

Retail Space Available

Up to 3,100 SF  
**FOR LEASE**

**Vibrant urban  
shops in ideal location**

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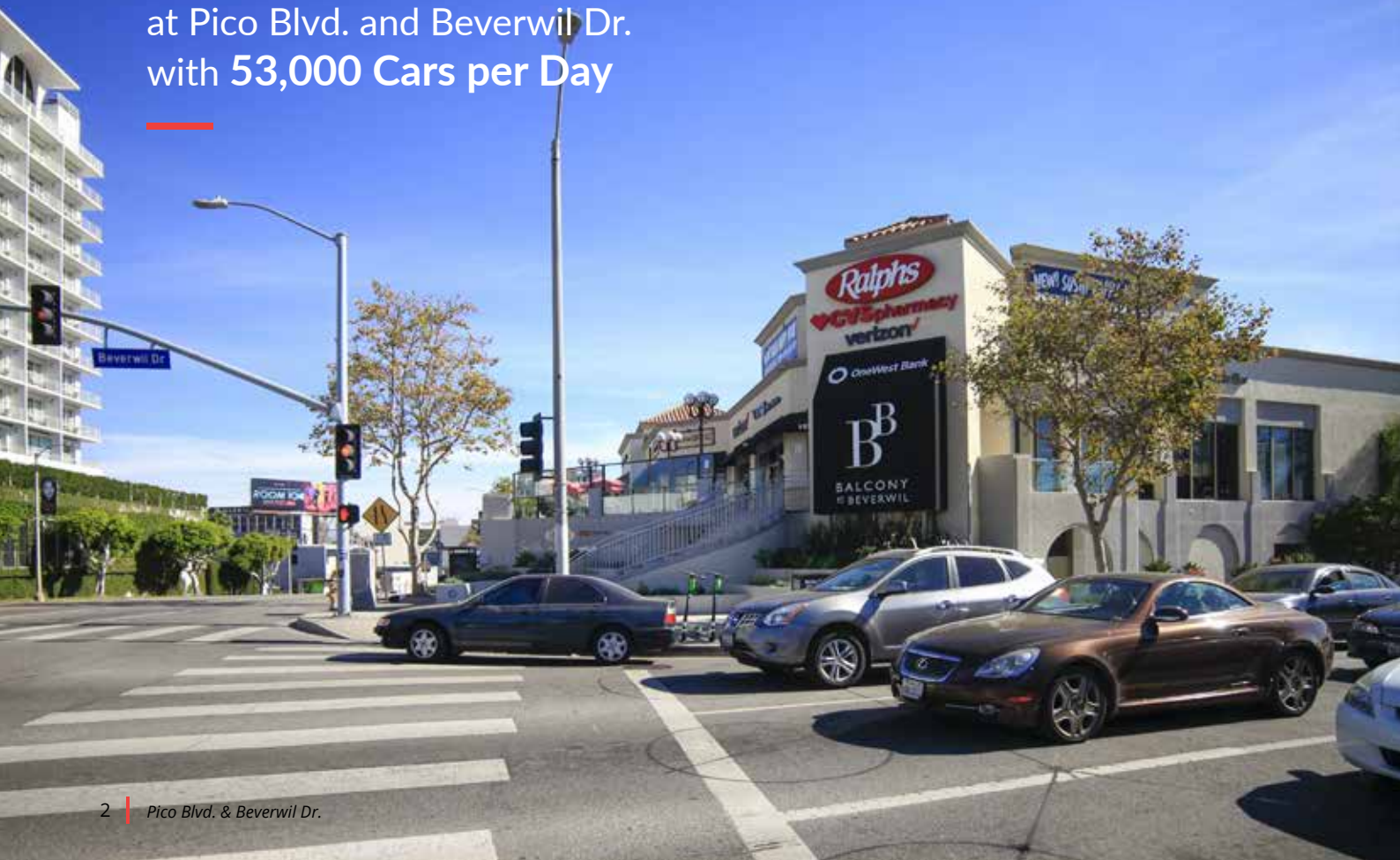


