

9701 W.
PICO BOULEVARD
LOS ANGELES, CA



423 - 1,010 SF

FOR LEASE | *PRIME RETAIL/OFFICE SPACES*

YAIR HAIMOFF, SIOR
Executive Managing Director
818.203.5429
yhaimoff@spectrumcre.com
CA DRE Lic. #01414758

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

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FEATURES / HIGHLIGHTS

PROPERTY FEATURES

-  Prime Retail and Office Suites
-  Flexible Efficient Floor Plans
-  Excellent Signage Opportunity
-  Gated & Secured Parking



LOCATION HIGHLIGHTS

-  Prominent Location - Beverly Hills & Century City Adjacent
-  High Visibility & Traffic Count along Pico Blvd **±42,000 CPD**
-  Walking Distance to Restaurants, Shops, Schools, Fitness, Entertainment, Hotels & House of Worships
-  Easy Access to 405 Freeway and I-10



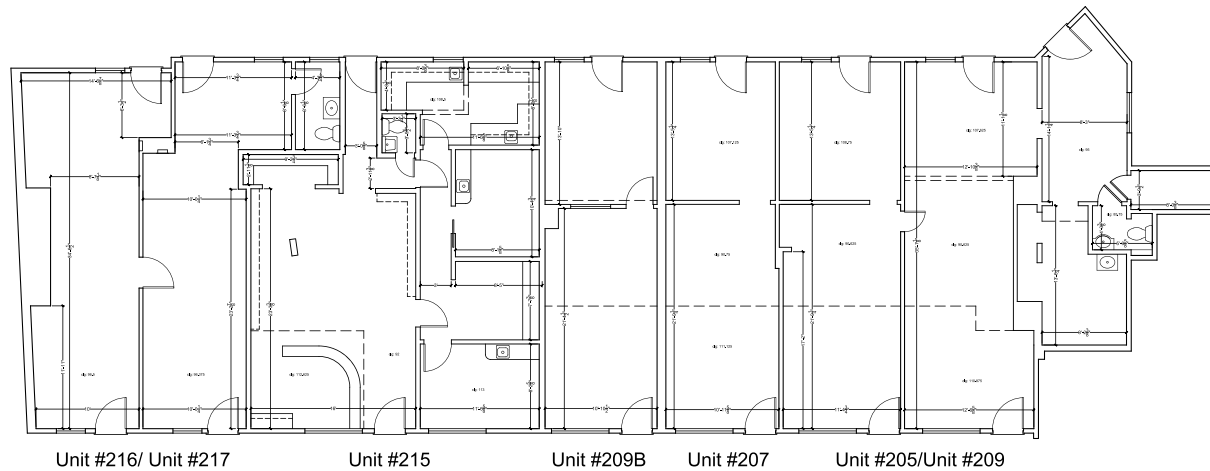
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1ST FLOOR

SUITES	SIZE
100	1,010 SF
110	423 SF



2ND FLOOR

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INTERIOR PHOTOS

SUITE 100



SUITE 110



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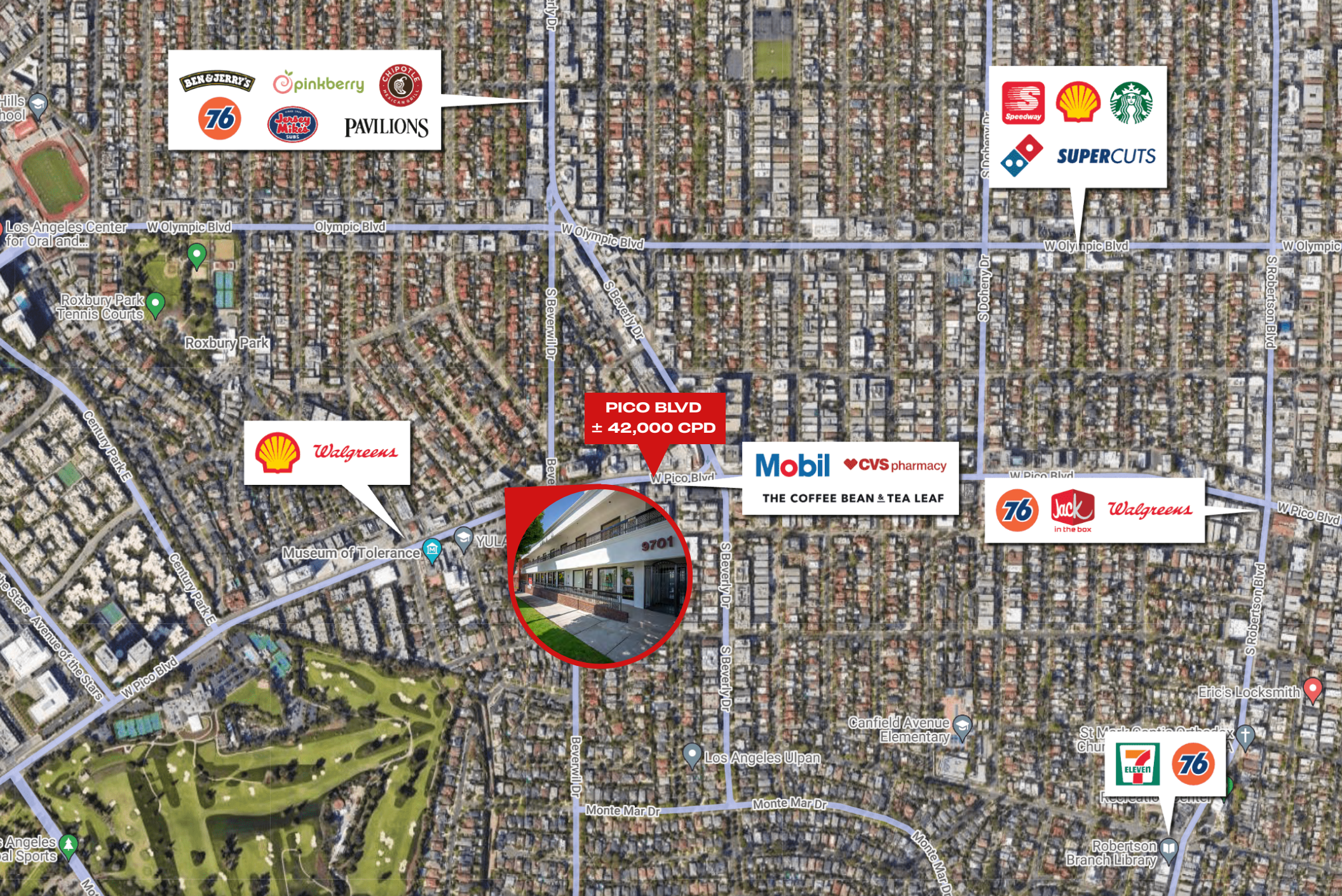
NEARBY AMENITIES



