

BEST IN CLASS NEIGHBORHOOD CENTER

Café / Retail Space with Exclusive Patio



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



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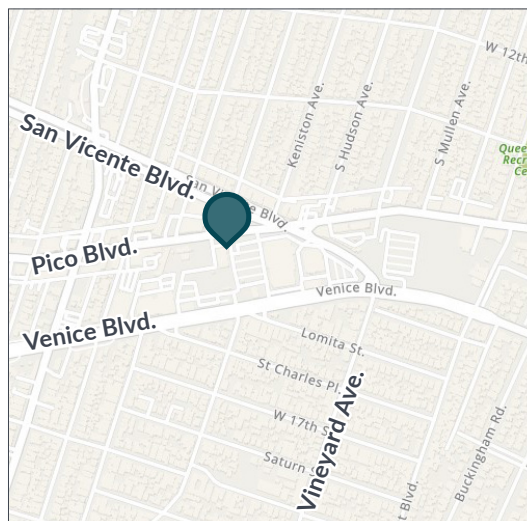
AVAILABLE

	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

LEVIN'S SUPPLY SALON KLEURBOND metro by Valspar

YOSHINOYA

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Midtown Shopping Center

Midtown Crossing

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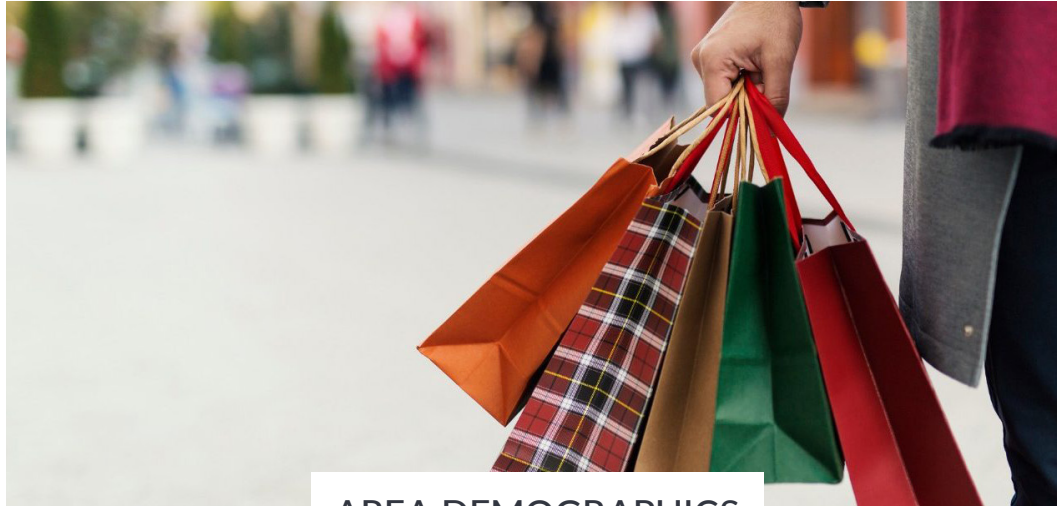
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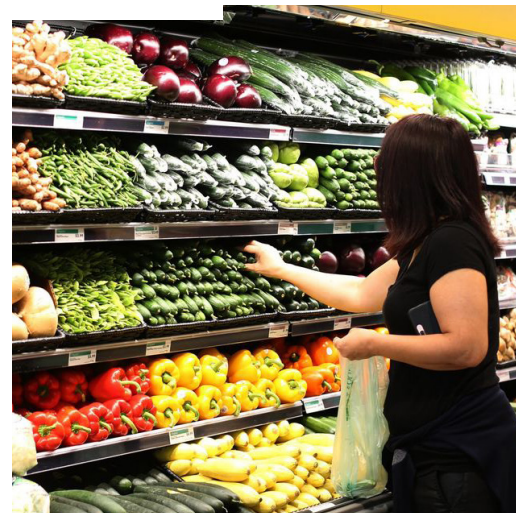
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AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
POPULATION			
2022 Estimated Population	13,112	45,755	186,569
2027 Projected Population	12,925	45,197	185,146
2020 Census Population	13,306	46,799	191,183
2010 Census Population	13,753	47,200	189,740
Projected Annual Growth 2022 to 2027	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	-0.4%	-0.3%	-0.1%
2022 Median Age	34.8	36.7	36.9
HOUSEHOLDS			
2022 Estimated Households	4,613	17,393	73,593
2027 Projected Households	4,592	17,357	73,796
2020 Census Households	4,677	17,766	75,365
2010 Census Households	4,586	17,114	71,755
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	-	0.1%	0.2%
RACE & ETHNICITY			
2022 Estimated White	25.3%	27.1%	29.6%
2022 Estimated Black or African American	15.9%	18.0%	15.4%
2022 Estimated Asian or Pacific Islander	8.6%	12.4%	15.6%
2022 Estimated American Indian or Native Alaskan	2.5%	2.0%	1.7%
2022 Estimated Other Races	47.8%	40.6%	37.7%
2022 Estimated Hispanic	53.2%	44.1%	41.0%
INCOME			
2022 Estimated Average Household Income	\$88,804	\$103,776	\$105,712
2022 Estimated Median Household Income	\$59,275	\$69,951	\$71,200
2022 Estimated Per Capita Income	\$31,350	\$39,593	\$41,866
EDUCATION			
2022 Estimated High School Graduate	17.5%	18.0%	18.3%
2022 Estimated Some College	17.4%	18.0%	17.8%
2022 Estimated Associates Degree Only	5.2%	6.4%	5.6%
2022 Estimated Bachelors Degree Only	19.5%	24.4%	27.0%
2022 Estimated Graduate Degree	12.4%	12.6%	13.3%
BUSINESS			
2022 Estimated Total Businesses	484	1,975	10,216
2022 Estimated Total Employees	4,266	13,526	77,831
2022 Estimated Employee Population per Business	8.8	6.8	7.6
2022 Estimated Residential Population per Business	27.1	23.2	18.3

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REAL ESTATE

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LIVING SPACES

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

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