**9616 PICO BLVD**  
**LOS ANGELES, CA**



at Pico Blvd. and Beverwil Dr.  
with **53,000 Cars per Day**

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## Property Highlights

- Size: ± 900-3,100 SF
- Parking: 262 parking spaces
- Ideal Uses: **Food, Fitness, Beauty Services, and Retail**
- Ceiling Height: **9'-15'**
- Price: **Upon Request**
- Potential for great patio space
- Walkable destination in the heart of the Pico-Robertson neighborhood
- In close proximity to Beverly Hills and Century City
- Nearby co-tenants include: Mr. C Hotel, Bicylette, Jeff's Gourmet Sausage Factory, Factor's Famous Deli, Pats, Feldmar Watches, Shiloh's Steak House, Founders Ale House, Sonny Alexander Flowers, Schwartz Bakery





## Unique Opportunity

to work with ownership to create a flagship store with new look and branding.



## New Ownership

planning a major remodel of project infrastructure with particular attention to vertical transportations features.







## Locate your business among trendsetters

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This center presents a single-level opportunity to attract an educated and upscale demographic from the immediate area. Residents here are sophisticated professionals who spend their free time dining out, discovering local art, and exploring entertainment.



## Population

1 MILE	34,097
3 MILES	322,342
5 MILES	781,603

## Daytime Population

age 16 years or older

1 MILE	64,216
3 MILES	469,814
5 MILES	824,601

**35,758**

Total Businesses  
within 3 miles

**382,823**

Total Employees  
within 3 miles



**\$6.33B**

Total Retail  
Expenditure  
within 3 miles



## Average Household Size

1 MILE	2.1
3 MILES	2.0
5 MILES	2.1



## Average Household Income

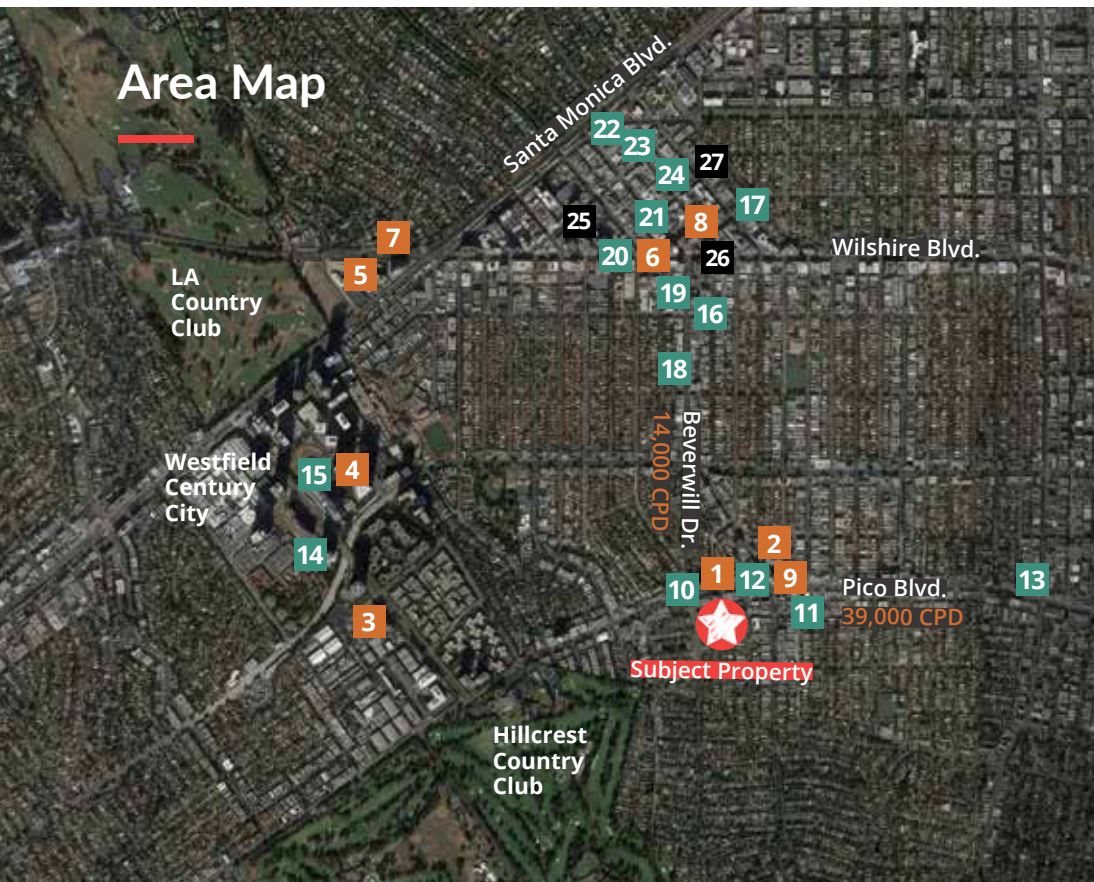
1 MILE	\$184,970
3 MILES	\$134,516
5 MILES	\$125,473



