



Property Highlights

Available:

Ground Floor: ±1,000 Sq Ft | ±1,000 Sq Ft | ±1,000 Sq Ft
2nd Level approximately 6,000 square feet partially built office

Pico-Union is located just west of DTLA, L.A. Live and the Los Angeles Convention Center

On-site Parking

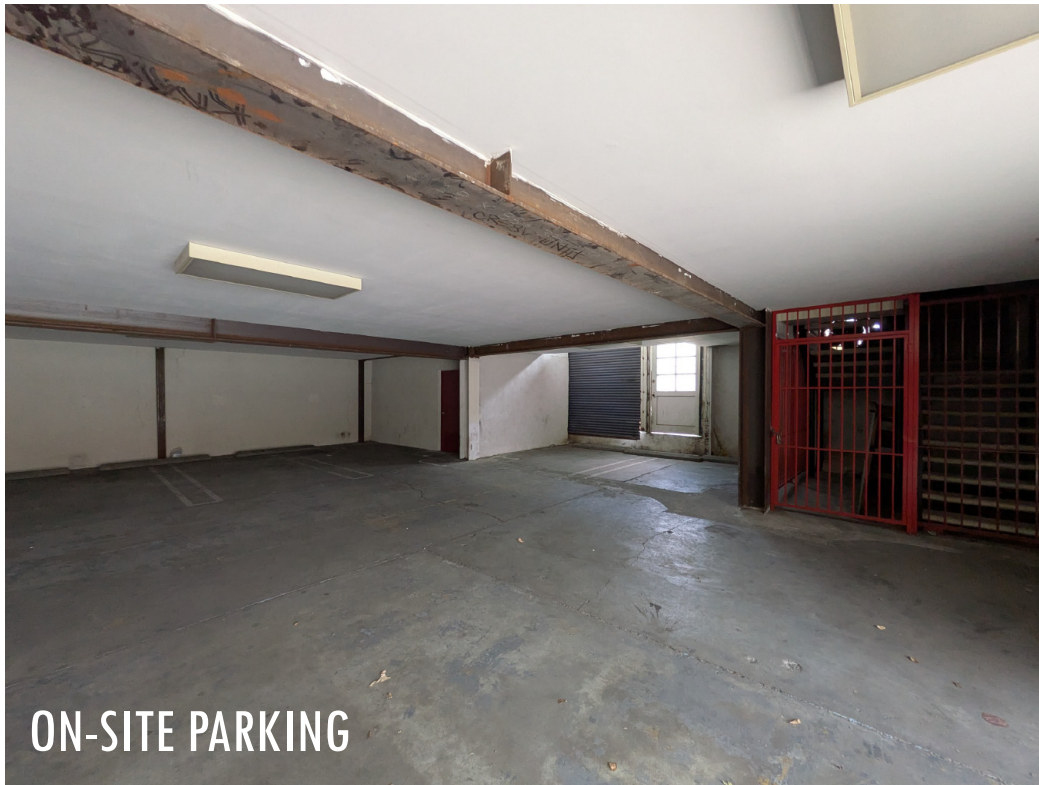
Across from Elementary Schools

Traffic Counts:

W Pico Blvd. 23,196

2025 Est.	1/2 Mile	1 Mile	2 Mile
Population	19,449	92,206	361,431
Total Household Expenditure	\$570.24 M	\$3.25 B	\$12.99 B
Avg. HH Income	\$63,312	\$81,082	\$80,746
Households	6,643	36,465	145,473
Total Employees Daytime Demographics	5,632	47,241	237,001

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ON-SITE PARKING



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