

Best In Class Ralphs Anchored Center

Restaurant & Retail Space Available



4856 - 4860 W. Pico Blvd., Los Angeles, CA 90019



Available

	Size (SF):	Rent (PSF/Mo., NNN):
4860:	±950	\$4.50
4856:	±1,697	\$4.75
NNN:	±\$0.91 PSF/Mo.	
Available:	Immediately	
Parking:	Ample visitor parking	

Features

- ▶ Exclusive outdoor dining area located adjacent to 4860
- ▶ Best in class shopping center ranked in the top 98% of neighborhood centers by visits in the state and country
- ▶ Center has averaged over 12,300 visits per day in 2025
- ▶ High ceilings
- ▶ Strong co-tenancy with top performing national Tenants including Ralphs, Planet Fitness, Living Spaces, CVS, Five Guys, Wingstop, Olive Garden, and Bank of America, etc.
- ▶ Center accessible from high CPD thoroughfares of Pico, Venice, and San Vicente

Prospective tenants are hereby advised that all uses are subject to City approval



Midtown Shopping Center Tenants

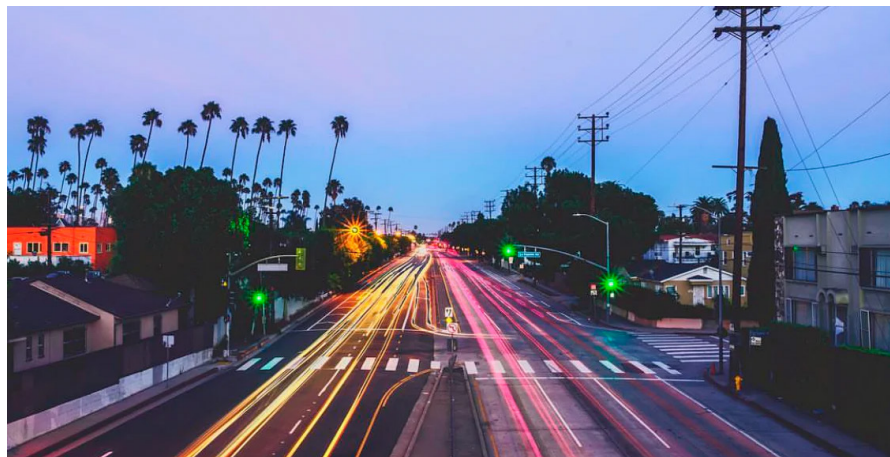


Across from Midtown Crossing

Midtown Crossing is anchored by Lowe's and Ross



Mid-City Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	13,230	46,391	192,524
2030 Projected Population	12,933	44,784	188,261
2020 Census Population	13,233	46,573	190,993
2010 Census Population	13,677	46,939	189,574
Projected Annual Growth 2025 to 2030	-0.4%	-0.7%	-0.4%
Historical Annual Growth 2010 to 2025	-0.2%	-	0.1%
2025 Median Age	36.4	37.8	38.0
HOUSEHOLDS			
2025 Estimated Households	4,877	18,125	77,495
2030 Projected Households	4,874	17,953	78,055
2020 Census Households	4,651	17,727	75,338
2010 Census Households	4,560	17,056	71,729
Projected Annual Growth 2025 to 2030	-	-0.2%	0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.5%
RACE & ETHNICITY			
2025 Estimated White	24.7%	26.9%	29.4%
2025 Estimated Black or African American	17.6%	19.7%	17.1%
2025 Estimated Asian or Pacific Islander	10.4%	14.0%	17.3%
2025 Estimated American Indian or Native Alaskan	2.4%	1.8%	1.6%
2025 Estimated Other Races	44.9%	37.6%	34.6%
2025 Estimated Hispanic	51.1%	42.7%	39.9%
INCOME			
2025 Estimated Average Household Income	\$125,163	\$131,468	\$136,763
2025 Estimated Median Household Income	\$87,384	\$93,628	\$91,814
2025 Estimated Per Capita Income	\$46,276	\$51,525	\$55,251
EDUCATION			
2025 Estimated High School Graduate	18.9%	18.3%	17.6%
2025 Estimated Some College	14.8%	16.0%	16.6%
2025 Estimated Associates Degree Only	4.2%	6.1%	5.6%
2025 Estimated Bachelors Degree Only	23.1%	26.8%	28.0%
2025 Estimated Graduate Degree	13.8%	13.8%	15.4%
BUSINESS			
2025 Estimated Total Businesses	481	2,005	10,920
2025 Estimated Total Employees	2,672	10,820	69,528
2025 Estimated Employee Population per Business	5.6	5.4	6.4
2025 Estimated Residential Population per Business	27.5	23.1	17.6

Your trusted *partners*

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