



4201-4225 W. Pico Blvd., Los Angeles, CA 90019

Discover Your Next Prime Commercial Property

4201-4225 W. Pico Blvd., Los Angeles, CA 90019

CNC Properties

2560 W. Olympic Blvd., Suite 204, Los Angeles, CA 90006

Phone (213) 788-3357 Fax (213) 788-3358 CA DRE License No. 01918639 www.cnccre.com

Property Overview



1. Location & Accessibility

This property is located at the prime corner of Crenshaw and Pico Blvd., Los Angeles, enjoying tremendous visibility and a high vehicle traffic count. Easily accessible from the 10 Freeway, it is conveniently positioned for both local residents and commuters, ensuring steady exposure and foot traffic.

2. Retail Space Configuration

Offering multiple retail spaces with flexible sizes (#4209: 1,460–2,960 sq.ft., #4225-S: 2,570 sq.ft.), the property provides excellent frontage for signage. Large windows enhance visibility,

3. Building & Design

The single-story or low-rise design has a classic commercial appeal with ample signage and window space. Open interior layouts offer tenants the flexibility to customize spaces for various retail uses.

4. Demographics & Target Market

The property features single-story or low-rise commercial structures with open floor plans, allowing tenants to customize interiors for cafes, beauty services, showrooms, or storage. Ample signage opportunities further increase tenant visibility.

5. Potential Uses

Perfect for an outdoor food truck plaza, cafes, or beauty-related service retail such as nail salons, hair salons, barbershops, pet grooming, and more. The space also suits showrooms or storage facilities, catering to tenants seeking high traffic and community engagement.

6. Parking & Accessibility

On-site or nearby parking options provide convenience for both customers and employees, supporting easy access and encouraging repeat visits.

Market Trend in the City of Los Angeles

The commercial real estate market has been experiencing notable trends in recent years, influenced by several factors



1. Suburban Retail Growth and Consumer Demand

Los Angeles' growing population and diverse demographics continue to drive demand for local retail catering to daily needs, including grocery stores, cafes, restaurants, and wellness services. Both premium and value-oriented retail offerings are attracting a wide range of consumers.

2. Experience-Based Retail Shift

Consumers in Los Angeles increasingly seek engaging and immersive shopping experiences. This trend fuels growth in entertainment-focused venues such as boutique fitness studios, theaters, and unique dining concepts. The food and beverage sector remains particularly dynamic, with demand for trendy eateries and diverse cuisines.

3. E-commerce & Omnichannel Retailing

Retailers in Los Angeles are adopting omnichannel strategies, blending physical stores with online shopping and curbside pick-up. "Click and Collect" services are popular, driving foot traffic while meeting consumer demand for convenience.

4. Evolution of Retail Spaces

There's a shift toward smaller, flexible spaces suitable for pop-ups, seasonal shops, or multi-functional uses. High-traffic streets like W. Pico Blvd and other major corridors see growing demand for adaptable spaces that can accommodate diverse retail formats.

5. Focus on Convenience and Necessity

Consumers prioritize convenience and essential goods. Health and wellness products, including organic and sustainable items, as well as wellness services such as yoga studios, fitness centers, and beauty services, are increasingly popular.

6. Mixed-Use Developments and Retail Revitalization

Los Angeles continues to see growth in mixed-use developments that combine retail, residential, and office spaces. Redevelopment projects in key areas are revitalizing streetscapes by integrating shopping, dining, and entertainment, contributing to vibrant community hubs.

7. Support for Local Businesses

Local consumers favor independent and niche retailers offering unique products, such as handmade goods, vintage items, and artisanal foods. Farmers' markets and boutique shops enrich the city's diverse, community-focused retail environment.

8. Retail Real Estate Trends

Lease rates in Los Angeles vary widely by neighborhood, with some areas offering competitive terms to attract small and mid-sized retailers. Flexible leasing options are increasingly common to adapt to evolving retail trends and tenant needs.



Key Facts

Location

4201-4225 W. Pico Blvd.,
Los Angeles, CA 90019

Parcel Number

4201 W Pico Blvd: APN
5082-024-018 LoopNet

4225 W Pico Blvd: APN
5082-024-016

Lot Size

#4209 - 1,460 - 2,960 sq.ft.
#4225-S - 2,570 sq.ft.

