



- Address:** 10955 West Pico Boulevard, Los Angeles, CA 90064
- Available Space:** Approximately 2,700 square feet.
- Parking:** 8 exclusive parking spaces (see attached map);
- Asking Rate:** \$2.95 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 29¢ per square foot per month.
- Comments:**
- ▶ Located on the hard corner at a signalized intersection;
  - ▶ Approximately 53,265 cars pass this location daily;
  - ▶ Neighbors include the Anawalt Lumber, Barbeques Galore, Centinela Feed & Pet, Smart & Final, Party City, Guitar Center, Google (coming soon) and many other nationally and regionally recognized stores and restaurants.



For further information  
or tour, please  
contact exclusive agents:

### Marc Pollock

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Additional information on this  
property can be found online at  
[www.WestsideRetail.com](http://www.WestsideRetail.com)

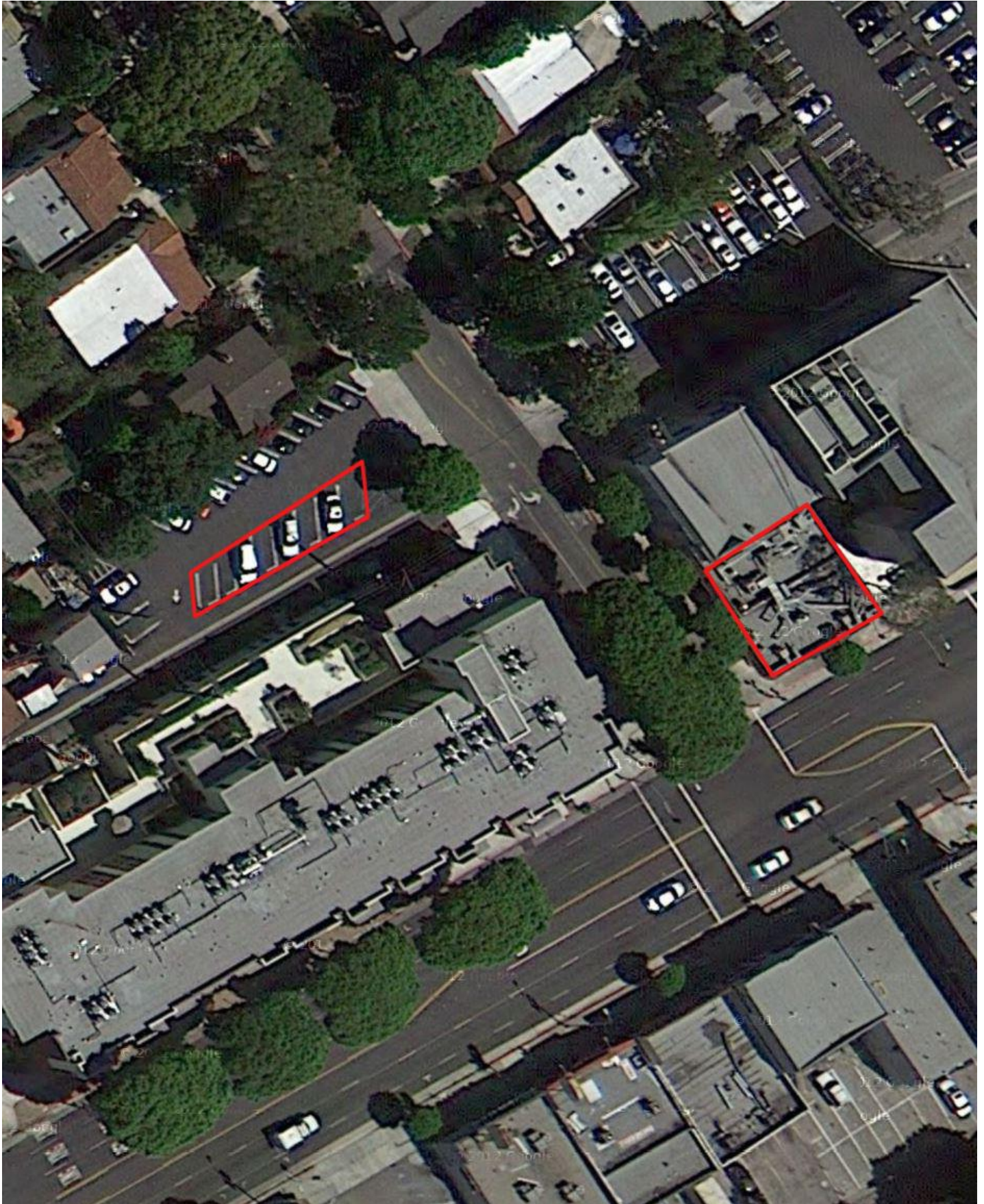
VETERAN AVENUE



*The information contained on this site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size, nature of improvements, identity or location of any existing or proposed tenant. It is your responsibility to independently confirm its accuracy and completeness. 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 needs. Westside Retail, Inc. 2019*



