



- Address:** 10921 West Pico Boulevard, Los Angeles CA 90064
- Available Space:** Approximately 1,550 square feet with rooftop signage.
- Parking:** 4 exclusive parking in rear at no additional charge.
- Rental Rate:** \$3.95 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, common area repairs and maintenance, estimated at 60¢ per square foot per month.
- Comments:**
- ▶ 80,000+ vehicles pass through the intersection of Pico and Westwood Boulevards;
 - ▶ Co-tenants include Starbucks Coffee, The Backhouse Restaurant, Designer Kitchens and Gyu-kaku;
 - ▶ Neighbors include Google (a 584,000 square foot campus opening 2022), 99¢ Only Store, Centinela Feed & Pet Supplies, Guitar Center, Barbeques Galore, and many other established retailers and restaurants.



For further information
or tour, please
contact exclusive agents:

Marc Pollock

License #00881177
Marc@WestsideRetail.com

Mark Einbund

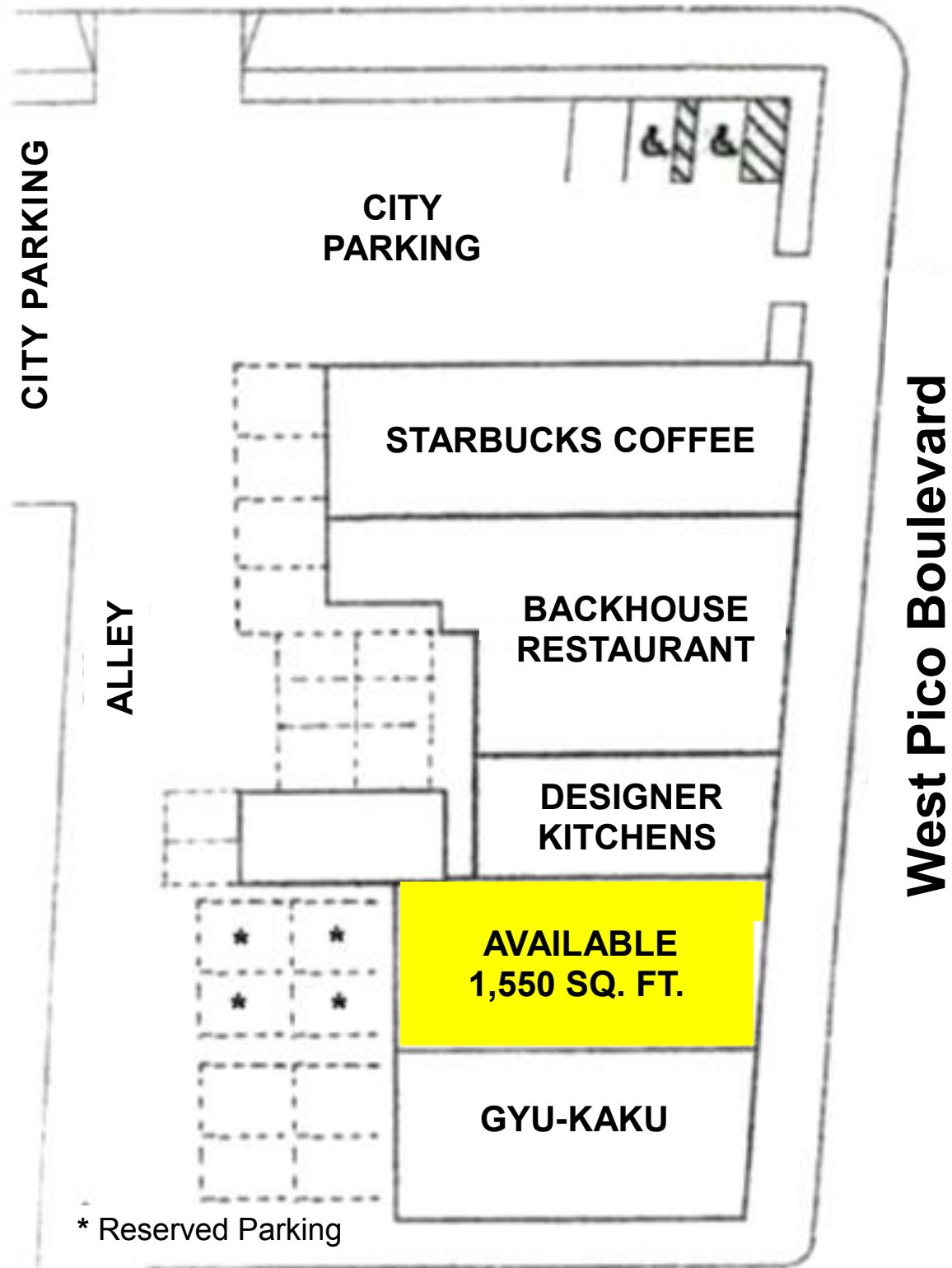
License #00826287
Mark@WestsideRetail.com

