

Turn-Key Nail Salon

426 West Pico Boulevard, Los Angeles, CA 90015

FOR SALE



VIDEO

PROPERTY DESCRIPTION

Introducing a prime business opportunity at 426 West Pico Boulevard, Los Angeles, CA, 90015. This Turn-Key Nail Salon and Spa offers a highly sought-after location. Boasting modern design elements and ample natural light. Its high visibility and accessibility make it perfect for maximizing exposure and foot traffic. Located on the ground floor of a 160+ apartment complex and walking distance to LA Convention Center and Crypto Arena of South Park which is very dense with developments, hotels as one of the fastest growing neighborhoods of Los Angeles County. Many Cafe's and retail stores nearby.

PROPERTY HIGHLIGHTS

- Highly visible location
- 6 Chair Stations
- 3 Desk Stations, Spa Treatment Room
- Ample natural light
- Versatile customization opportunities

OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (NNN \$12 SF/yr)
Available SF:	800 SF
Business Opportunity:	\$105,000
\$320K Grs Sales 2023	2026 Pro Forma EBITDA \$200K

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,385	8,782	30,625
Total Population	3,635	13,608	57,454
Average HH Income	\$101,250	\$117,991	\$90,127

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
S Hope St	W Pico Blvd NE	4,966	2025	0.02 mi
W Pico Blvd	S Hope St NW	11,815	2025	0.02 mi
W Pico Blvd	S Hope St SE	13,286	2025	0.05 mi
S Grand Ave	W Pico Blvd NE	14,275	2025	0.07 mi

Charles Swanberg

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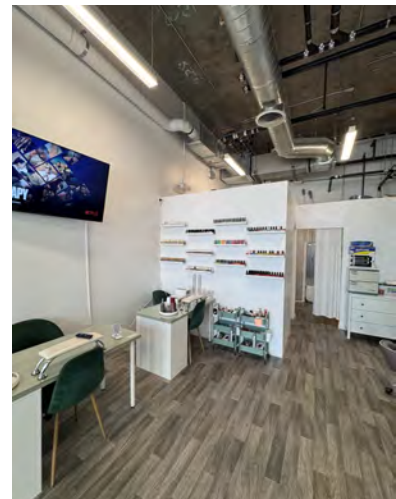
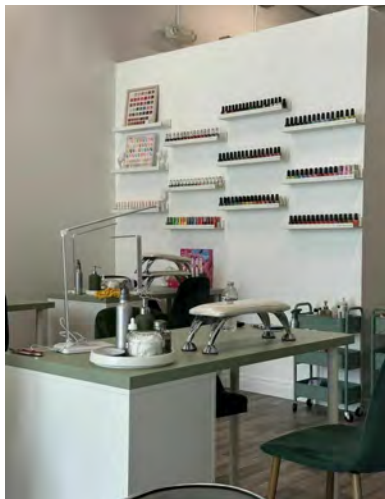


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Additional Photos

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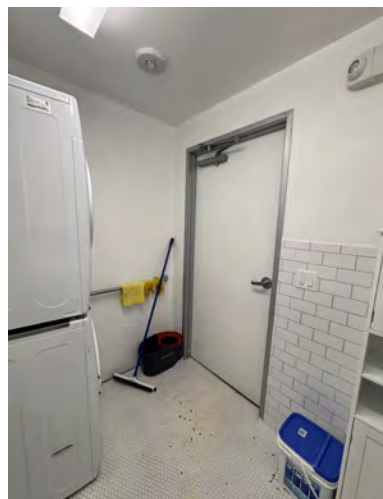
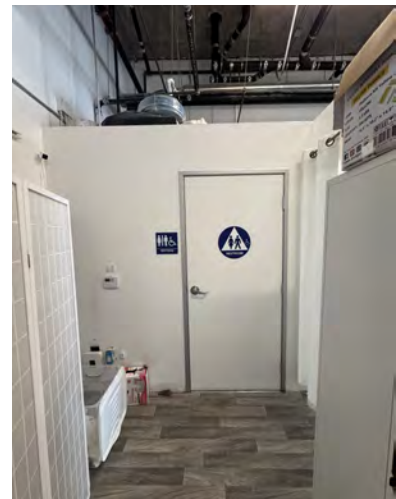
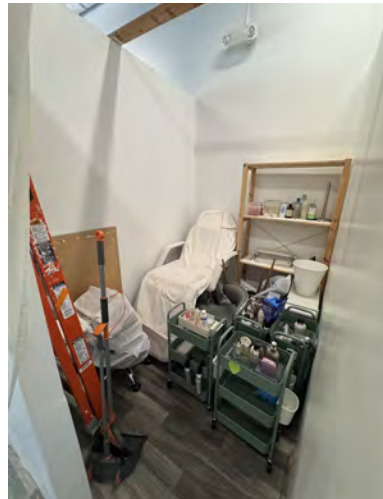