**10955 WEST PICO BOULEVARD  
LOS ANGELES, CA 90064**

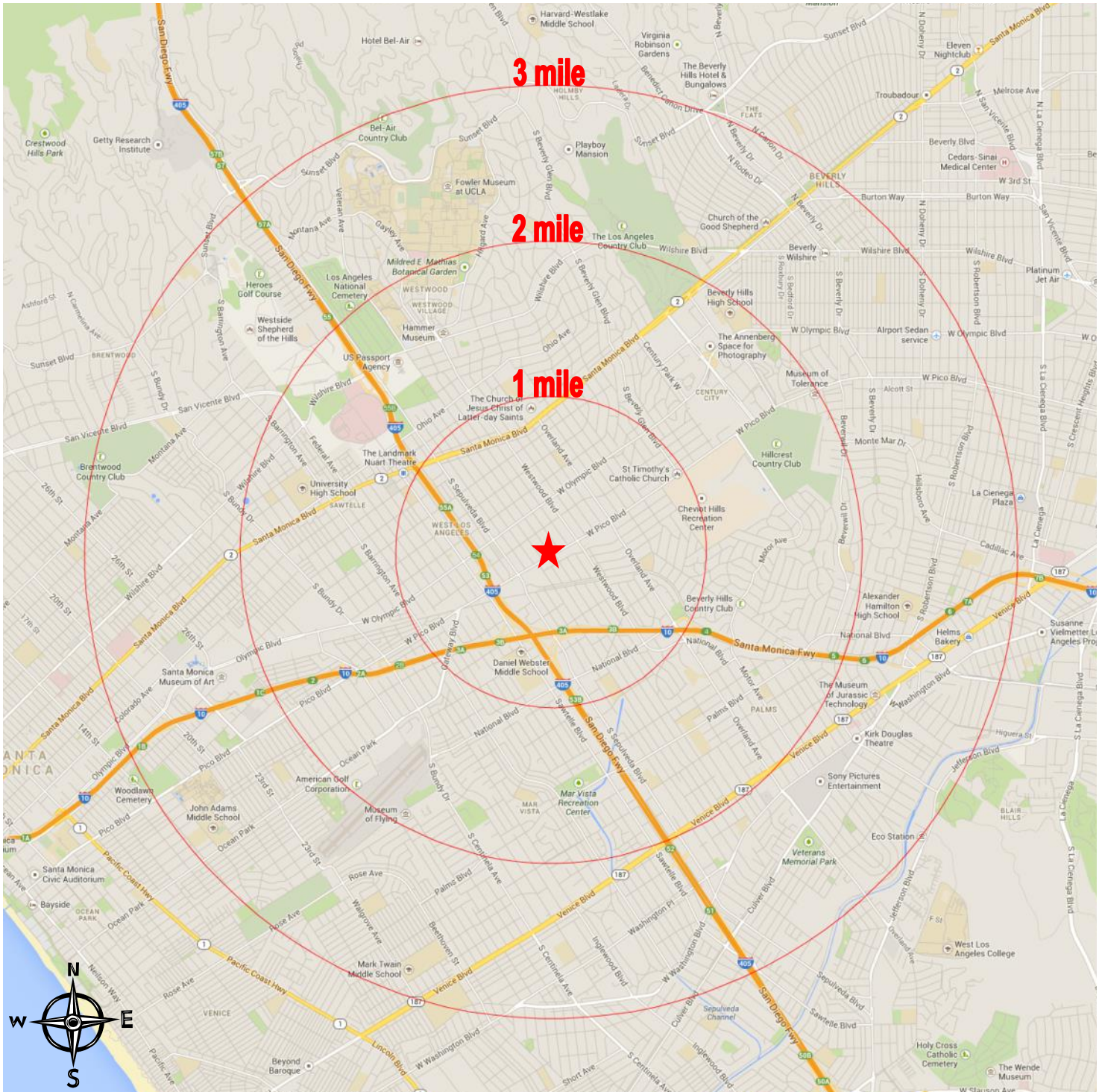


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# Area Map

**10955 West Pico Boulevard  
Los Angeles, CA 90064**



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# Demographic Report

10955 West Pico Boulevard  
Los Angeles, CA 90064

Description	1 Mile	2 Miles	3 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	27,790	289,914	610,638
Population (4/1/2000)	27,497	307,862	630,174
Population (4/1/2010)	28,853	313,780	653,789
Population (1/1/2018)	30,066	325,834	678,232
Population (1/1/2023)	31,089	336,443	700,697
Population Growth (2018/2010)	4.2	3.84	3.74
Population Forecast (2023/2018)	3.4	3.26	3.31
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	13,091	132,443	283,874
Households (4/1/2000)	13,110	139,900	293,864
Households (4/1/2010)	13,172	140,216	301,897
Households (1/1/2018)	13,749	145,880	313,627
Households (1/1/2023)	14,283	151,538	325,789
Households Growth (2018/2010)	4.38	4.04	3.89
Households Forecast (2023/2018)	3.88	3.88	3.88
<b>Gender</b>			
Male	14,461	158,159	329,798
Female	15,605	167,675	348,434
<b>Age</b>			
Median Age	38.7	35.4	37.7
Aged 0 to 5 Years	1,887	17,051	36,335
Aged 6 to 11 Years	1,570	14,821	32,286
Aged 12 to 17 Years	1,279	14,331	31,457
Aged 18 to 24 Years	2,489	46,368	73,062
Aged 25 to 34 Years	6,048	68,706	138,533
Aged 35 to 44 Years	4,726	44,817	99,830
Aged 45 to 54 Years	3,429	34,782	79,146
Aged 55 to 64 Years	3,641	36,455	80,448
Aged 65 to 74 Years	2,711	25,957	58,436
Aged 75 to 84 Years	1,437	13,651	29,835
Aged 85 Years and Older	849	8,895	18,864
<b>POPULATION BY RACE</b>			
White Alone	19,058	203,489	420,370
Black Alone	744	14,468	58,968
Asian Alone	6,604	59,662	94,009
American Indian and Alaska Native Alone	123	1811	3,708
Other Race Alone	1341	24,855	58,338
Two or More Races	2,196	21,549	42,839

# Demographic Report

10955 West Pico Boulevard  
Los Angeles, CA 90064

Description	1 Mile	2 Miles	3 Miles
<b>POPULATION BY ETHNICITY</b>			
Hispanic	4,009	60,015	133,926
White Non-Hispanic	16,732	171,413	352,298
<b>Marital Status (Pop 15+)</b>			
Males Never Married	5,536	69,229	140,640
Males Married	5,927	56,166	116,895
Males Widowed	155	2,729	5,716
Males Divorced	752	10,249	23,860
Females Never Married	5,636	67,969	134,878
