

FOR LEASE

PRIME RETAIL EXPOSURE



1,160 SF Storefront Available



5994½ W Pico Blvd, Los Angeles, CA 90035

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

5994½ W PICO BLVD, LOS ANGELES, CA 90035

Property Details

Available Area 1,160± SF

Parking 1 Space in Rear Lot

Lease Rental \$3,480 Per Month (\$3.00 Per SF NNN)

Net Charges \$0.206 Per SF Per Month

Possession May 1, 2025

Stories One

Year Built 1948

Total Frontage 104' on Pico Blvd; 111' on Stearns Dr

Zoning LA C4-1-O

- Retail store for lease
- Part of larger 9-store strip center
- Southeast corner of Pico Blvd and Stearns Dr
- Heavy traffic location: 41,263 vehicles per day
- Shared customer parking at rear lot off the alley (10± vehicles total) plus abundant street parking
- Prime location between Fairfax Ave & La Cienega Blvd



5994½ W PICO BLVD INTERIOR PHOTOS

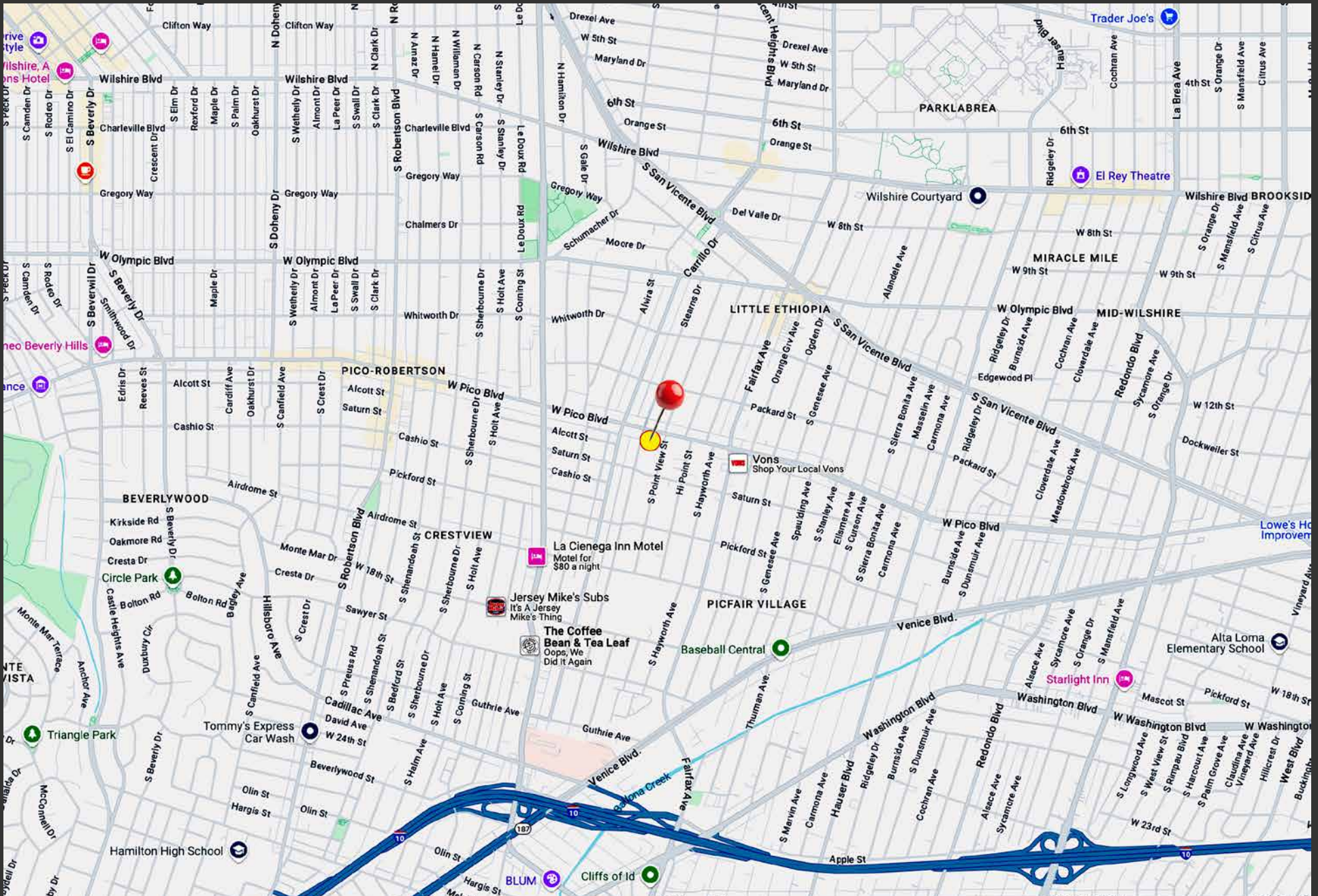






AERIAL PHOTO

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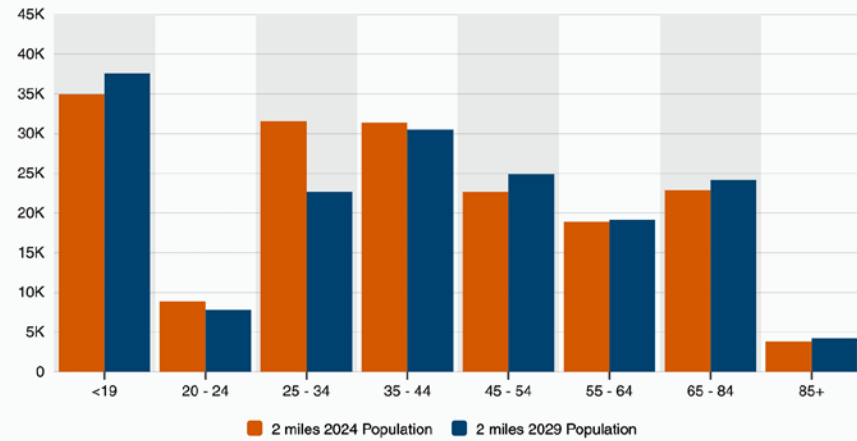


