

BEST IN CLASS NEIGHBORHOOD CENTER

Café / Retail Space with Exclusive Patio



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



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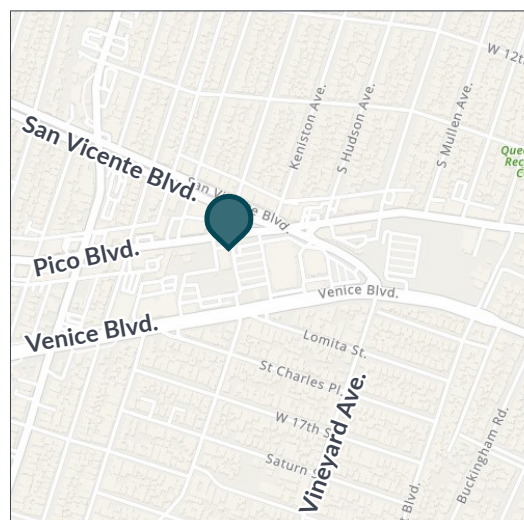
AVAILABLE

	Size (SF):	Rent (PSF/Mo., NNN):
4860:	±950 SF	\$4.50
4856:	±1,697 SF	\$4.75
NNN:	±\$0.91 PSF/Mo.	

PROPERTY HIGHLIGHTS

- 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
- Ideal small footprint location for coffee shop or café
- High ceilings
- Ample visitor parking
- 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*



TRADE AREA



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4860 PICO BLVD.
±950 SF

4856 PICO BLVD.
±1,697 SF

LIVING SPACES

The UPS Store

LEWIS SUPPLY SALON KLEURBOND

metro by Wal-Mart

YOSHINOYA

AutoZone

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 Midtown Shopping Center

 Midtown Crossing

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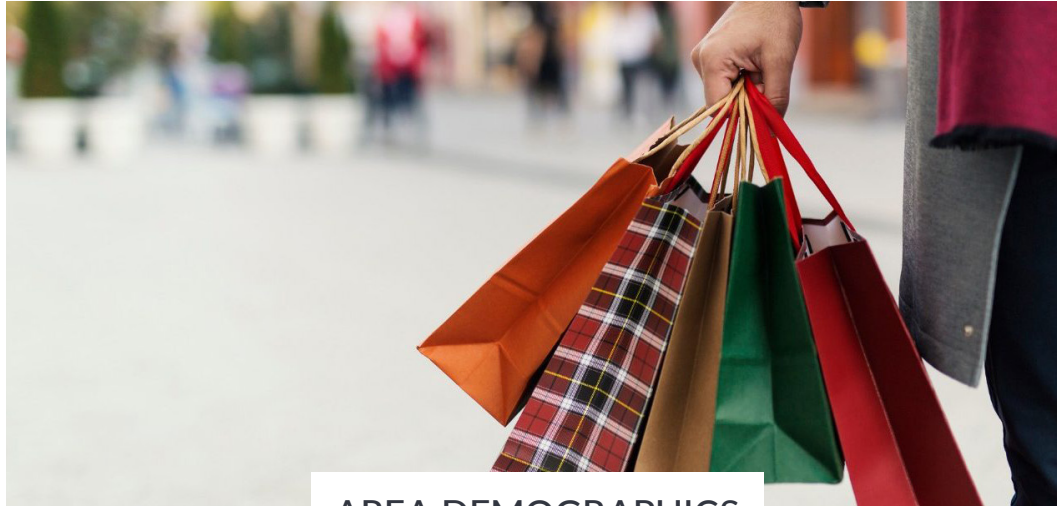
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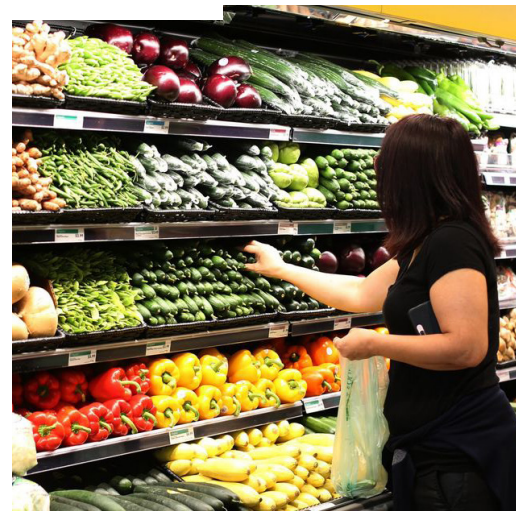
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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2025 Estimated Population	13,308	46,604	192,693
2030 Projected Population	13,009	44,994	188,418
2020 Census Population	13,306	46,799	191,183
2010 Census Population	13,753	47,200	189,740
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	4,904	18,171	77,523
2030 Projected Households	4,901	18,000	78,079
2020 Census Households	4,677	17,766	75,365
2010 Census Households	4,586	17,114	71,755
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%	26.7%	29.3%
2025 Estimated Black or African American	17.6%	19.8%	17.1%
2025 Estimated Asian or Pacific Islander	10.5%	14.0%	17.3%
2025 Estimated American Indian or Native Alaskan	2.4%	1.8%	1.6%
2025 Estimated Other Races	44.8%	37.7%	34.7%
2025 Estimated Hispanic	51.1%	42.8%	39.9%
INCOME			
2025 Estimated Average Household Income	\$125,216	\$131,200	\$136,524
2025 Estimated Median Household Income	\$87,394	\$93,384	\$91,703
2025 Estimated Per Capita Income	\$46,279	\$51,316	\$55,131
EDUCATION			
2025 Estimated High School Graduate	18.9%	18.5%	17.7%
2025 Estimated Some College	14.8%	16.1%	16.6%
2025 Estimated Associates Degree Only	4.2%	6.1%	5.6%
2025 Estimated Bachelors Degree Only	23.1%	26.7%	27.9%
2025 Estimated Graduate Degree	13.8%	13.8%	15.4%
BUSINESS			
2025 Estimated Total Businesses	491	2,004	10,902
2025 Estimated Total Employees	2,724	10,865	69,590
2025 Estimated Employee Population per Business	5.6	5.4	6.4
2025 Estimated Residential Population per Business	27.1	23.3	17.7

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REAL ESTATE

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LIVING SPACES

The UPS Store | SPINNS CLEANING | SUPPLY SALON | KLEURE | metro by mail

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