

THE VILLAGE AT CORNERSTONE • BEVERLY HILLS ADJACENT Retail/Restaurant Space For Lease

KWP
REAL ESTATE

9224 W. Pico Blvd., Los Angeles, CA 90035



LEE SHAPIRO • 310.887.6226 • Lee.Shapiro@kwprealestate.com • DRE #00961769

THE VILLAGE AT CORNERSTONE • BEVERLY HILLS ADJACENT

Retail/Restaurant Space For Lease



9224 W. Pico Blvd., Los Angeles, CA 90035

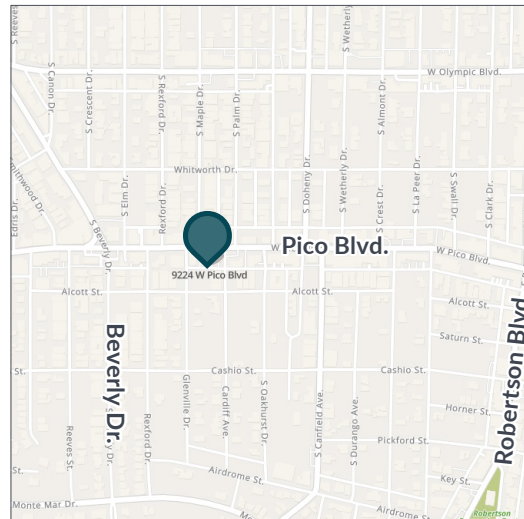
AVAILABLE

Size: ±8,242 RSF (divisible)
Rent: \$3.75 - \$4.50 PSF/Mo., NNN
Available: Immediately

PROPERTY HIGHLIGHTS

- All retail space for lease is located on the ground floor of a new, landmark apartment building called “The Village.” First of its kind in Los Angeles, the building is designed for a mixture of residents, many of whom have high-functioning autism. This is setting a new standard for inclusive, independent living in the heart of walkable Los Angeles
- Signalized intersection with great frontage and high visibility
- Many national tenants near the property like Walgreens as well as local favorites like Factor’s Famous Deli and Eilat Bakery
- ±58,933 CPD at Pico Blvd. and Beverly Dr. less than a quarter mile away; strong eastbound commuter traffic
- Strong demographics with average HHI of ±\$174,453 within one mile

Prospective tenants are hereby advised that all uses are subject to City approval



TRADE AREA



Glenville Dr.