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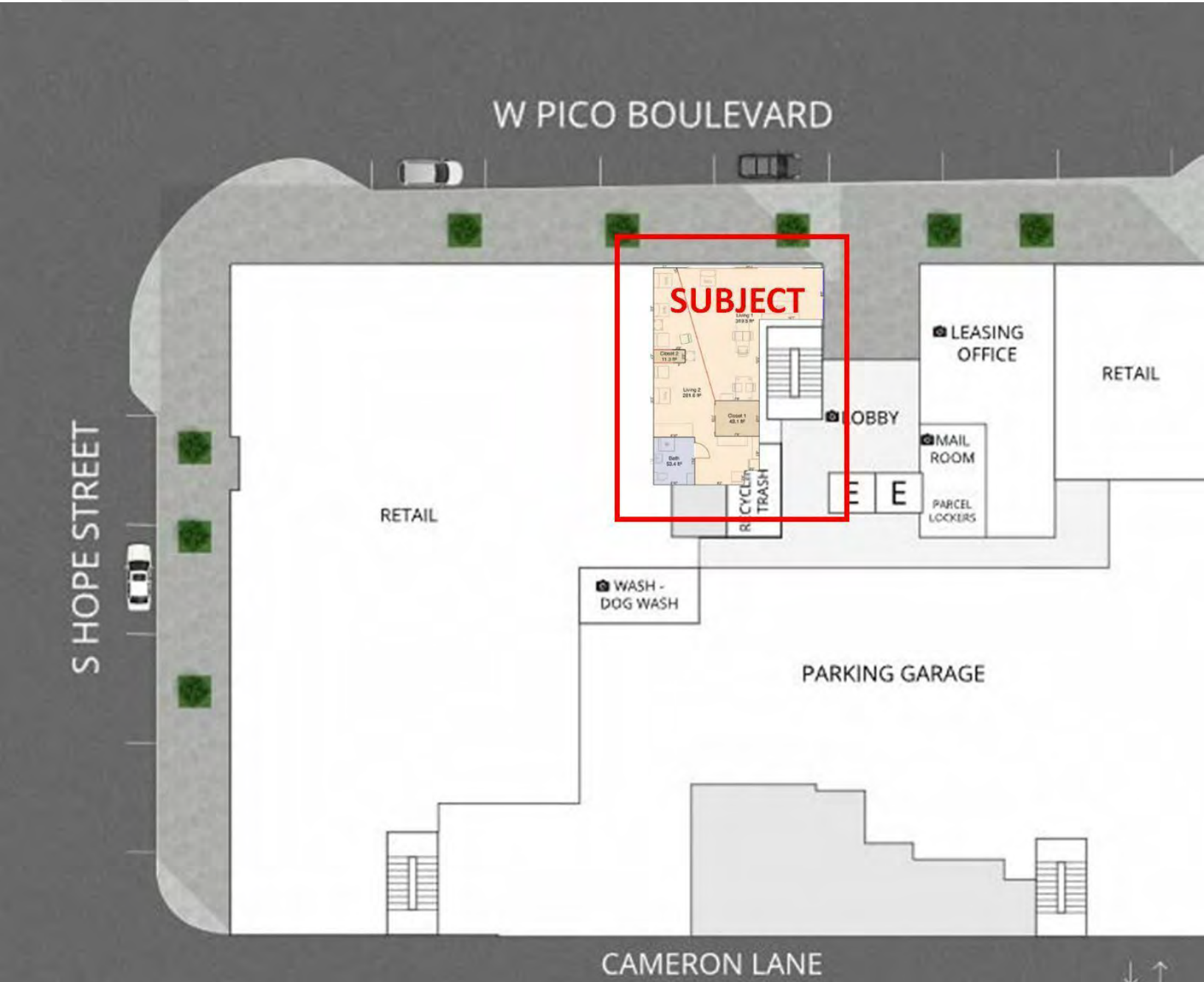


