

# TURN-KEY FOOD SPACE (WITH HOOD & GREASE)

## HEART OF PICO & ROBERTSON

8946 W PICO BLVD, LOS ANGELES, CA

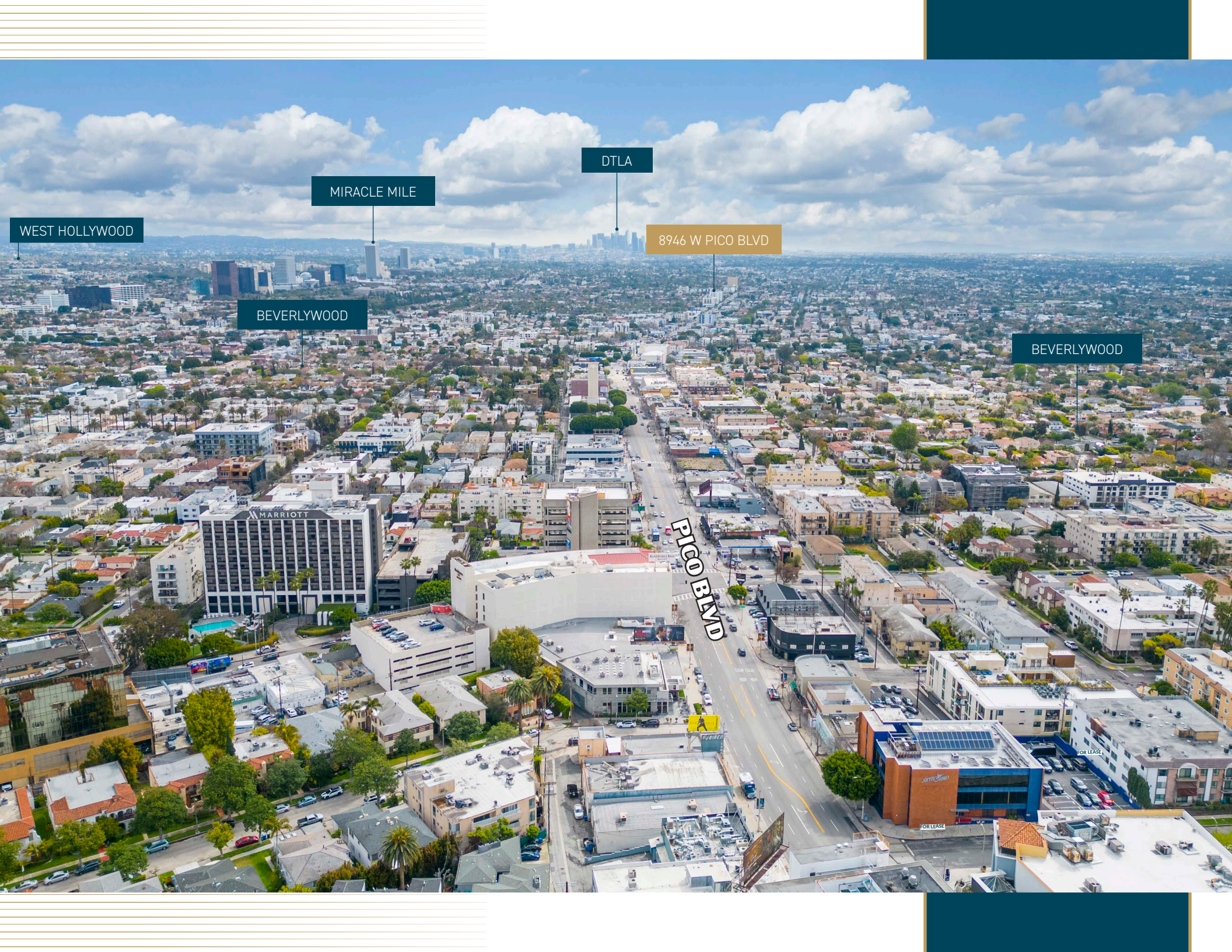


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**CBRE**





WEST HOLLYWOOD

MIRACLE MILE

DTLA

8946 W PICO BLVD

BEVERLYWOOD

BEVERLYWOOD

PICO BLVD

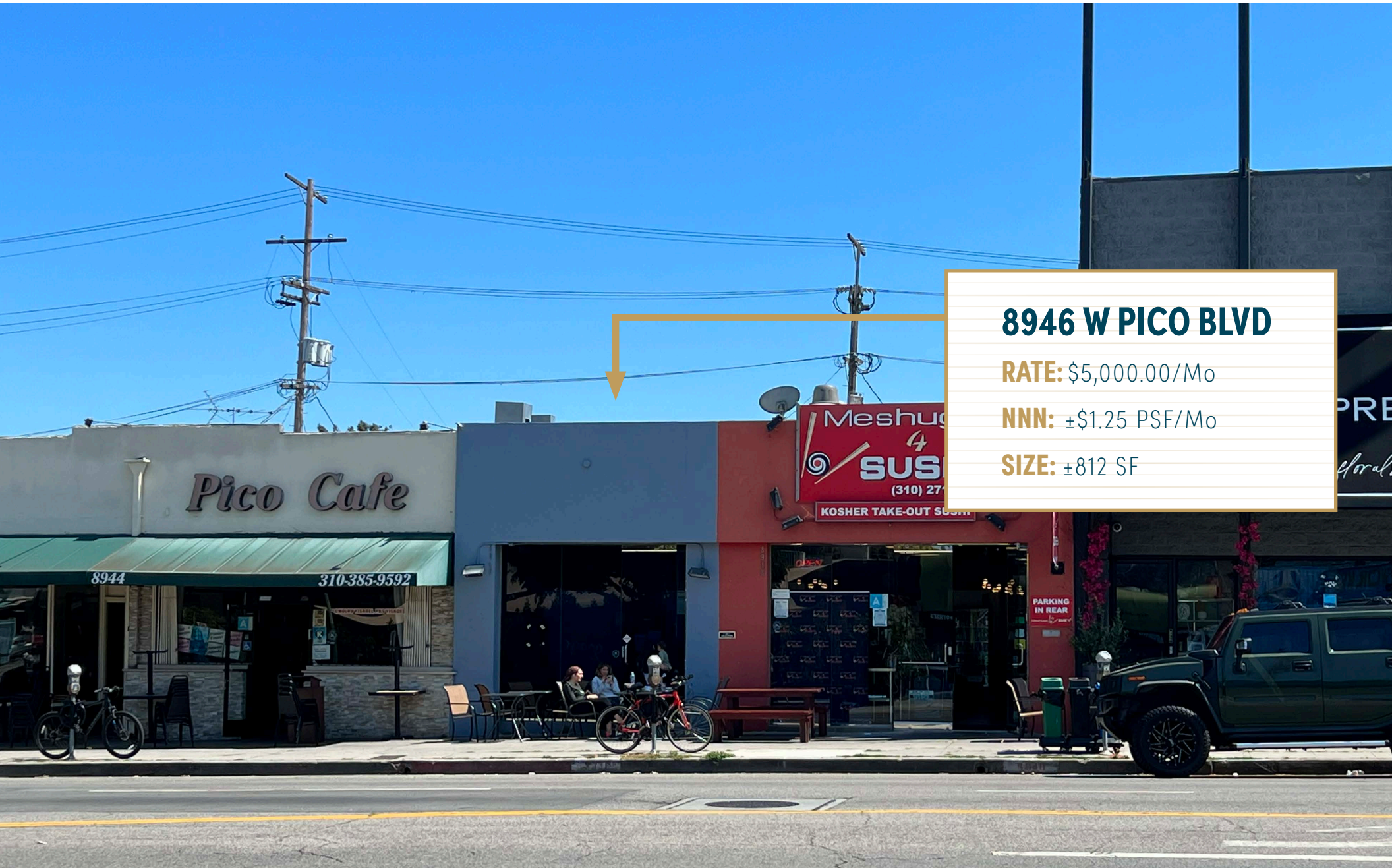
MARRIOTT

FOR LEASE

FOR LEASE



# RETAIL/FOOD SPACE



**8946 W PICO BLVD**

**RATE:** \$5,000.00/Mo

**NNN:** ±\$1.25 PSF/Mo

**SIZE:** ±812 SF





## FABULOUS RETAIL/FOOD OPPORTUNITY

In the heart of the Pico & Robertson area, this is a 2nd generation food opportunity in the heart of all the action. The space has on-site parking and nearby tenants such as Meshuga Sushi, Schwartz Bakery, Lenny's Casita, Pizzeria Sei, Elat Market, Glatt Mart, and much more!



# HIGHLIGHTS



**8946 W PICO BLVD**  
Rate: \$5,000.00/Mo  
NNN: ±\$1.25 PSF/Mo  
Size: ±812 SF



Direct Deal  
Through Landlord



Large Glass Storefront



Outdoor Seating



On-Site Parking Spaces in the  
Rear and Plentiful Street-Metered  
Parking



Delivered with  
Hood & Grease





# PARKING



# LOS ANGELES

**\$734BN**

IN ECONOMIC OUTPUT

**\$257BN**

IN SALARY + WAGES

**\$2.9BN**

IN CONSUMER  
EXPENDITURES

**10th**

AMONG INTERNATIONAL CITIES  
IN TOTAL BILLIONAIRES

**Top 10**

INTERNATIONAL CITY  
FOR LUXURY HOME SALES

**\$4.6MM**

MEDIAN LUXURY HOME VALUE

**\$1BN+**

HOME FURNISHINGS SALES