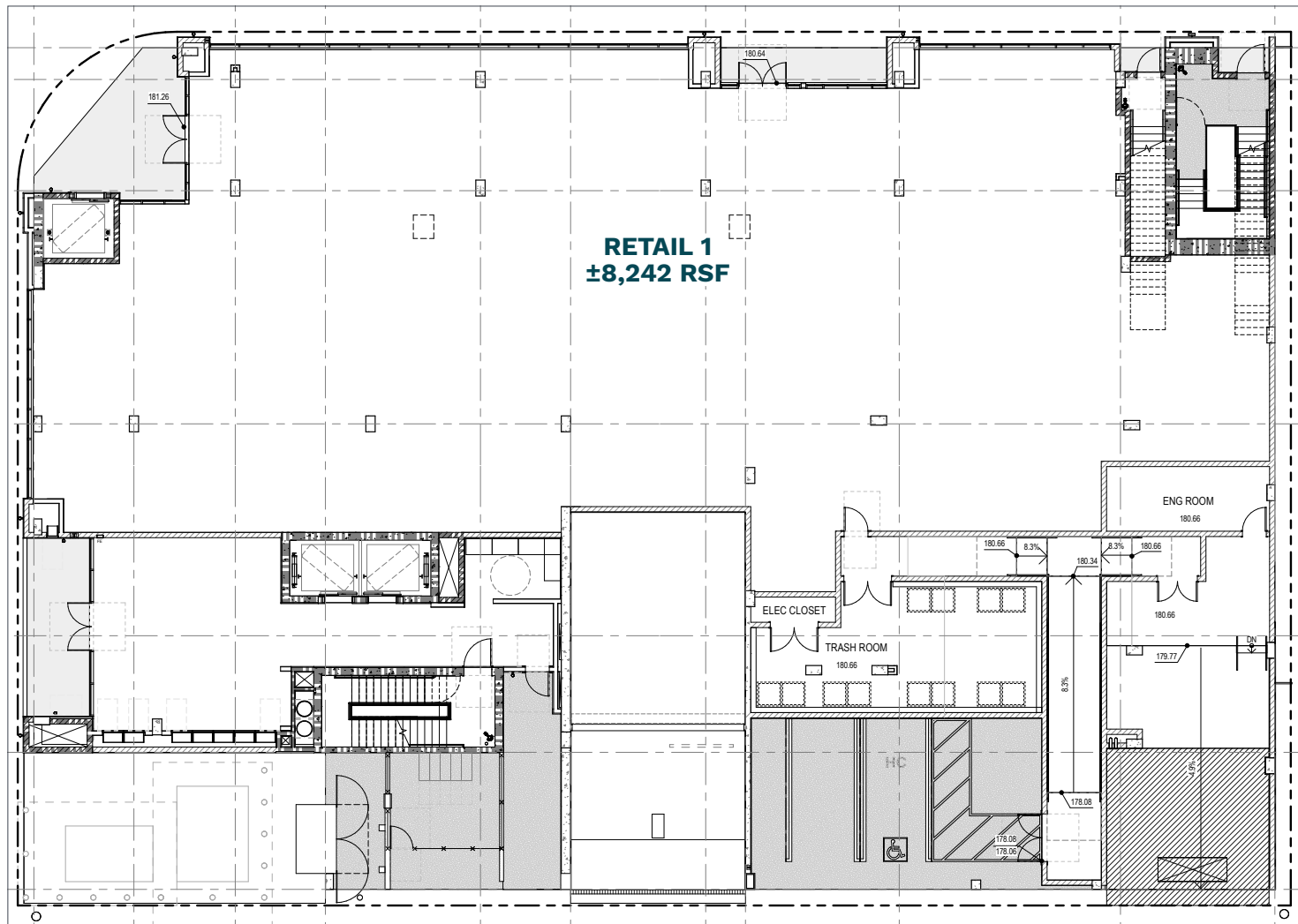


NORTH

Pico Blvd.

Glenville Dr.

Pico Blvd.



Glenville Dr.

