

Best In Class Ralphs Anchored Center

Restaurant & Retail Space Available

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



Available

| | | |
|------------|-----------------------|----------------------|
| | Size (SF): | Rent (PSF/Mo., NNN): |
| 4860: | ±950 | \$4.50 |
| 4856: | ±1,697 | \$4.75 |
| NNN: | ±\$0.91 PSF/Mo. | |
| Available: | Immediately | |
| Parking: | Ample visitor parking | |

Features

- ▶ 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
- ▶ High ceilings
- ▶ Strong co-tenancy with top performing national Tenants including Ralphs, Planet Fitness, Living Spaces, CVS, Five Guys, Wingstop, Olive Garden, and Bank of America, etc.
- ▶ 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



Midtown Shopping Center Tenants

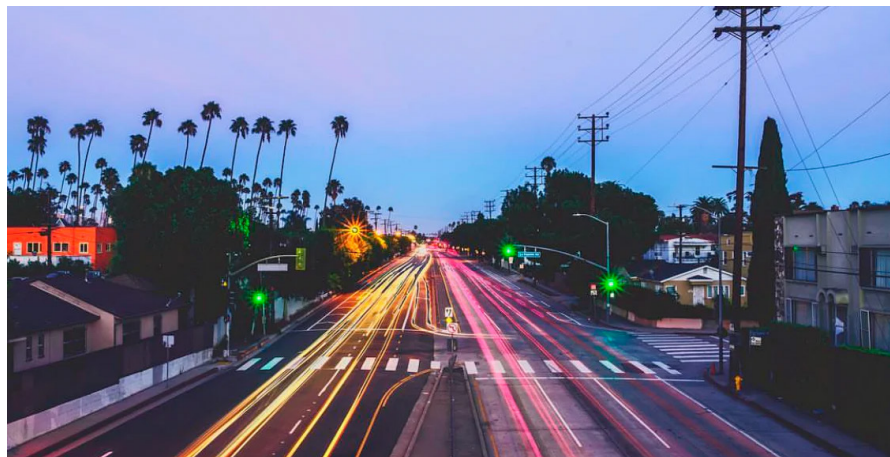


Across from Midtown Crossing

Midtown Crossing is anchored by Lowe's and Ross



Mid-City Profile



| | 0.5 Mile | 1 Mile | 2 Mile |
|--|-----------|-----------|-----------|
| POPULATION | | | |
| 2025 Estimated Population | 13,230 | 46,391 | 192,524 |
| 2030 Projected Population | 12,933 | 44,784 | 188,261 |
| 2020 Census Population | 13,233 | 46,573 | 190,993 |
| 2010 Census Population | 13,677 | 46,939 | 189,574 |
| 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 | 4,877 | 18,125 | 77,495 |
| 2030 Projected Households | 4,874 | 17,953 | 78,055 |
| 2020 Census Households | 4,651 | 17,727 | 75,338 |
| 2010 Census Households | 4,560 | 17,056 | 71,729 |
| 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% | 26.9% | 29.4% |
| 2025 Estimated Black or African American | 17.6% | 19.7% | 17.1% |
| 2025 Estimated Asian or Pacific Islander | 10.4% | 14.0% | 17.3% |
| 2025 Estimated American Indian or Native Alaskan | 2.4% | 1.8% | 1.6% |
| 2025 Estimated Other Races | 44.9% | 37.6% | 34.6% |
| 2025 Estimated Hispanic | 51.1% | 42.7% | 39.9% |
| INCOME | | | |
| 2025 Estimated Average Household Income | \$125,163 | \$131,468 | \$136,763 |
| 2025 Estimated Median Household Income | \$87,384 | \$93,628 | \$91,814 |
| 2025 Estimated Per Capita Income | \$46,276 | \$51,525 | \$55,251 |
| EDUCATION | | | |
| 2025 Estimated High School Graduate | 18.9% | 18.3% | 17.6% |
| 2025 Estimated Some College | 14.8% | 16.0% | 16.6% |
| 2025 Estimated Associates Degree Only | 4.2% | 6.1% | 5.6% |
| 2025 Estimated Bachelors Degree Only | 23.1% | 26.8% | 28.0% |
| 2025 Estimated Graduate Degree | 13.8% | 13.8% | 15.4% |
| BUSINESS | | | |
| 2025 Estimated Total Businesses | 481 | 2,005 | 10,920 |
| 2025 Estimated Total Employees | 2,672 | 10,820 | 69,528 |
| 2025 Estimated Employee Population per Business | 5.6 | 5.4 | 6.4 |
| 2025 Estimated Residential Population per Business | 27.5 | 23.1 | 17.6 |

Your trusted *partners*

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

Jaysen Chiamonte

Jaysen.Chiamonte@kwprealestate.com
310-887-3492
DRE #02145586

Monica Su

Monica.Su@kwprealestate.com
310-887-3570
DRE #02238341