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Site Plans

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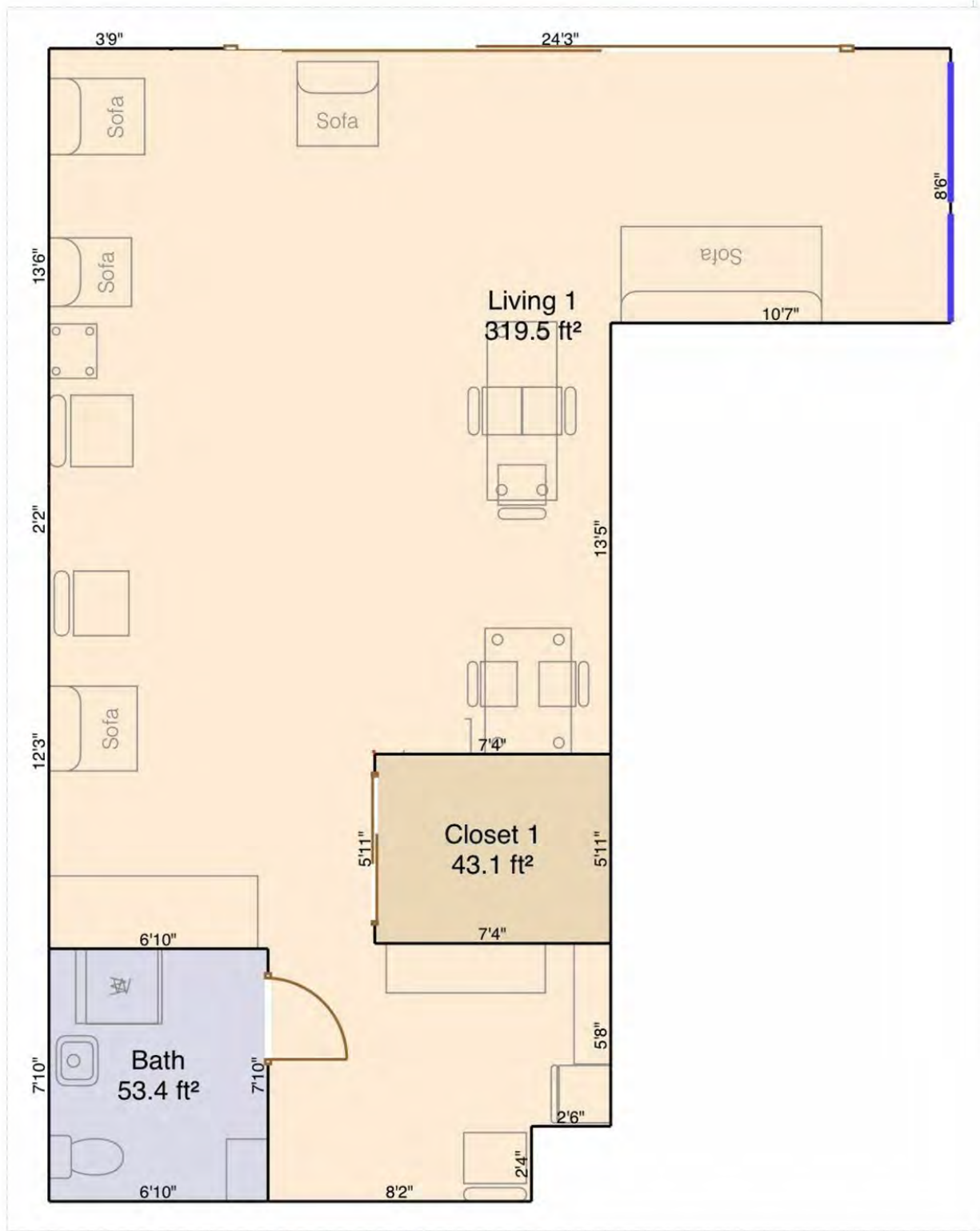


