

9616 PICO



47,022 SF for lease

Opportunity for Kosher Market
@ The Balcony





@ Pico Blvd. and Beverwil Dr.
w/ **53,000 Cars per Day**

This is an aerial photograph of a city intersection. A blue rectangular box highlights a specific building at the corner of Pico Blvd. and Beverwil Dr. The building has a white roof with a circular feature. The surrounding area is densely packed with residential houses and some commercial buildings. The streets are labeled 'S. BEVERWIL DR.' and 'PICO BLVD.' in white text. A blue circular graphic is located at the intersection point.

S. BEVERWIL DR.

PICO BLVD.

Property Highlights

9616
PICO



- Rare opportunity for box space at intersection of Pico & Beverwil. There is a strong population of Orthodox Jewish residents, with various synagogues, Kosher bakeries, and Kosher restaurants nearby.
- Size: 47,022 SF
 - » Includes 41,900 SF shopping area & 5,122 SF lower level storage area
- Total Parking Spaces: 304
- Ceiling Heights: 20'
- Repositioning plan includes enhanced access and easier flow to and from the parking levels
- Dedicated loading and delivery area
- Strong anchor branding opportunity to over 53,000 CPD
- Within the immediate trade area (less than one mile) there are around 15 synagogues, 25 Jewish-inspired restaurants/bakeries/delis, and a few small-format Kosher markets.