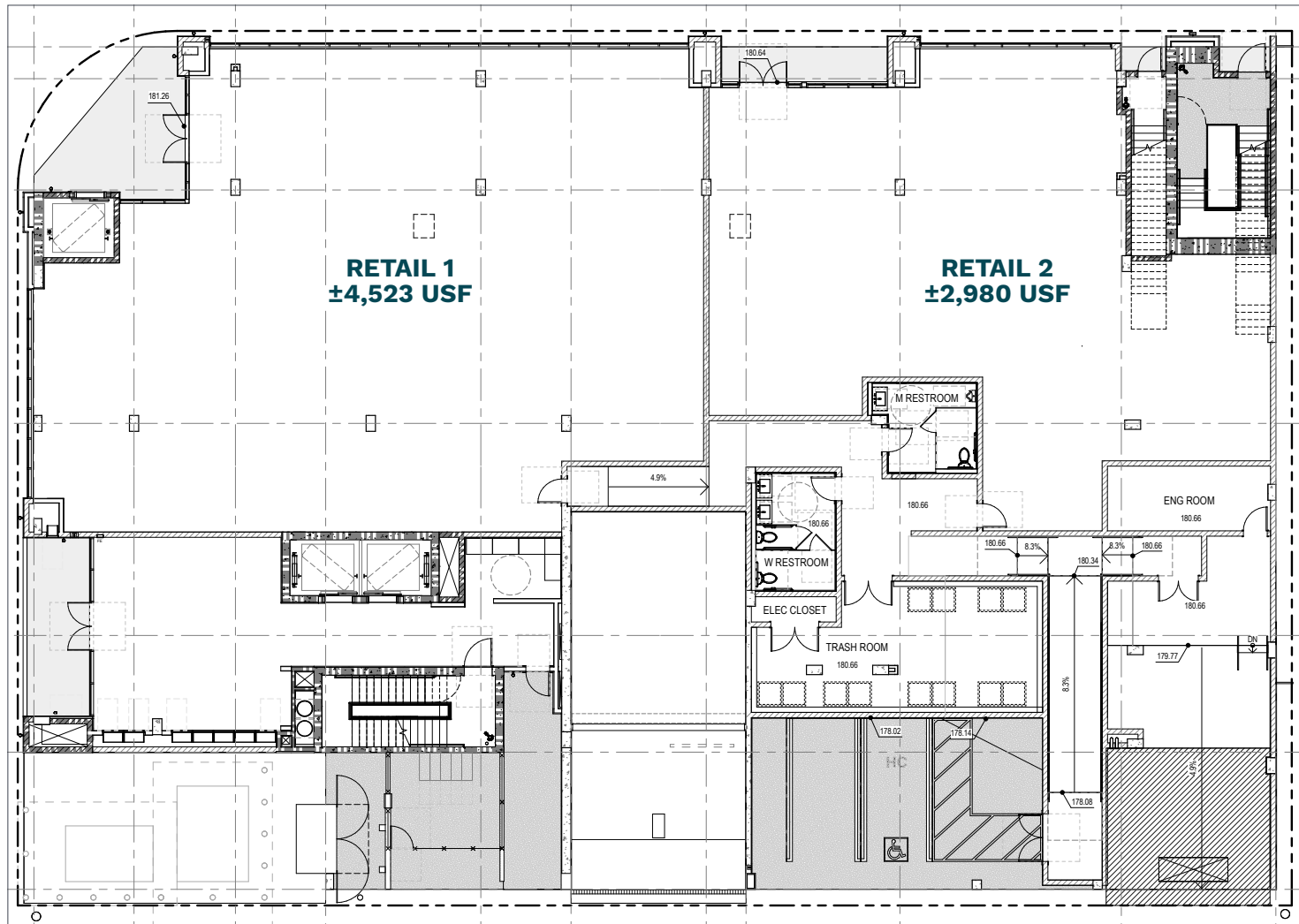


NORTH

Pico Blvd.

Glenville Dr.

Pico Blvd.



Glennville Dr.

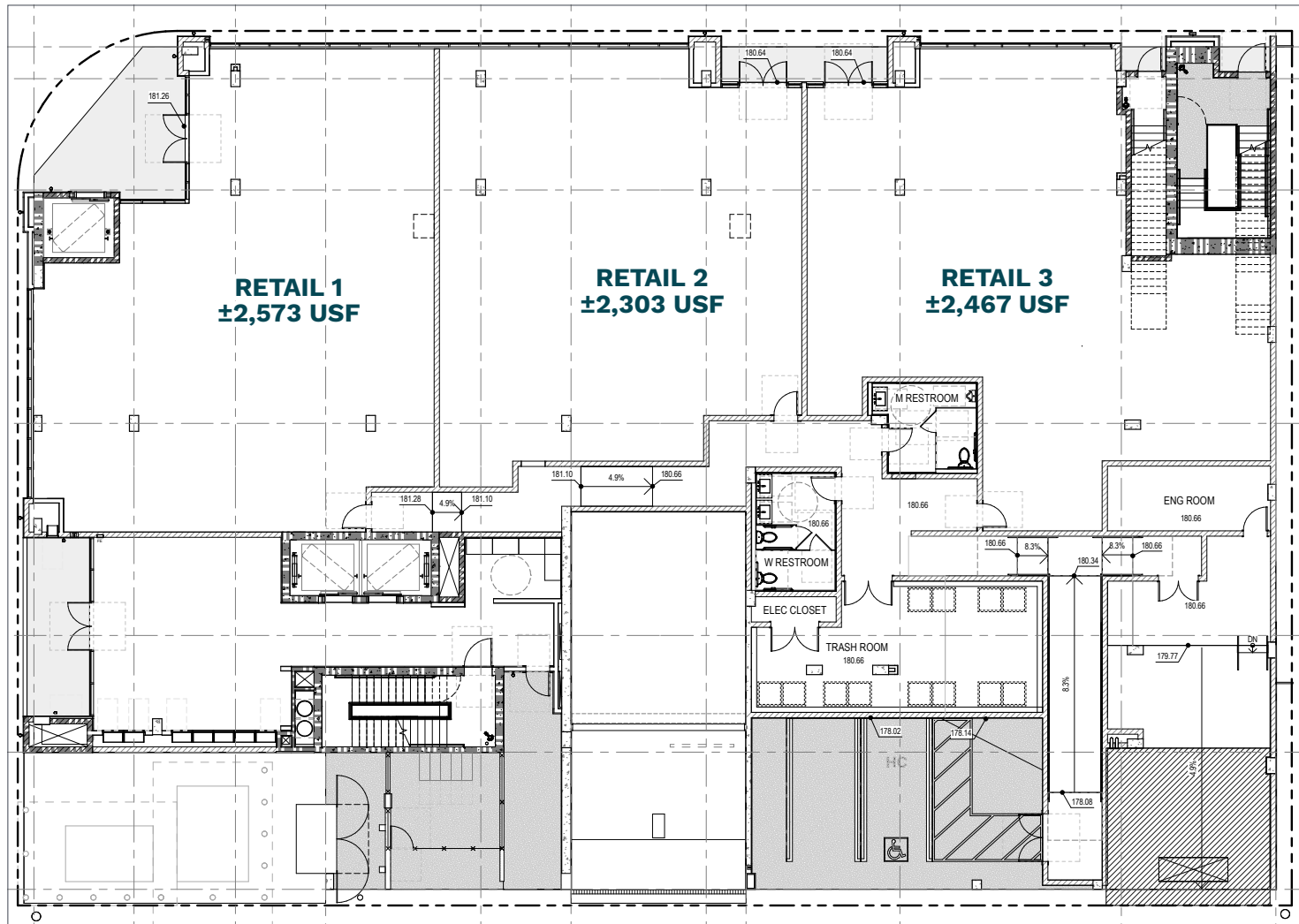


NORTH

Pico Blvd.