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POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	29,726	298,646	728,320
Estimated Households	14,411	144,415	335,719



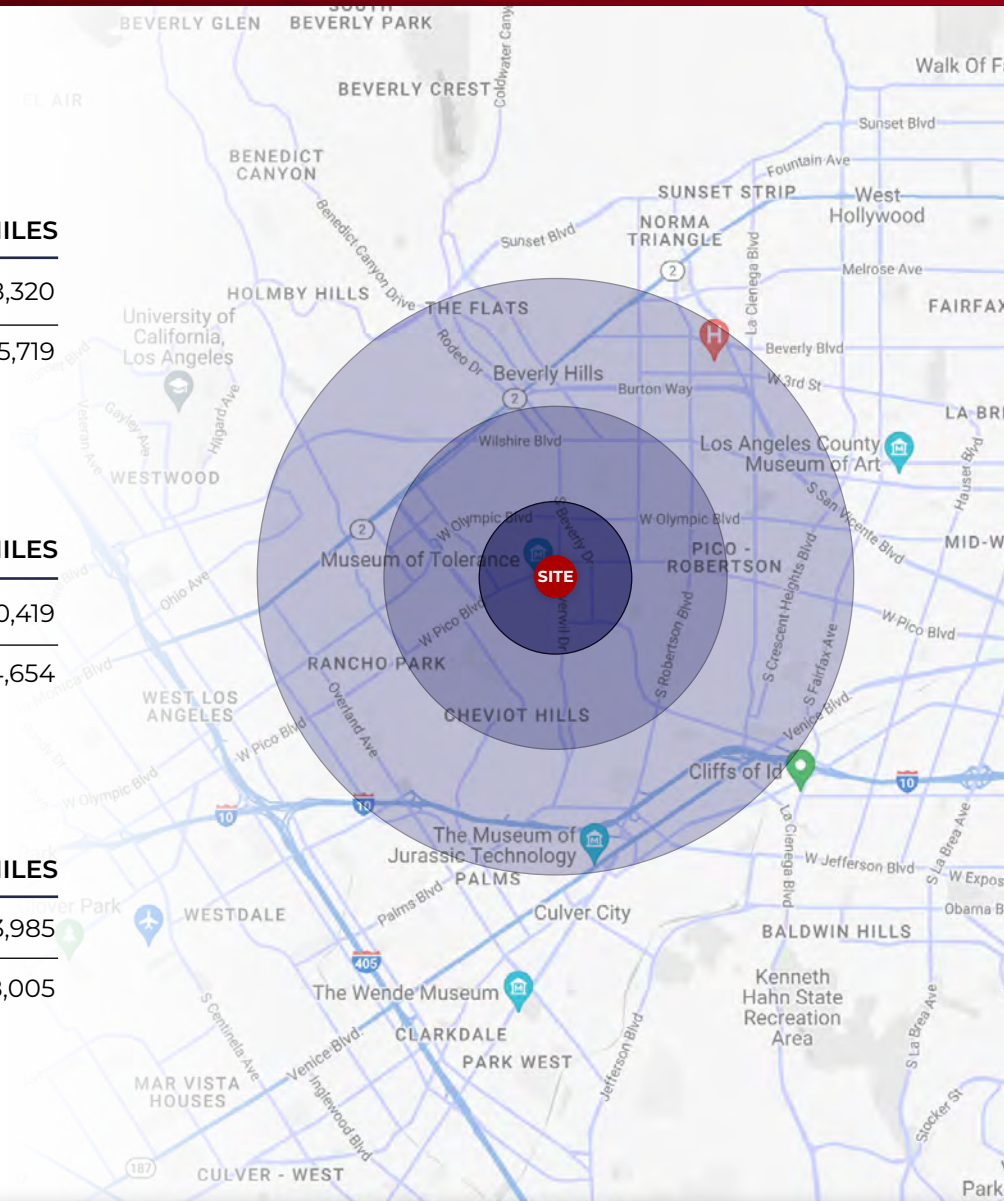
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$205,930	\$167,246	\$160,419
Median Household Income	\$124,342	\$109,694	\$104,654



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	9,019	41,903	73,985
Total Employees	60,539	319,146	548,005



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