11847 Gorham Avenue
Suite 120
Los Angeles, CA 90049
Phone 310.826.8000
Fax 310.826.8333

Additional information on this
property can be found online at
www.WestsideRetail.com

**10921 WEST PICO BOULEVARD
LOS ANGELES, CA 90064**

Midvale Avenue

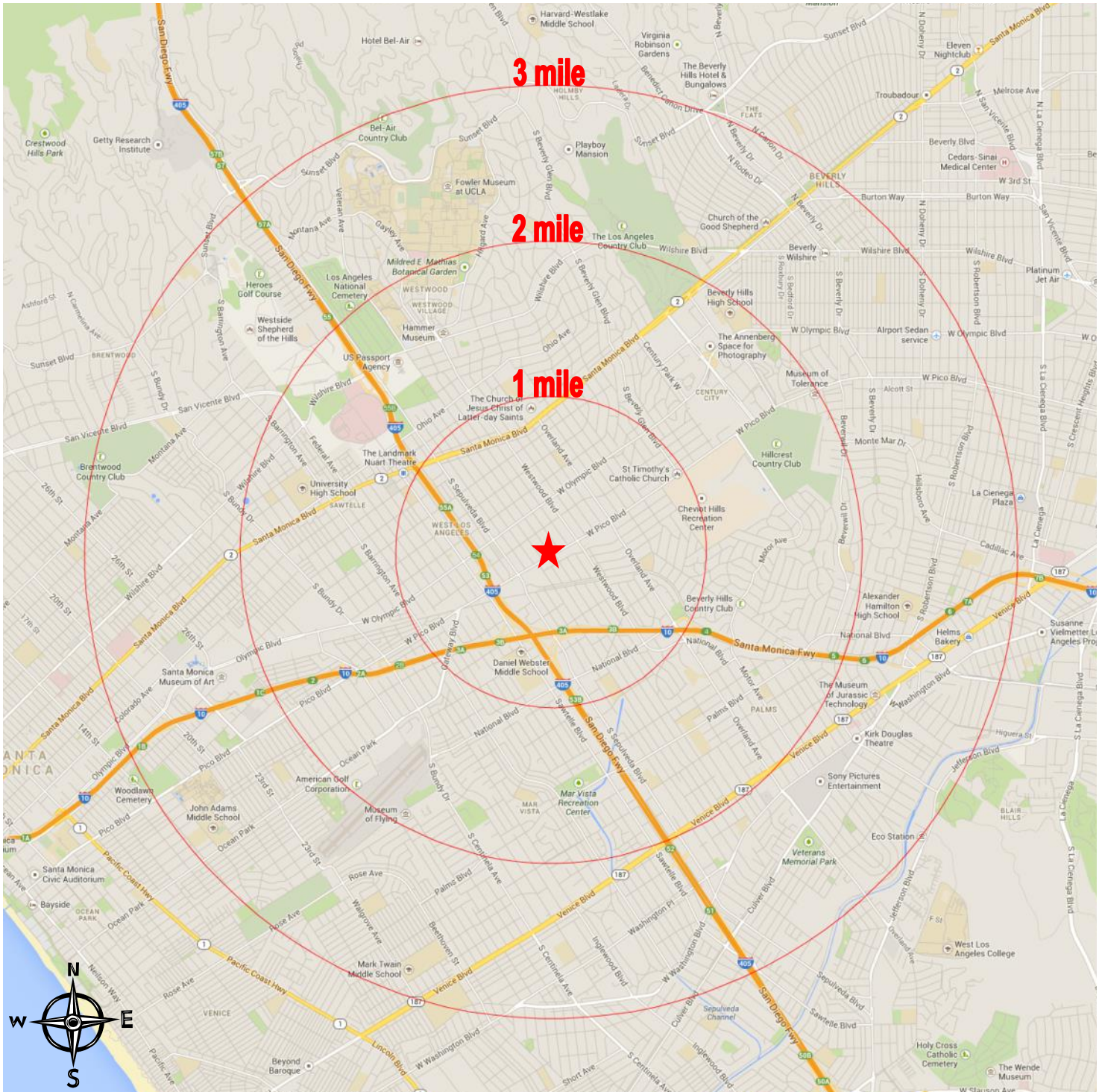


NOT TO SCALE

The information contained on this site plan is for illustration purposes only, not necessarily drawn to scale, and is not intended to make any representation or warranty as to the actual number of parking spaces, or to the size and nature of improvements, the identity or location of any current or proposed neighboring businesses. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your use and needs. **Westside Retail, Inc. 2019**

