

*Cheviot Hills*

# Retail/Fitness/Cafe Space For Lease



10608 W. Pico Blvd., Los Angeles, CA 90064



## Available

Space 1:	±1,145 SF + ±233 SF Exclusive Patio
Space 2:	±1,674 SF
Space 3:	±964 SF + ±233 SF Exclusive Patio
Base Rent:	\$5.25-\$5.75 PSF/Mo., NNN
Patio Rent:	\$2.75 PSF/Mo., NNN
NNN:	\$1.00 PSF/mo.
Available:	Q3 2026

## Features

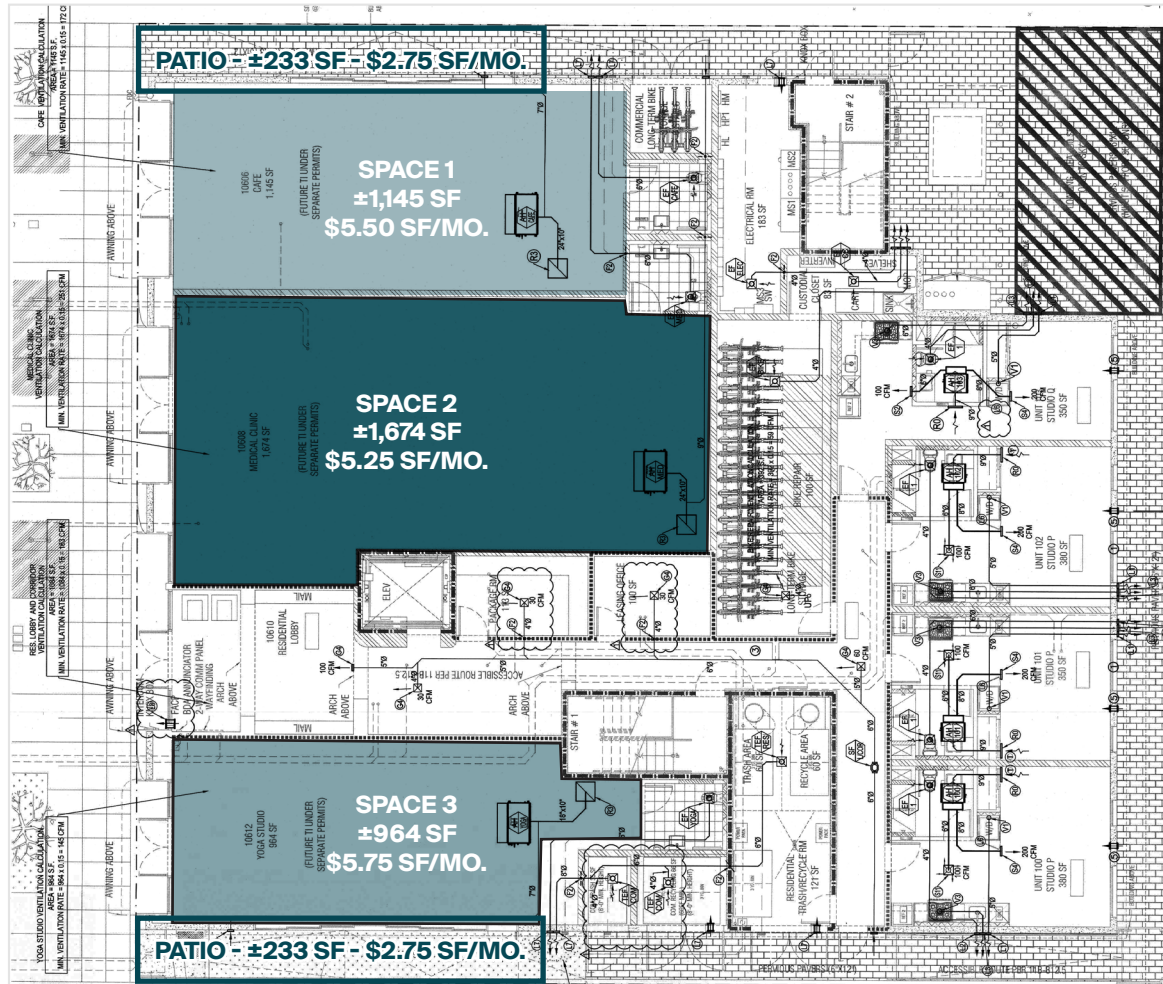
- ▶ Mixed-use residential/commercial currently under construction
- ▶ Small shop spaces perfect for café/retail/fitness users
- ▶ Space 1 & 3 have dedicated side patios
- ▶ Very high ceilings of ±15 feet
- ▶ Spaces can be delivered “tenant fixture-ready”
- ▶ Just west of Rancho Park and Hillcrest Country Club
- ▶ Affluent demographics with household income of ±\$222,571 within one mile
- ▶ ±67,129 CPD at Pico Blvd. and Overland Ave.

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



Ground Floor

PICO BLVD.



All Rents are PSF/Mo., NNN

# Renderings

To be delivered Q3 2026



## Amenity Map

Near Fox Studios, the UCLA Research Park, and more



# Cheviot Hills Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	6,006	29,411	162,161
2030 Projected Population	5,681	28,118	155,583
2020 Census Population	5,639	27,585	152,906
2010 Census Population	5,821	26,372	148,530
Projected Annual Growth 2025 to 2030	-1.1%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2025	0.2%	0.8%	0.6%
2025 Median Age	43.1	42.2	39.5
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,386	12,711	74,643
2030 Projected Households	2,316	12,550	74,061
2020 Census Households	2,463	12,928	74,028
2010 Census Households	2,470	11,901	70,539
Projected Annual Growth 2025 to 2030	-0.6%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-0.2%	0.5%	0.4%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	66.5%	62.3%	56.7%
2025 Estimated Black or African American	2.5%	3.3%	4.9%
2025 Estimated Asian or Pacific Islander	17.2%	18.5%	20.2%
2025 Estimated American Indian or Native Alaskan	-	0.2%	0.5%
2025 Estimated Other Races	13.7%	15.6%	17.7%
2025 Estimated Hispanic	16.4%	18.2%	21.3%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$260,649	with a	\$193,097
2025 Estimated Median Household Income	\$175,276	\$145,700	\$124,535
2025 Estimated Per Capita Income	\$103,610	\$96,348	\$89,219
<b>EDUCATION</b>			
2025 Estimated High School Graduate	4.8%	7.8%	8.5%
2025 Estimated Some College	10.1%	11.2%	11.2%
2025 Estimated Associates Degree Only	3.7%	3.9%	4.5%
2025 Estimated Bachelors Degree Only	40.4%	36.5%	37.9%
2025 Estimated Graduate Degree	37.8%	36.5%	32.5%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	905	3,522	21,237
2025 Estimated Total Employees	3,864	24,076	159,762
2025 Estimated Employee Population per Business	4.3	6.8	7.5
2025 Estimated Residential Population per Business	6.6	8.4	7.6

# Your trusted *partners*

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