Rent

Negotiable

Vehicular Access

Located at the prime corner of Crenshaw and W. Pico Blvd. this property enjoys tremendous vehicle traffic and easy access from the 10 Freeway, with convenient on-street and nearby parking for customers and deliveries.

Its strategic location within a vibrant commercial corridor, close to shops, restaurants, and residential neighborhoods, makes it ideal for retail businesses, cafes, beauty services, showrooms, or outdoor food truck plazas, ensuring strong visibility and connectivity to a diverse customer base.

4209



ADDRESS | 4201-4225 W. Pico Blvd., Los Angeles, CA 90019

4225S



ADDRESS | 4201-4225 W. Pico Blvd., Los Angeles, CA 90019

Demographics in the City of Los Angeles, CA

Demographics – Los Angeles, CA (4201 W Pico Blvd.), is known for its diverse and growing population.

Here are some key demographic details

Population

The area surrounding 4201 W Pico Blvd. has an estimated population of approximately 61,061 residents within a 1-mile radius.

The neighborhood has experienced a slight population decline (-6.1% since 2010) but maintains a high population density of 15,763 people per square mile, reflecting a vibrant urban environment.

Age Distribution

The median age in the area is 38.6 years, with a balanced mix of young professionals, families, and older adults. Household size averages 3 people, and there are 10,884 households with children, indicating strong family presence.

POPULATION

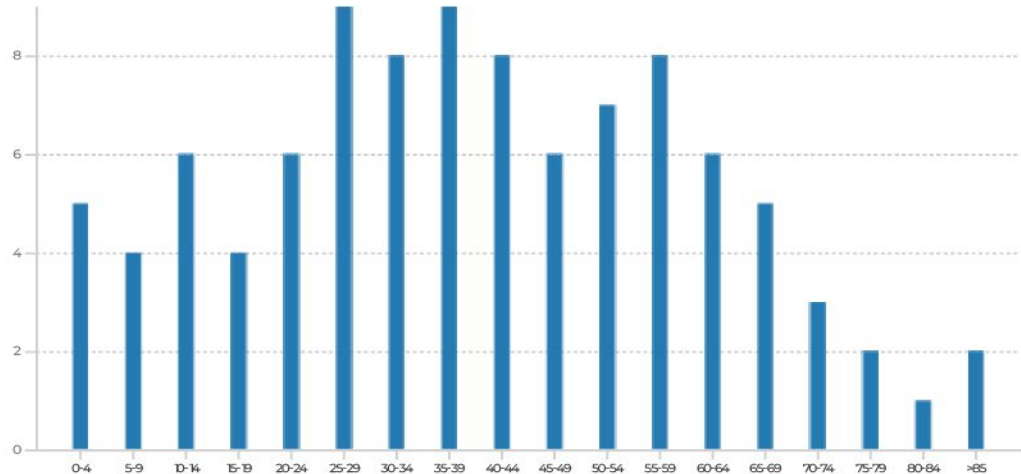
SUMMARY

Estimated Population	61,061
Population Growth (since 2010)	-6.1%
Population Density (ppl / mile)	15,763
Median Age	38.6

HOUSEHOLD

Number of Households	23,584
Household Size (ppl)	3
Households w/ Children	10,884

AGE



Demographics in the City of Los Angeles, CA

Gender & Marital Status

The population is evenly split by gender (50% male, 50% female). Marital status shows 49.5% single, 32.3% married, with smaller percentages widowed, divorced, or separated.

Housing & Local Businesses

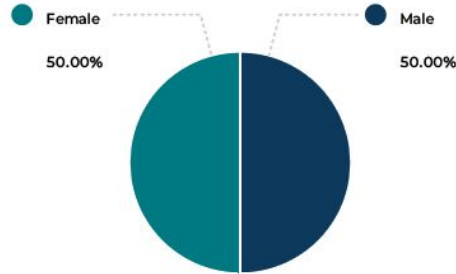
The area features a mix of housing types, and local businesses include a variety of cafes, restaurants, grocery stores, and specialty shops, such as The Grain Cafe, Loteria Grill, and Young's Holdings Grocery, contributing to a lively commercial environment.