\$6.33 Billion

Total Retail Expenditure within 3 miles

Population

1 MILE	33,394
3 MILES	317,898
5 MILES	765,087

Daytime Population

1 MILE	58,566
3 MILES	495,342
5 MILES	972,855

Avg. HH Income

1 MILE	\$166,148
3 MILES	\$132,743
5 MILES	\$123,047

Median Home Value

1 MILE	\$1,561,049
3 MILES	\$1,236,163
5 MILES	\$1,146,616



35,758

Total Businesses
within 3 miles

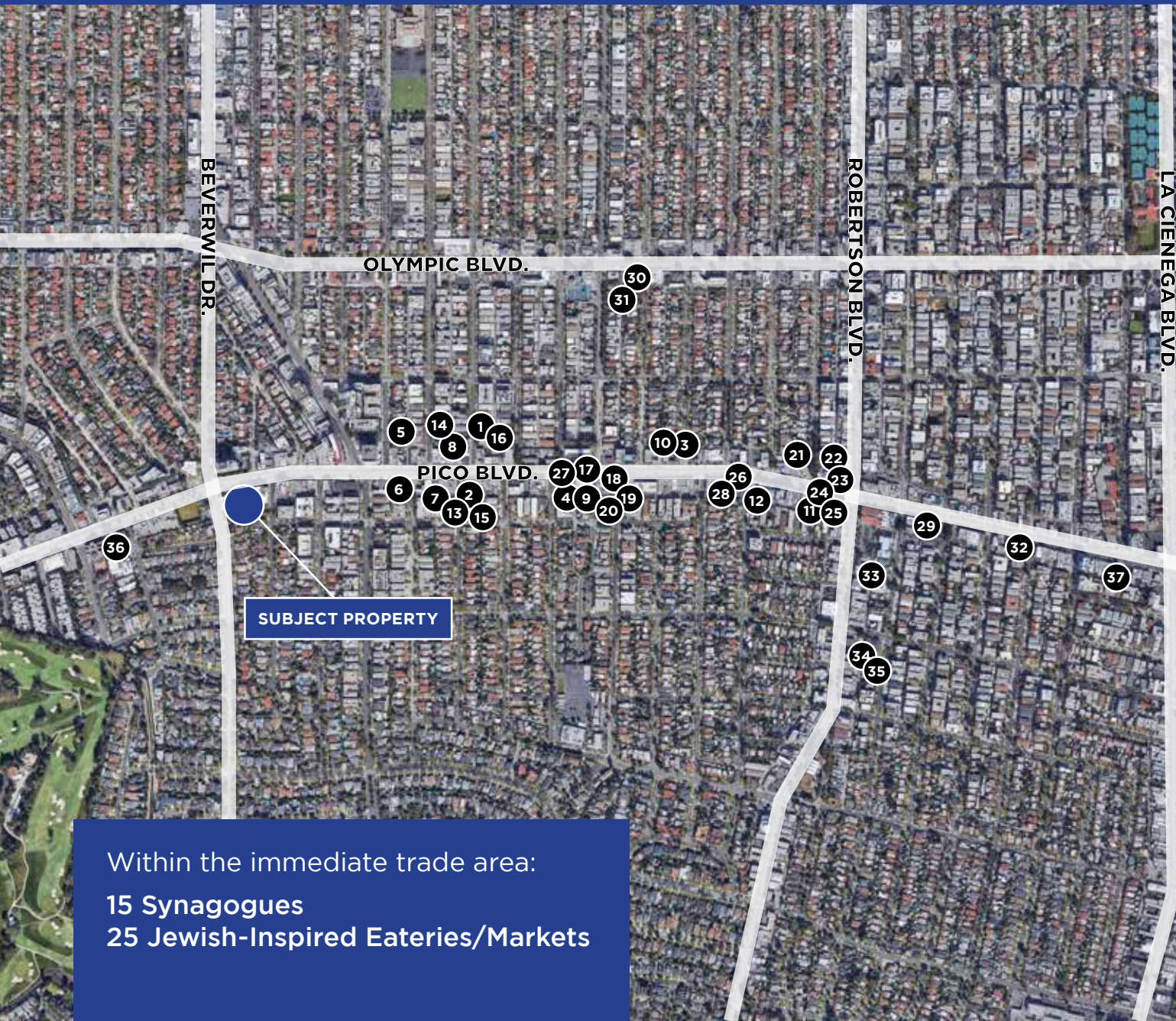


382,823

Total Employees
within 3 miles



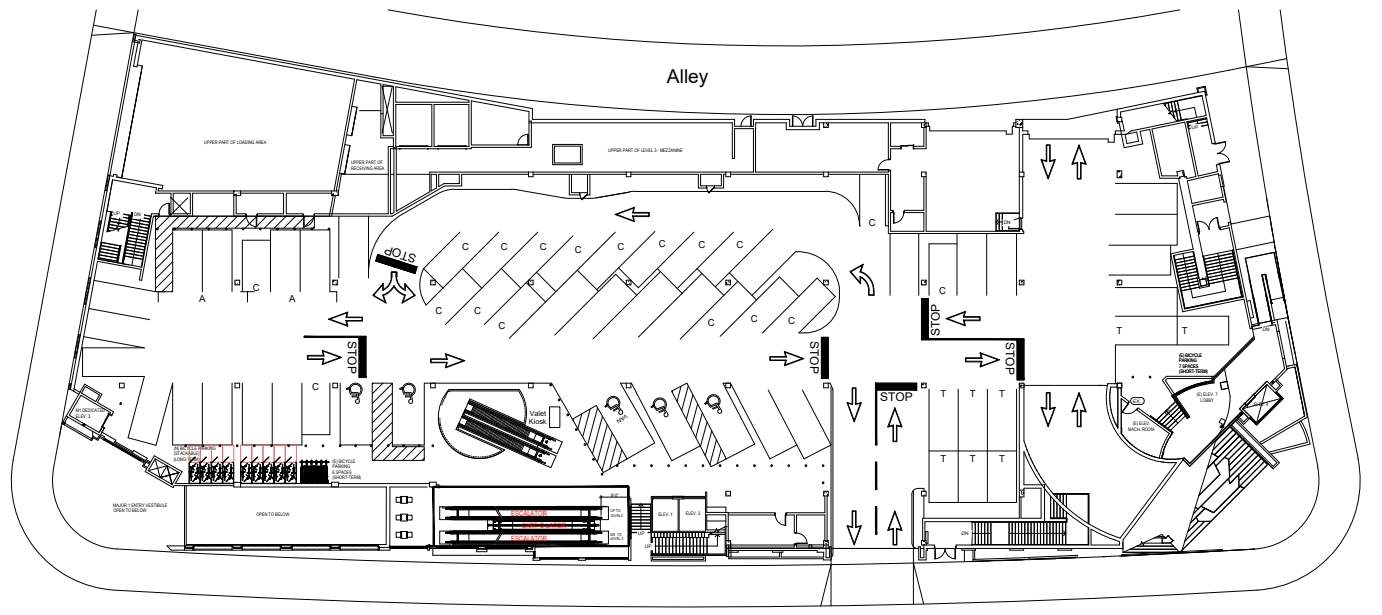
Kosher Market Map



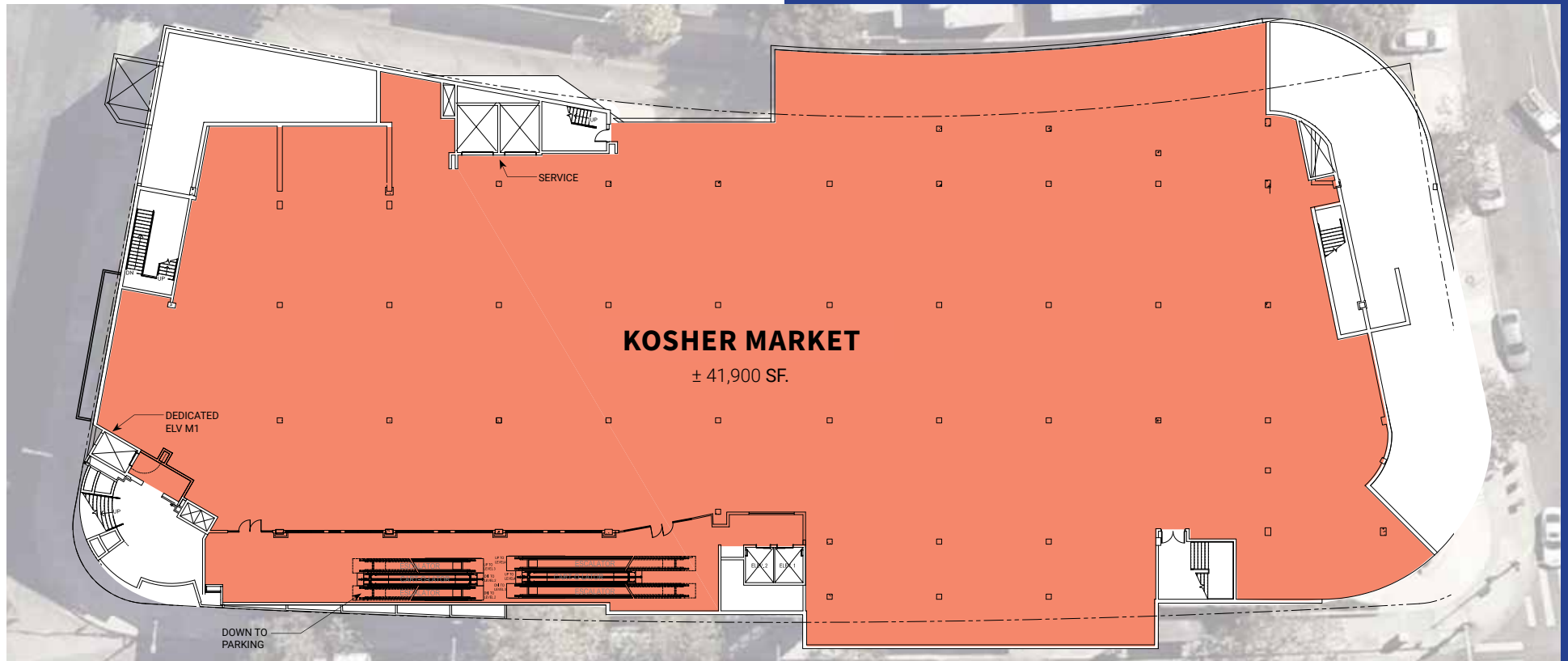
LEGEND

1. Pat's Restaurant
2. Schnitzly
3. Holy Grill Restaurant
4. Charlie's Kosher Delicatessen
5. Pico Glatt Market
6. Factor's Famous Deli
7. Ahavat Shalom
8. Beth Menachem - Chabad
9. Pico Shul
10. Magen Avot Synagogue
11. Pico Kosher Deli
12. B'nai David-Judea Congregation
13. Judaic Studies of Century City
14. Young Israel of Century City
15. Label's Table Deli
16. Beverly Hills Kosher Meat Market
17. The Community Shul
18. Eilat Bakery
19. Adas Torah
20. Got Kosher Deli & Bakery
21. Shuvah Israel Torah Center
22. Elias Kosher Kabob
23. Mucca Dairy Kosher Pizza
24. Jewish Family Service of LA
25. Shiloh's Steakhouse
26. Bibi's Bakery and Cafe
27. The Milky Way
28. Elat Market
29. Glatt Market
30. Beth Jacob Congregation
31. Torat Hayim
32. Congregation Ohel Moshe
33. The Library Shul
34. Anshe Emes
35. Shtibl Minyan
36. Westside Shul
37. Daat Torah