Area Map

**10921 West Pico Boulevard
Los Angeles, CA 90064**



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Demographic Report

10921 West Pico Boulevard
Los Angeles, CA90064

Description	1 Mile	2 Miles	3 Miles
POPULATION BY YEAR			
Population (4/1/1990)	25,237	133,405	286,106
Population (4/1/2000)	24,904	143,764	304,960
Population (4/1/2010)	25,346	146,677	312,202
Population (1/1/2017)	26,365	152,580	324,149
Population (1/1/2022)	27,566	159,474	338,319
Population Growth (2017/2010)	4.02	4.02	3.83
Population Forecast (2022/2017)	4.56	4.52	4.37
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	11,948	65,193	130,858
Households (4/1/2000)	11,868	70,014	138,411
Households (4/1/2010)	11,474	70,772	139,259
Households (1/1/2017)	11,954	73,727	144,858
Households (1/1/2022)	12,515	77,190	151,666
Households Growth (2017/2010)	4.18	4.18	4.02
Households Forecast (2022/2017)	4.69	4.7	4.7
Gender			
Male	12,625	74,088	157,283
Female	13,740	78,492	166,866
Age			
Median Age	39.2	36.5	35.3
Aged 0 to 5 Years	1,726	8,179	17,042
Aged 6 to 11 Years	1,441	6,415	14,868
Aged 12 to 17 Years	1,135	5,682	14,370
Aged 18 to 24 Years	2,117	15,843	46,680
Aged 25 to 34 Years	5,034	36,815	67,696
Aged 35 to 44 Years	4,150	22,085	44,732
Aged 45 to 54 Years	3,074	16,174	35,030
Aged 55 to 64 Years	3,252	17,153	36,209
Aged 65 to 74 Years	2,405	12,705	25,253
Aged 75 to 84 Years	1,264	6,939	13,452
Aged 85 Years and Older	767	4,590	8,817
POPULATION BY RACE			
White Alone	17,340	94,219	204,362
Black Alone	617	5,921	14,279
Asian Alone	5,584	32,711	59,011
American Indian and Alaska Native Alone	72	710	1,792
Other Race Alone	893	8,969	23,552
Two or More Races	1,859	10,050	21,153

Demographic Report

10921 West Pico Boulevard
Los Angeles, CA90064

Description	1 Mile	2 Miles	3 Miles
POPULATION BY ETHNICITY			
Hispanic	3,083	23,654	59,954
White Non-Hispanic	15,440	81,391	171,896
Marital Status (Pop 15+)			
Males Never Married	4,678	31,334	69,222
Males Married	5,252	27,621	55,292
Males Widowed	134	1,239	2,738
Males Divorced	660	5,023	10,155
Females Never Married	4,821	30,309	68,272
Females Married	5,044	26,740	53,352
Females Widowed	1,008	5,162	9,885
Females Divorced	962	7,662	16,208
Primary Language (Pop 5+)			
Speaks English	15,192	83,740	180,752
Speaks Spanish	2,162	19,176	47,437
Speaks Other Indo-European Languages	3,924	20,213	40,007
Speaks Asian or Pacific Island Language	3,072	18,620	32,587
Speaks Other Language	534	3,736	8,767
DETAILED HOUSEHOLD CHARACTERISTICS			
Household, Average Size	2.2	2.04	2.14
HOUSEHOLDS BY RACE			
White	8,302	48,777	99,132
Black	289	3,032	6,635
Asian	2,467	15,017	24,218
American Indian and Alaska Native	28	265	631
Other Race	300	2,938	6,980
Two or More Races	568	3,698	7,262
HOUSEHOLDS BY ETHNICITY			
Hispanic	1,083	8,388	19,366
White Non-Hispanic	7,611	43,921	87,916