AREA MAP

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NEIGHBORHOOD DEMOGRAPHICS

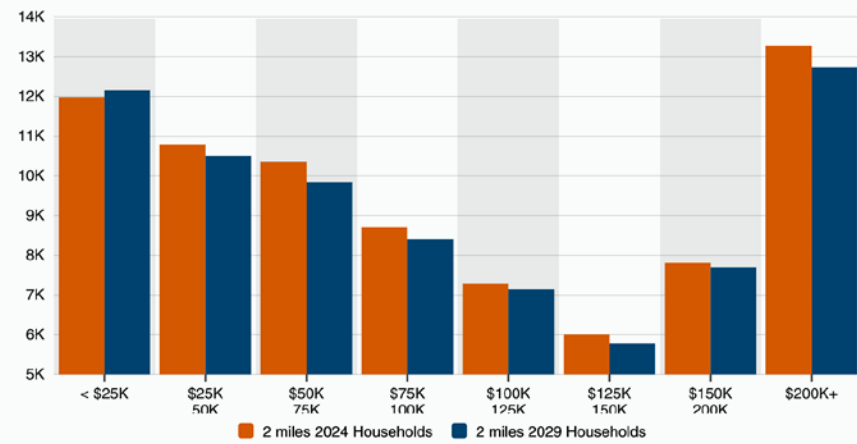
Population By Age



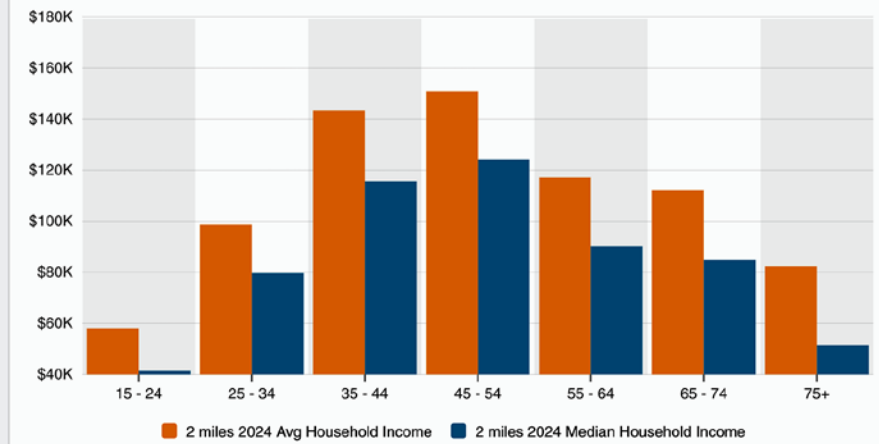
Educational Attainment



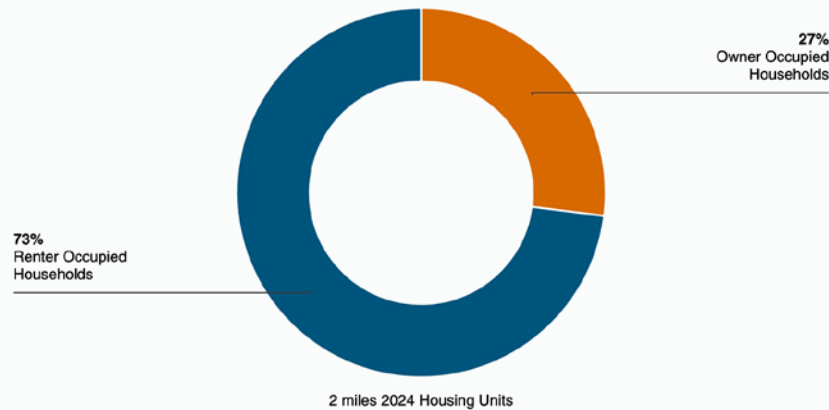
Household Income



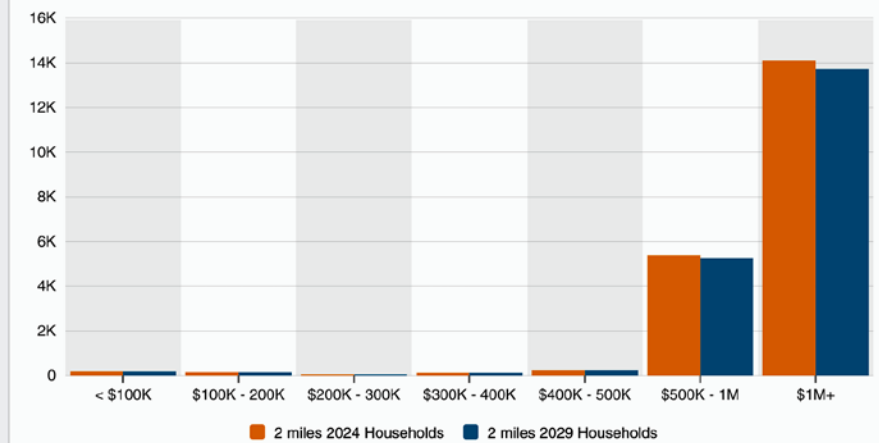
Household Income By Age



Housing Occupancy



Home Values



FOR LEASE

Heavy Traffic Corner Location

RETAIL STORE AVAILABLE

1,160 SF UNIT

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