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Floor Plans

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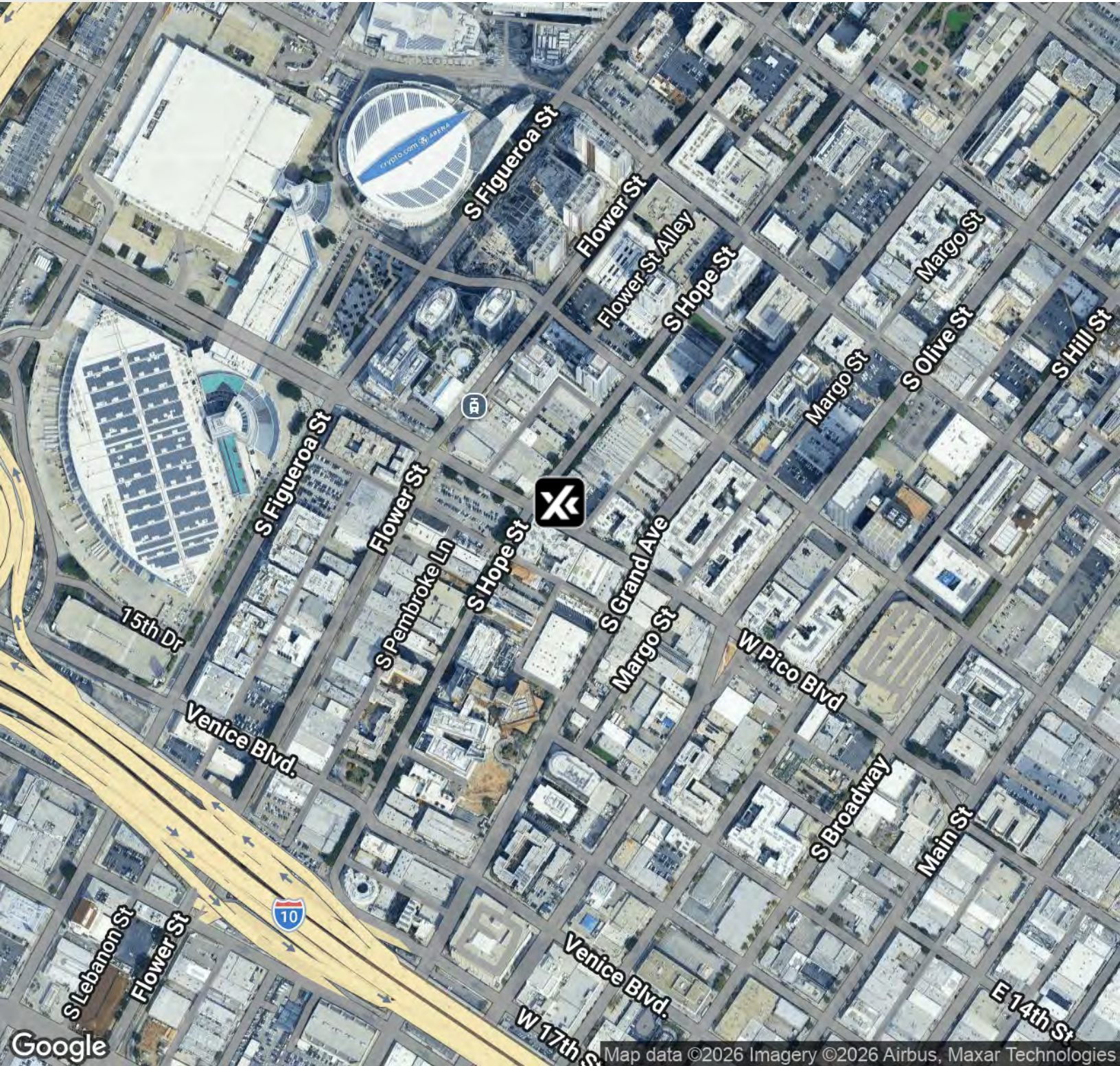
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Location Map