Demographic Report

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Los Angeles, CA90064

Description	1 Mile	2 Miles	3 Miles
Male Population By Age			
Median Age	38	35.6	34.6
Aged 0 to 5 Years	885	4,160	8,652
Aged 6 to 11 Years	714	3,251	7,609
Aged 12 to17 Years	551	2,869	7,337
Aged 18 to 24 Years	1,015	7,339	22,171
Aged 25 to 34 Years	2,515	18,775	34,254
Aged 35 to 44 Years	2,086	11,444	22,636
Aged 45 to 54 Years	1,470	7,771	16,887
Aged 55 to 64 Years	1,467	7,838	16,912
Aged 65 to 74 Years	1,054	5,700	11,336
Aged 75 to 84 Years	578	3,108	6,032
Aged 85 Years and Older	290	1,833	3,457
Female Population By Age			
Median Age	40.3	37.5	36.3
Aged 0 to 5 Years	841	4,019	8,390
Aged 6 to 11 Years	727	3,164	7,259
Aged 12 to17 Years	584	2,813	7,033
Aged 18 to 24 Years	1,102	8,504	24,509
Aged 25 to 34 Years	2,519	18,040	33,442
Aged 35 to 44 Years	2,064	10,641	22,096
Aged 45 to 54 Years	1,604	8,403	18,143
Aged 55 to 64 Years	1,785	9,315	19,297
Aged 65 to 74 Years	1,351	7,005	13,917
Aged 75 to 84 Years	686	3,831	7,420
Aged 85 Years and Older	477	2,757	5,360
Household by Size			
Median Size	2.5	2.3	2.4
1 Person	4,088	29,349	55,510
2 Person	4,135	25,472	48,324
3 Person	1,842	9,855	19,983
4 Person	1,356	6,155	13,495
5 Person	397	1,984	4,826
6 Person	96	596	1,708
7 or More Person	40	316	1,012

Demographic Report

10921 West Pico Boulevard
Los Angeles, CA90064

Description	1 Mile	2 Miles	3 Miles
HOUSING UNITS BY TENURE			
Housing, Occupied Units	11,954	73,727	144,858
Housing, Owner Occupied	5,644	23,599	46,873
Housing, Renter Occupied	6,310	50,128	97,985
OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE			
Housing, Owner Occupied	5,644	23,599	46,873
Housing, Median Value Owner Households (\$)	791,307	820,594	838,084
Housing, Owner Households Valued Less than \$10,000	19	60	134
Housing, Owner Households Valued \$10,000-\$14,999	0	21	53
Housing, Owner Households Valued \$15,000-\$19,999	0	0	63
Housing, Owner Households Valued \$20,000-\$24,999	0	28	29
Housing, Owner Households Valued \$25,000-\$29,999	0	8	9
Housing, Owner Households Valued \$30,000-\$34,999	0	0	1
Housing, Owner Households Valued \$35,000-\$39,999	8	19	36
Housing, Owner Households Valued \$40,000-\$49,999	30	30	50
Housing, Owner Households Valued \$50,000-\$59,999	35	42	79
Housing, Owner Households Valued \$60,000-\$69,999	6	46	87
Housing, Owner Households Valued \$70,000-\$79,999	19	57	143
Housing, Owner Households Valued \$80,000-\$89,999	12	14	98
Housing, Owner Households Valued \$90,000-\$99,999	8	77	123
Housing, Owner Households Valued \$100,000-\$124,999	40	122	242
Housing, Owner Households Valued \$125,000-\$149,999	0	24	147
Housing, Owner Households Valued \$150,000-\$174,999	32	123	217
Housing, Owner Households Valued \$175,000-\$199,999	59	161	287
Housing, Owner Households Valued \$200,000-\$249,999	33	176	505
Housing, Owner Households Valued \$250,000-\$299,999	30	252	568
Housing, Owner Households Valued \$300,000-\$399,999	222	959	1,980
Housing, Owner Households Valued \$400,000-\$499,999	393	1,652	2,839
Housing, Owner Households Valued \$500,000-\$749,999	1,627	6,376	11,924
Housing, Owner Households Valued \$750,000-\$999,999	1,507	5,498	10,849
Housing, Owner Households Valued More than \$1,000,000	1,564	7,854	16,410