Employment & Workforce

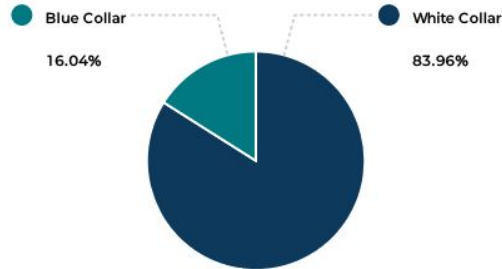
The local workforce is predominantly white-collar (83.96%), with strong employment in services, retail trade, finance, and real estate. Key sectors also include construction, manufacturing, and public administration.

POPULATION

GENDER

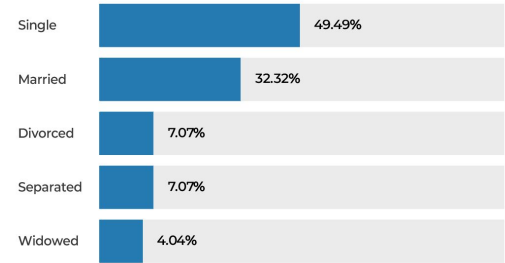


MARITAL STATUS



QUALITY OF LIFE

WORKFORCE



WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	97
Construction	2,130
Manufacturing	1,487
Transportation and Communications	1,199
Wholesale Trade	532
Retail Trade	3,172
Finance, Insurance and Real Estate	1,473
Services	13,488
Public Administration	700

Demographics in the City of Los Angeles, CA

Household Income

The average household income is approximately \$61,616, with a per capita income of \$36,378, supporting a stable consumer base for retail and service businesses.

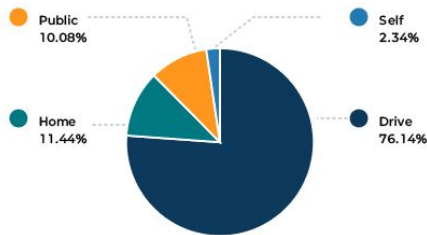
Education

Residents benefit from Los Angeles' broad educational resources and proximity to universities, supporting a relatively well-educated and engaged population.

These demographics indicate a diverse, family-friendly, and economically stable neighborhood, making 4201 W Pico Blvd. an attractive location for retail, cafes, beauty services, showrooms, or food truck operations targeting a consistent customer base.

QUALITY OF LIFE

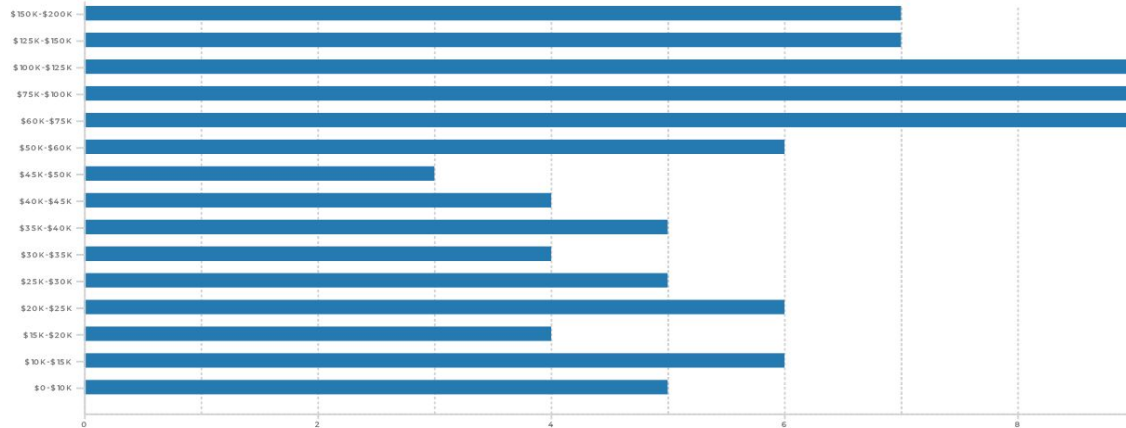
COMMUTE METHOD Median Travel Time | 31min