Balcony Level **L5**

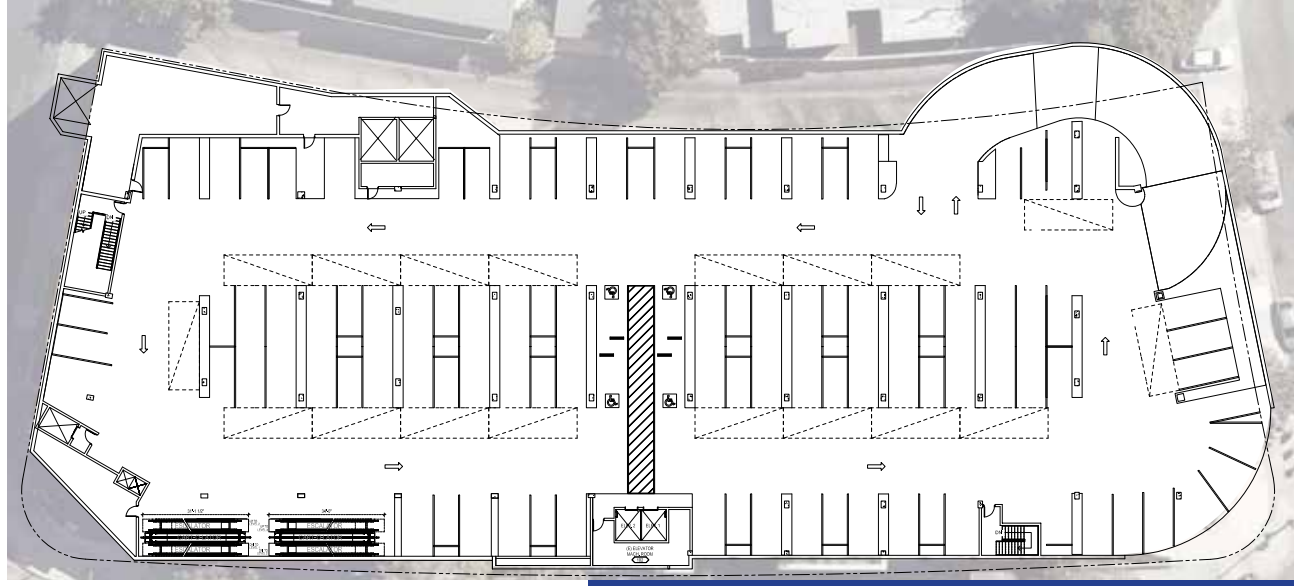


Anchor Space

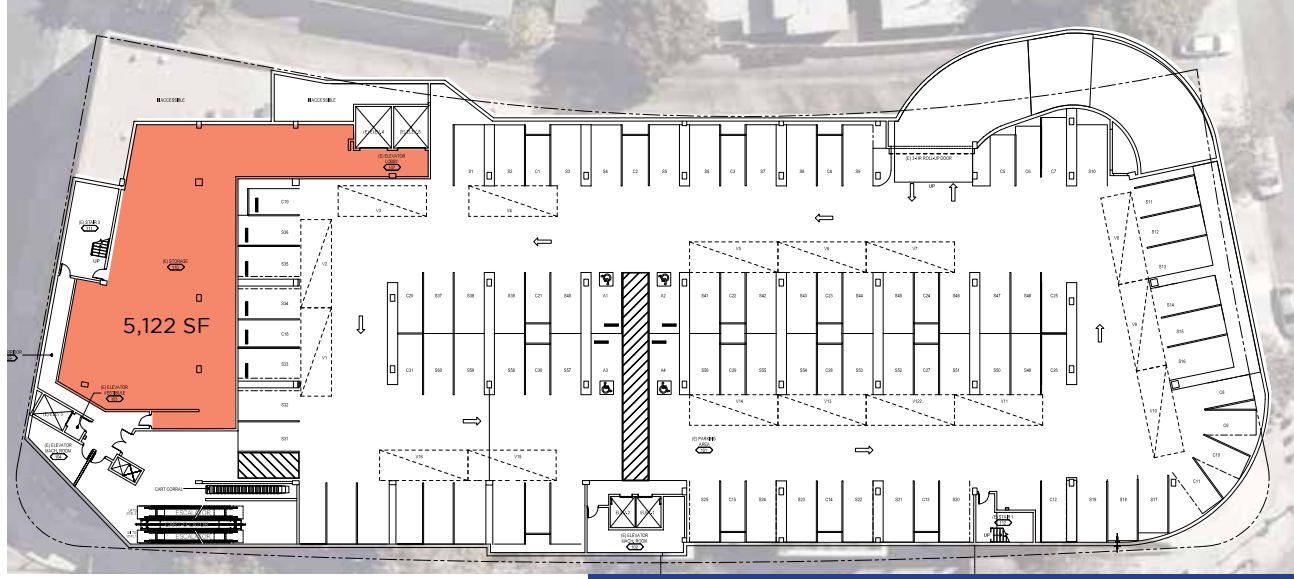


L3

Optimized Parking & Customer Access



L1



L2



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