

# CORNER/RETAIL LOCATION

10569 PICO BOULEVARD  
Rancho Park, CA 90064

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**SIZE:** Approximately 1,590 rentable square feet

**RENT:** \$4.95 per square foot per month, NNN  
(NNN estimated to be \$0.60 per square foot)

**TERM:** 5 years +

**AVAILABLE:** Immediately

**PARKING:** Metered parking along Pico as well as Prosser. In addition public parking lot at Prosser.

- Remodeled in 2015
- Signalized corner
- Great signage and identity
- Located near UCLA's new research and study facility at The Annex & One Westside
- Abundance of metered street parking
- Fantastic signage potential and street presence



Nearby Developments

Century City Center



37 story office tower 700,000 SF  
office with supporting retail

West End



Creative office campus  
234,089 SF

One Westside



UCLA to occupy  
687,000 SF

11001 Pico



89 unit apartments over 14,000  
SF of retail space

Linea



595 unit apartments over 14,000  
SF of retail space







# RANCHO PARK

The property is located in the Rancho Park neighborhood of Los Angeles between Cheviot Hills and West L.A. Rancho Park's tree-lined streets give it an almost suburban feel, as well as provide a rare opportunity for Angelenos to see fall foliage without a long drive north. Those same trees provide plenty of shade of pedestrians taking the short walk to the shops and the restaurants on Pico or to play a round of golf at one of the nearby courses. With its own Expo Line station easy access to the 10 and 405 freeways, and many arterial streets nearby, Rancho Park makes commuting slightly more convenient.

The property is located in an affluent submarket of Los Angeles where the Zillow Home Value Index is \$1,917,082. The trade area is densely populated with 195,294 people within a 3-mile radius and an average HHI of \$135,958 within one mile.



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Demographics


WITHIN 1 MILE




Apparel, Food/Entertainment & Services  
**\$284,295**  
 2022 yearly consumer spending




Median Home Value  
**\$1,917,082**



Estimated Population  
**41,807**



Educational Attainment  
**64.63%**  
 with college or higher degree



Average Household Income  
**\$135,958**



Housing Units  
**25,174**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>			
2027 Projected Population	41,206	193,447	431,945
2022 Estimated Population	41,807	195,294	434,773
2010 Census Population	41,589	189,237	414,803
Growth 2022-2027	-1.44%	-0.95%	-0.65%
Growth 2022	0.52%	3.20%	4.81%
<b>2022 ESTIMATED HOUSEHOLD INCOME \$50,000 +</b>			
\$50,000-\$74,999	9.66%	10.69%	11.67%
\$75,000-\$99,000	10.36%	10.68%	10.98%
\$100,000 +	53.76%	53.55%	51.46%
TOTAL	73.78%	74.92%	74.11%
2022 Estimated Average HH Income	\$135,958	\$139,504	\$135,098
2022 Estimated Households	22,355	96,584	202,398