## Median Home Value

1 MILE	\$807,743
3 MILES	\$743,551
5 MILES	\$725,625

# Area Map



## Hotels

1. Mr. C Hotel
2. Beverly Hills Marriott
3. Intercontinental
4. Century Plaza
5. Beverly Hilton
6. Beverly Wilshire
7. Waldorf Astoria
8. Montage
9. Residence Inn by Marriott

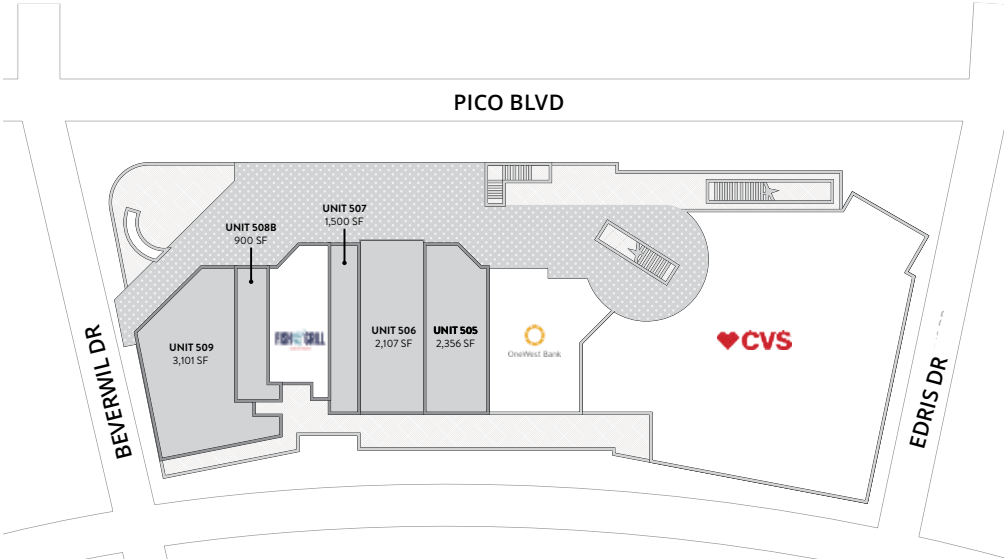
## Restaurants

10. Cipriani
11. Factors Famous Deli
12. Sotto
13. Komodo
14. Hinoki and the Bird
15. Craft
16. Maude
17. Spago
18. Urth Café
19. Chaumont
20. Cut
21. Avra
22. Gratitude
23. Wally's
24. E. Baldi

## Fitness

25. Equinox
26. Soul Cycle
27. Physique 57

# Site Plan



## Available Units

SUITE 509  
3,101 SF

SUITE 508B  
900 SF

SUITE 507  
1,500 SF

SUITE 506  
2,107 SF

SUITE 505  
2,356 SF



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