Glennville Dr.

Pico Blvd.



THE VILLAGE AT CORNERSTONE • BEVERLY HILLS ADJACENT

Retail/Restaurant Space For Lease



9224 W. Pico Blvd., Los Angeles, CA 90035



Factor's Famous Deli



Eilat Bakery

THE VILLAGE AT CORNERSTONE • BEVERLY HILLS ADJACENT

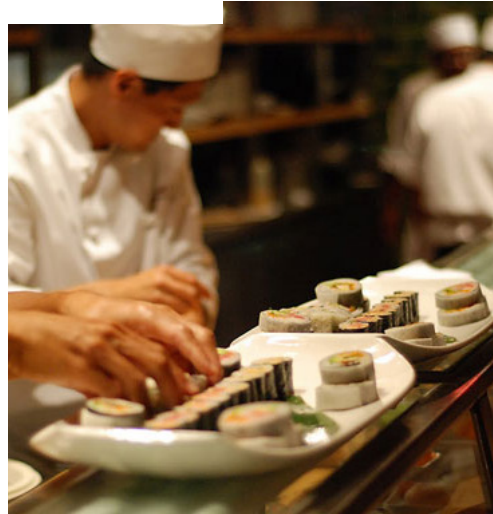
Retail/Restaurant Space For Lease



9224 W. Pico Blvd., Los Angeles, CA 90035



AREA DEMOGRAPHICS



| | 0.5 Mile | 1 Mile | 2 Miles |
|--|------------------|------------------|------------------|
| POPULATION | | | |
| 2023 Estimated Population | 11,101 | 39,957 | 127,919 |
| 2028 Projected Population | 10,776 | 39,064 | 125,048 |
| 2020 Census Population | 10,849 | 40,117 | 127,497 |
| 2010 Census Population | 11,063 | 41,134 | 128,649 |
| Projected Annual Growth 2023 to 2028 | -0.6% | -0.4% | -0.4% |
| Historical Annual Growth 2010 to 2023 | - | -0.2% | - |
| 2023 Median Age | 38.3 | 40.0 | 40.3 |
| HOUSEHOLDS | | | |
| 2023 Estimated Households | 4,881 | 19,108 | 60,908 |
| 2028 Projected Households | 4,818 | 19,046 | 60,581 |
| 2020 Census Households | 4,799 | 18,708 | 59,993 |
| 2010 Census Households | 4,728 | 18,469 | 58,470 |
| Projected Annual Growth 2023 to 2028 | -0.3% | - | -0.1% |
| Historical Annual Growth 2010 to 2023 | 0.2% | 0.3% | 0.3% |
| RACE & ETHNICITY | | | |
| 2023 Estimated White | 73.0% | 68.5% | 60.4% |
| 2023 Estimated Black or African American | 3.8% | 5.0% | 8.1% |
| 2023 Estimated Asian or Pacific Islander | 9.1% | 10.8% | 12.0% |
| 2023 Estimated American Indian or Native Alaskan | 0.4% | 0.5% | 0.6% |
| 2023 Estimated Other Races | 13.7% | 15.3% | 18.8% |
| 2023 Estimated Hispanic | 14.3% | 16.6% | 21.6% |
| INCOME | | | |
| 2023 Estimated Average Household Income | \$180,141 | \$174,453 | \$182,553 |
| 2023 Estimated Median Household Income | \$122,942 | \$120,107 | \$121,193 |
| 2023 Estimated Per Capita Income | \$79,209 | \$83,465 | \$87,056 |
| EDUCATION | | | |
| 2023 Estimated High School Graduate | 10.5% | 10.6% | 10.9% |
| 2023 Estimated Some College | 13.6% | 13.7% | 13.5% |
| 2023 Estimated Associates Degree Only | 4.0% | 4.8% | 5.3% |
| 2023 Estimated Bachelors Degree Only | 33.9% | 36.8% | 35.8% |
| 2023 Estimated Graduate Degree | 31.2% | 28.8% | 27.6% |
| BUSINESS | | | |
| 2023 Estimated Total Businesses | 1,494 | 7,122 | 24,610 |
| 2023 Estimated Total Employees | 7,145 | 40,181 | 168,057 |
| 2023 Estimated Employee Population per Business | 4.8 | 5.6 | 6.8 |
| 2023 Estimated Residential Population per Business | 7.4 | 5.6 | 5.2 |



REAL ESTATE

LEE SHAPIRO

310-887-6226

Lee.Shapiro@kwprealestate.com

DRE #00961769

KWP Real Estate | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | kwprealestate.com

KWP Real Estate (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.