# DEMOGRAPHICS



## POPULATION

	1 MILE	2 MILES	3 MILES
2025 Population - Current Year Estimate	42,830	136,685	324,275
2030 Population - Five Year Projection	43,136	137,314	326,107
2025-2030 Annual Population Growth Rate	0.14%	0.09%	0.11%



## HOUSEHOLDS

2025 Households - Current Year Estimate	18,745	63,546	157,223
2030 Households - Five Year Projection	19,227	65,201	161,478
2025-2030 Annual Household Growth Rate	0.51%	0.52%	0.54%
2025 Average Household Size	2.27	2.12	2.04



## HOUSING INCOME

2025 Average Household Income	\$181,498	\$183,553	\$171,018
2030 Average Household Income	\$201,044	\$202,132	\$187,978
2025 Median Household Income	\$114,602	\$117,508	\$109,531
2030 Median Household Income	\$133,238	\$134,567	\$123,061
2025 Per Capita Income	\$79,962	\$85,574	\$82,911
2030 Per Capita Income	\$90,181	\$96,249	\$93,075



## EDUCATION

	1 MILE	2 MILES	3 MILES
2025 Population 25 and Over	31,063	104,370	252,957
HS and Associates Degrees	7,708	28,599	69,882
Bachelor's Degree or Higher	22,006	70,258	166,716



## HOUSING UNITS

2025 Housing Units	20,460	69,765	171,370
2025 Vacant Housing Units	1,715	6,219	14,147
2025 Occupied Housing Units	18,745	63,546	157,223
2025 Owner Occupied Housing Units	5,600	21,565	48,270
2025 Renter Occupied Housing Units	13,145	41,981	108,953



## PLACE OF WORK

2025 Businesses	5,386	21,172	33,453
2025 Employees	31,608	173,481	269,015



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