



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

**AVAILABLE
±1,224 SF**

**AVAILABLE
±717 SF**

**AVAILABLE
±714 SF**

W PICO / ALVARADO RETAIL SPACES AVAILABLE

2101-2117 W Pico Blvd., Los Angeles, CA 90006



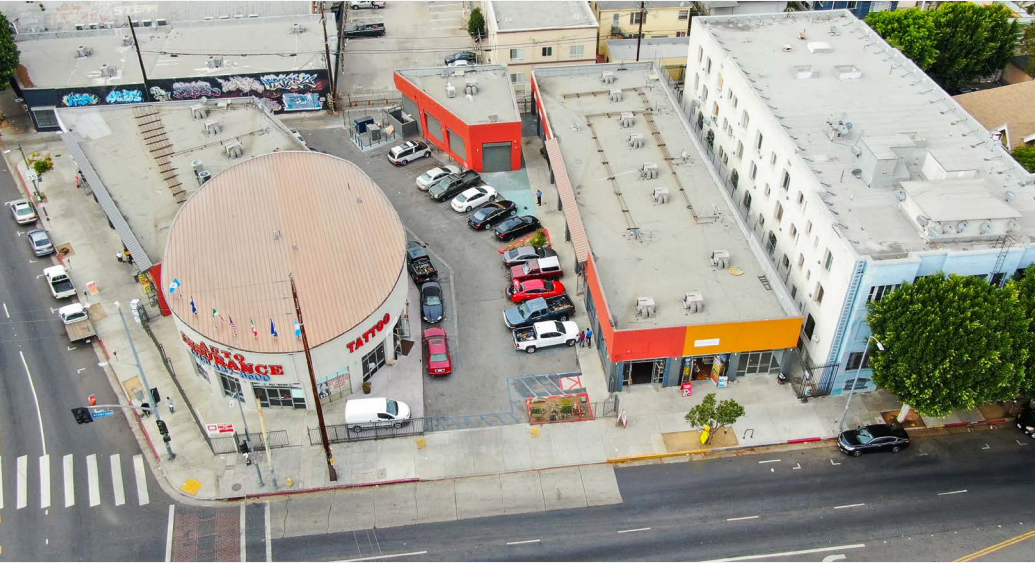
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PROPERTY FEATURES

2101-2117 W Pico Blvd., Los Angeles, CA 90006







APPROX. 714-1,224 SF

RETAIL SPACES AVAILABLE

- ✓ High exposure retail
- ✓ Busy center servicing the local community with services and food

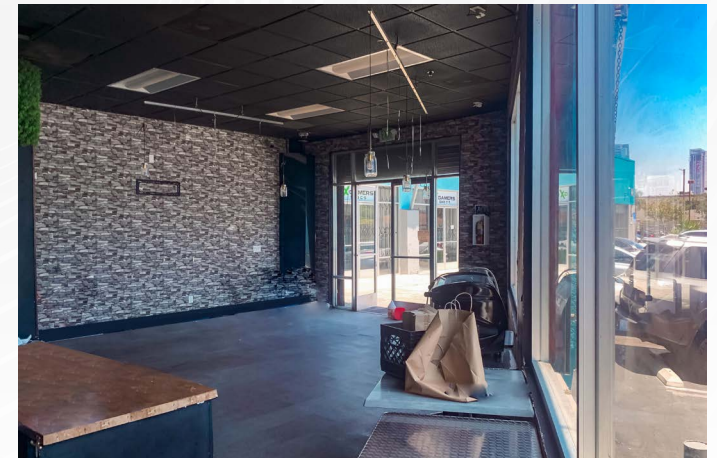
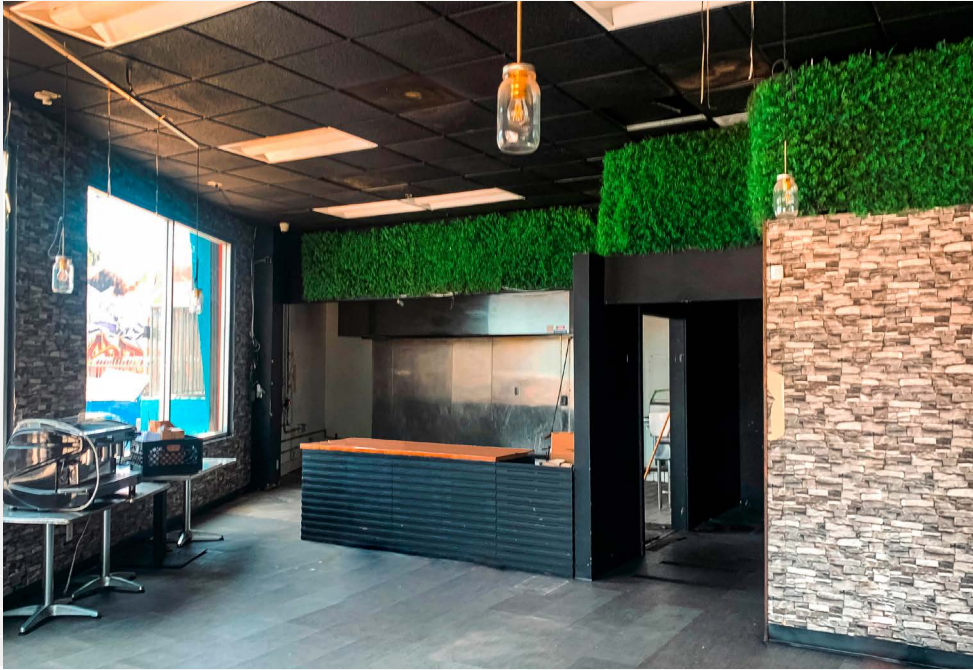
AREA AMENITIES

- ✓ Heart of Pico Union District located opposite of Rite Aid and King Taco

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	89,382	613,816	1,240,359
 Avg. HH Income	\$52,261	\$73,434	\$81,335
 Daytime Pop	94,757	630,400	1,248,378
 Traffic Count	± 48,087 CPD ON W PICO BLVD & S ALVARADO ST		

SUITE B1

2101-2117 W Pico Blvd., Los Angeles, CA 90006



RETAIL SPACES
LOS ANGELES, CA

SUITE C2

2101-2117 W Pico Blvd., Los Angeles, CA 90006



SITE PLAN

2101-2117 W Pico Blvd., Los Angeles, CA 90006



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP

AVAILABLE
±1,224 SF

AVAILABLE
±717 SF

AVAILABLE
±714 SF



COMMERCIAL
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.