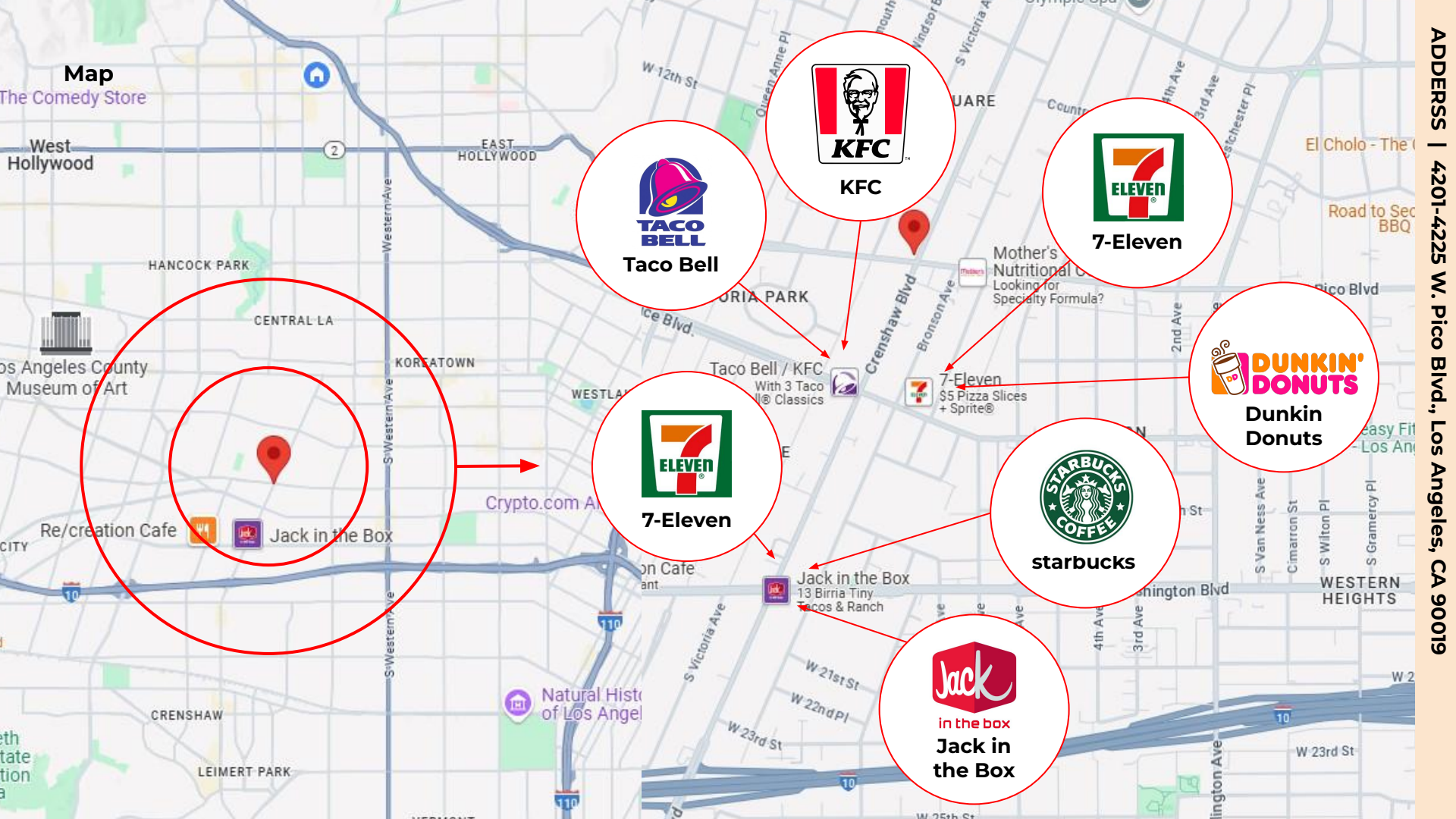


WEATHER

January High Temp (avg °F)	65.1
January Low Temp (avg °F)	47.8
July High Temp (avg °F)	77.9
July Low Temp (avg °F)	62.7
Annual Precipitation (inches)	13.93

HOUSEHOLD INCOME





Map

The Comedy Store

West Hollywood

EAST HOLLYWOOD

HANCOCK PARK

CENTRAL LA

Los Angeles County Museum of Art

KORATOWN

WESTLA

Re/creation Cafe

Jack in the Box

Crypto.com Av



7-Eleven



KFC



Taco Bell



7-Eleven



Dunkin Donuts



starbucks



Jack in the Box

Primary Contact

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