Demographic Report

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Description	1 Mile	2 Miles	3 Miles
RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE			
Housing, Renter Occupied	6,310	50,128	97,985
Housing, Median Rent (\$)	1,597	1,463	1,444
Housing, Rent less than \$250	0	132	709
Housing, Rent \$250-\$499	43	253	1,113
Housing, Rent \$500-\$749	175	1,509	3,434
Housing, Rent \$750-\$999	359	4,218	8,862
Housing, Rent \$1,000-\$1,249	1,038	9,554	18,534
Housing, Rent \$1,250-\$1,499	1,159	10,467	19,932
Housing, Rent \$1,500-\$1,999	1,659	11,825	23,087
Housing, Rent \$2,000+	1,756	11,205	20,549
Housing, No Cash Rent	121	965	1,765
DETAILED INCOME CHARACTERISTICS			
Total Personal Income (\$)	1,719,423,235	9,804,185,374	19,477,043,139
Total Household Income (\$)	1,713,663,841	9,731,815,360	19,241,755,143
Median Household Income (\$)	103,365	88,726	87,238
Average Household Income (\$)	143,355	131,998	132,832
Per Capita Household Income (\$)	65,216	64,256	60,087
Household High Income Average (\$)	345,518	375,399	387,760
Households By Income			
Less than \$15,000	847	6,919	14,297
\$15,000 to \$24,999	714	4,456	9,565
\$25,000 to \$34,999	617	4,280	8,929
\$35,000 to \$49,999	823	6,229	12,065
\$50,000 to \$74,999	1,486	10,116	19,184
\$75,000 to \$99,999	1,336	8,858	17,137
\$100,000 to \$124,999	1,144	7,034	13,788
\$125,000 to \$149,999	978	5,883	11,078
\$150,000 to \$199,999	1,227	6,190	11,963
\$200,000 and Over	2,782	13,762	26,852
Occupation (Pop 16+)			
Management, Business, and Financial Operations	3,178	18,414	35,739
Professional and Related	5,921	32,099	62,781
Service	1,264	9,677	21,747
Sales and Office	2,410	15,980	35,031
Farming, Fishing, and Forestry	0	51	174
Construction, Extraction, and Maintenance	323	1,942	3,968
Production, Transportation, and Material Moving	329	2,715	5,645

Demographic Report



10921 West Pico Boulevard
Los Angeles, CA90064

Description	1 Mile	2 Miles	3 Miles
Industry (Pop 16+)			
Total Civilian Employment	13,425	80,878	165,085
Employment, Agriculture, Forestry, Fishing and Hunting	0	140	331
Employment, Mining, Quarrying and Oil and Gas Extraction	8	58	67
Employment, Construction	462	1,886	3,902
Employment, Manufacturing	575	3,811	7,482
Employment, Wholesale Trade	350	1,917	4,113
Employment, Retail Trade(Pop 16+)	678	5,232	12,090
Employment, Transportation and Warehousing	140	1,206	2,474
Employment, Utilities	42	327	624
Employment, Information	996	7,086	14,695
Employment, Finance and Insurance	809	3,885	7,828
Employment, Real Estate and Rental and Leasing	341	3,031	5,679
Employment, Professional, Scientific, and Technical Services	2,681	15,366	27,293
Employment, Management of Companies and Enterprises	26	72	181
Employment, Administrative and Support and Waste Mgt. Services	637	3,211	5,913
Employment, Educational Services	1,800	10,463	21,954
Employment, Health Care and Social Assistance	1,923	9,446	18,911
Employment, Arts, Entertainment, and Recreation	706	3,749	8,753
Employment, Arts, Entertainment, Accommodation and Food Services, etc.	466	5,118	10,869
Employment, Other Services	571	3,541	8,818
Employment, Public Administration	214	1,333	3,108
Education Attainment (Pop 25+)			
Less Than High School	1,217	6,972	16,239
High School	1,796	11,763	24,578
Some College	2,611	17,930	38,816
Associate's Degree	1,094	6,125	12,304
Bachelor's Degree	7,025	41,109	79,782
Master's Degree	3,432	17,992	33,709
Professional Degree	1,783	9,181	16,500
Doctorate Degree	988	5,389	9,261

Demographic Report

10921 West Pico Boulevard
Los Angeles, CA90064

Description	1 Mile	2 Miles	3 Miles
DETAILED FAMILY CHARACTERISTICS			
Families By Size			
Median Size	3.17	3	3.14
1 Person	0	0	0
2 Person	2,764	15,976	30,203
3 Person	1,505	7,909	16,206
4 Person	1,254	5,427	11,661
5 Person	382	1,848	4,443
6 Person	89	559	1,556
7 or More Person	38	298	963
Family Income Characteristics			
Total Family Income(\$)	1,104,537,476	5,625,409,760	11,629,107,191
Median Income (\$)	137,438	119,895	117,596
Average Income (\$)	183,113	175,701	178,821
Per Capita Income (\$)	61,785	60,655	59,308
High Income Average (\$)	364,395	399,234	415,055