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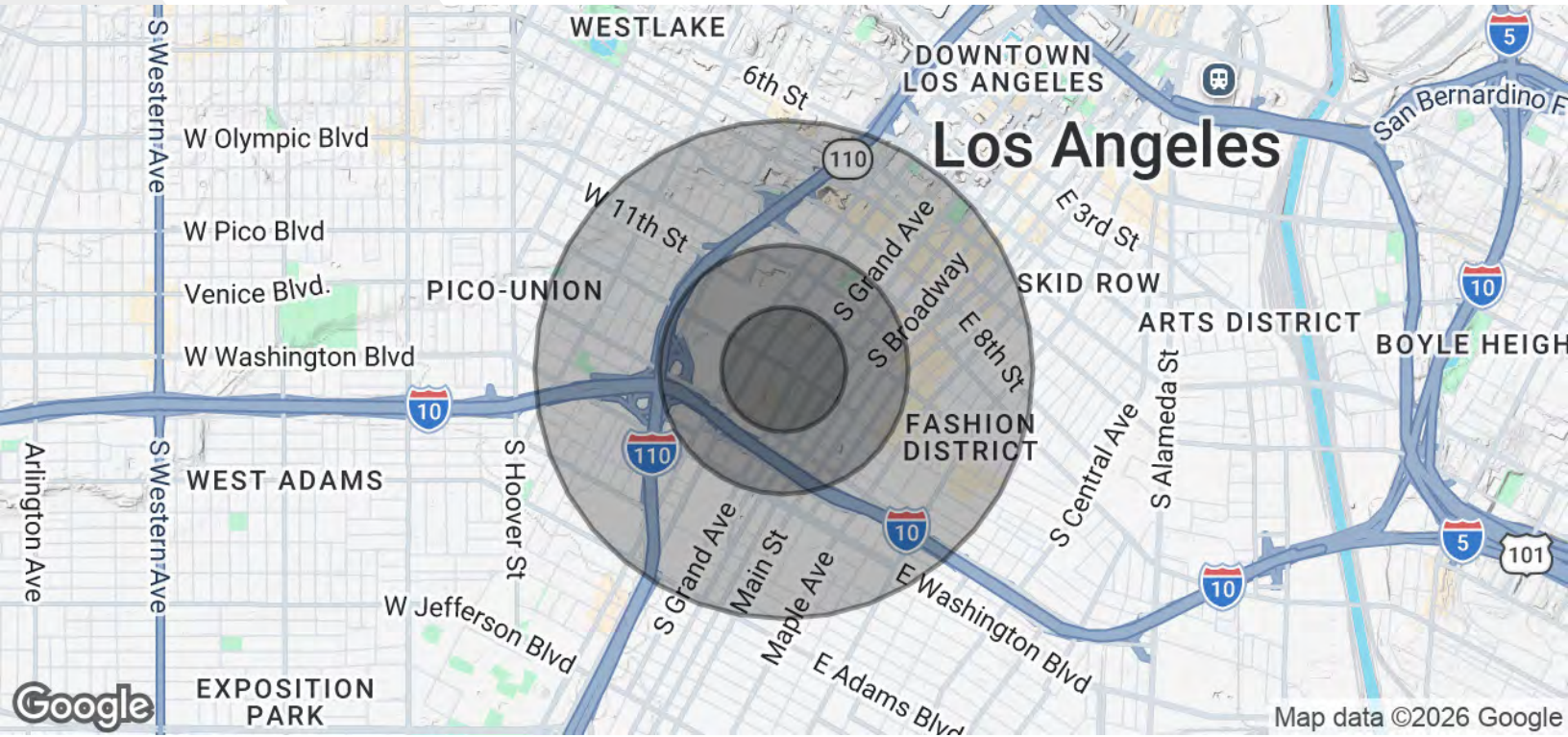


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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,635	13,608	57,454
Average Age	37.2	34.3	33.7
Average Age (Male)	38.7	35.9	34.2
Average Age (Female)	37.6	33.8	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,385	8,782	30,625
# of Persons per HH	1.5	1.5	1.9
Average HH Income	\$101,250	\$117,991	\$90,127
Average House Value	\$998,776	\$943,759	\$801,936

2023 American Community Survey (ACS)

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