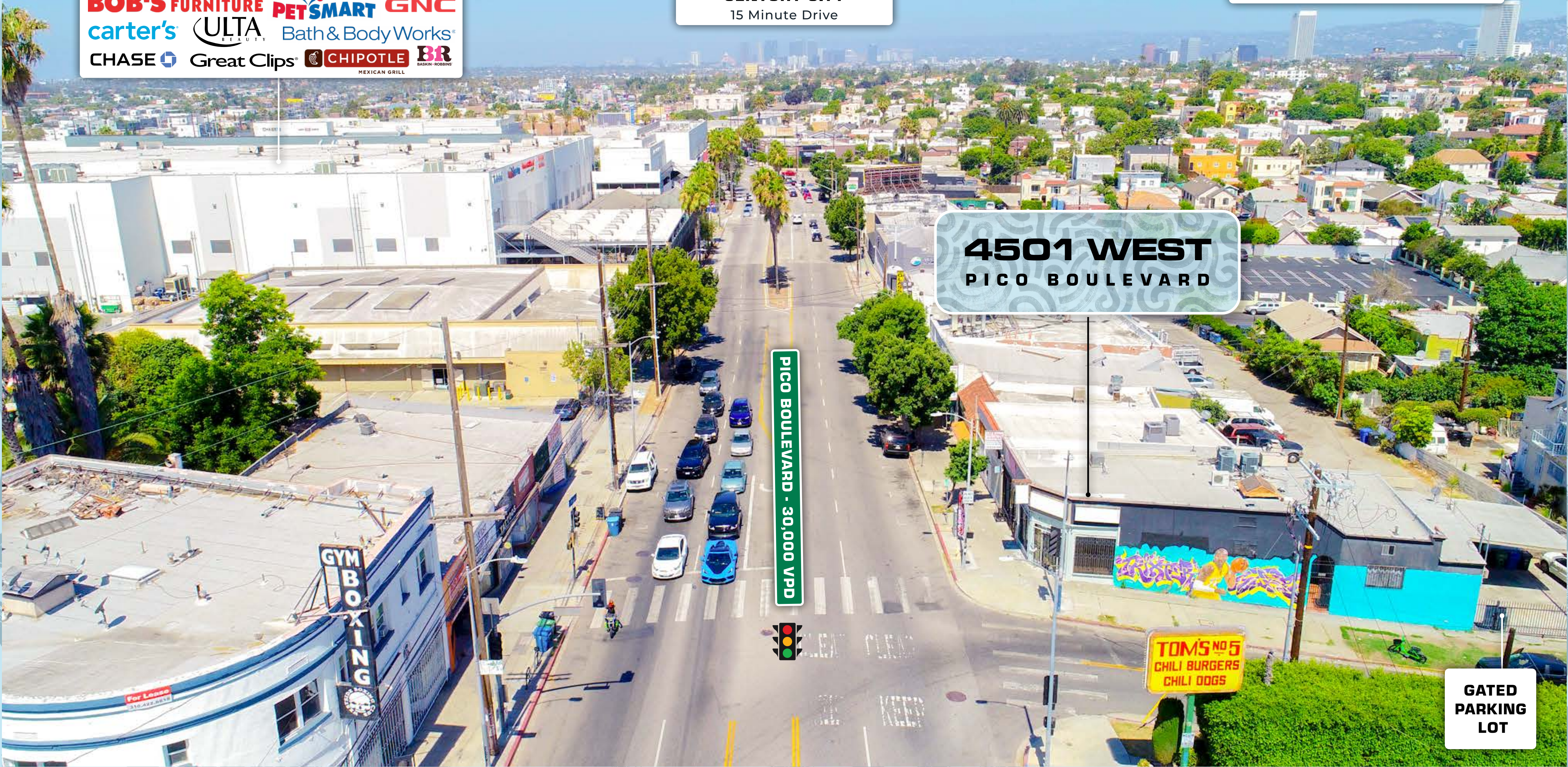
CENTURY CITY
15 Minute Drive

MIRACLE MILE/MID-WILSHIRE
10 Minute Drive

4501 WEST
PICO BOULEVARD

PICO BOULEVARD - 30,000 VPD

GATED
PARKING
LOT



MARKET OVERVIEW

Pico Boulevard is one of Los Angeles’s most enduring neighborhood retail corridors, stretching from Downtown LA through Mid-City, Beverlywood, and into Santa Monica. The stretch around 4501 W Pico anchors a thriving commercial node in Mid-City – a neighborhood recognized for its high density, cultural vibrancy, and proximity to major employment hubs including Culver City, Miracle Mile, and the Crenshaw corridor.

The immediate trade area is characterized by a large and stable residential base, a growing number of creative and tech-adjacent employers, and consistent daytime traffic from nearby schools, houses of worship, and community institutions. The neighborhood supports a wide range of retail and service uses, with strong consumer demand for food & beverage, personal care, and everyday convenience services.

Mid-City has benefited from increased investment activity along the Crenshaw/LAX Metro line, improving transit connectivity and supporting broader commercial revitalization across adjacent corridors. Pico Blvd retail vacancies at this scale remain limited, making opportunities like 4501 W Pico especially compelling for operators seeking an established, high-visibility location without the premium of Westside pricing.

Nearby Demand Drivers: Lowe’s Home Improvement · Rancho Park · Culver City border · Pico-Robertson neighborhood · LA Unified schools · Metro E Line (nearby)

	1 MILE	3 MILE	5 MILE
2024 POPULATION	43,618	502,650	1,227,933
NUMBER OF HOUSEHOLDS	16,784	202,750	508,702
AVG. HOUSEHOLD INCOME	\$110,002	\$98,649	\$104,041



4501 W PICO

BOULEVARD



PEGASUS

CONTACT LEASING

LEASING@PEGASUSAM.COM | (424) 363-7800

JOSH DEMBO

Associate - Leasing

jdembo@pegasusam.com

LIC # 02242456 (CA)

ANDREW COHEN

Executive Vice President - Leasing

acohen@pegasusam.com

LIC # 01996379 (CA)

EMMET PIERSON

Senior Associate - Leasing

epierson@pegasusam.com

LIC # 02048600 (CA)

1901 Avenue of the Stars, Suite 630

Los Angeles, CA 90067

424.363.7800

pegasusam.com

LIC # 02119442 (CA)

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