

RETAIL SPACE FOR LEASE



- Just renovated; new bathroom, electrical service, HVAC, high ceilings, flooring & lighting
- Great exposure with building
- Easy access from I-10 and 405 freeways
- High traffic counts in excess of 54,000 vehicles per day

12212 PICO BOULEVARD, LOS ANGELES, CA 90064

SIZE: Approximately 515 Square Feet

RATE: \$1,980 per month, NNN
(NNN estimated to be \$0.90 per square foot per month)

PARKING: One parking space plus street parking

TERM: 1-5 years

AVAILABLE IMMEDIATELY

RAFAEL PADILLA
310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM

Lic# 00960188

ARTHUR PETER
310.395.2663 x101

ARTHUR@PARCOMMERCIAL.COM

Lic# 01068613



1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • www.parcommercial.com

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

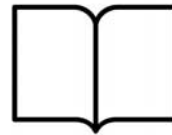
AREA MAP & DEMOGRAPHICS



Within
1 Mile



Housing Units
15,949
34.20% owner occupied



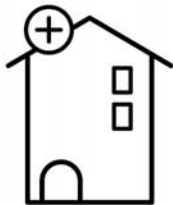
Educational Attainment
62%
with college or higher degree



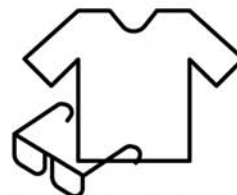
Estimated Population
33,564
10.77% growth 2010-2017
3.97% growth 2017-2022



Average Household Income
\$101,940
43% earn more than \$100k



Median Home Value
\$797,748



Apparel & Services
\$436,386
2017 yearly consumer spending

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