Females Married	5,676	54,400	112,580
Females Widowed	1,111	9,999	22,566
Females Divorced	1,124	16,189	37,061
<b>Primary Language (Pop 5+)</b>			
Speaks English	17,113	182,651	397,827
Speaks Spanish	2,806	47,457	106,687
Speaks Other Indo-European Languages	4,172	39,637	74,817
Speaks Asian or Pacific Island Language	3,747	32,596	50,637
Speaks Other Language	600	8,850	17,212
<b>DETAILED HOUSEHOLD CHARACTERISTICS</b>			
Household, Average Size	2.18	2.13	2.1
<b>HOUSEHOLDS BY RACE</b>			
White	9,265	99,068	212,101
Black	353	6,741	28,127
Asian	2,967	24,596	40,157
American Indian and Alaska Native	43	648	1376
Other Race	436	7,416	16,729
Two or More Races	685	7,411	15,137
<b>HOUSEHOLDS BY ETHNICITY</b>			
Hispanic	1,396	19,438	41,982
White Non-Hispanic	8,416	87,995	189,009

# Demographic Report

10955 West Pico Boulevard  
Los Angeles, CA 90064

Description	1 Mile	2 Miles	3 Miles
<b>Male Population By Age</b>			
Median Age	37.6	34.6	36.9
Aged 0 to 5 Years	976	8,664	18,447
Aged 6 to 11 Years	787	7,577	16,435
Aged 12 to 17 Years	620	7,289	16,025
Aged 18 to 24 Years	1,190	21,987	34,879
Aged 25 to 34 Years	3,042	34,834	69,350
Aged 35 to 44 Years	2,374	22,700	50,694
Aged 45 to 54 Years	1,662	16,790	39,125
Aged 55 to 64 Years	1,647	17,025	37,773
Aged 65 to 74 Years	1,177	11,653	26,383
Aged 75 to 84 Years	661	6,145	13,311
Aged 85 Years and Older	325	3,495	7,376
<b>Female Population By Age</b>			
Median Age	39.9	36.3	38.6
Aged 0 to 5 Years	911	8,387	17,888
Aged 6 to 11 Years	783	7,244	15,851
Aged 12 to 17 Years	659	7,042	15,432
Aged 18 to 24 Years	1,299	24,381	38,183
Aged 25 to 34 Years	3,006	33,872	69,183
Aged 35 to 44 Years	2,352	22,117	49,136
Aged 45 to 54 Years	1,767	17,992	40,021
Aged 55 to 64 Years	1,994	19,430	42,675
Aged 65 to 74 Years	1,534	14,304	32,053
Aged 75 to 84 Years	776	7,506	16,524
Aged 85 Years and Older	524	5,400	11,488
<b>Household by Size</b>			
Median Size	2.4	2.3	2.3
1 Person	4,820	55,931	126,670
2 Person	4,750	48,886	103,166
3 Person	2,091	20,161	40,609
4 Person	1,476	13,412	26,516
5 Person	444	4,811	10,147
6 Person	112	1,692	3,880
7 or More Person	56	987	2,639



# Demographic Report



10955 West Pico Boulevard  
Los Angeles, CA 90064

Description	1 Mile	2 Miles	3 Miles
<b>HOUSING UNITS BY TENURE</b>			
Housing, Occupied Units	13,749	145,880	313,627
Housing, Owner Occupied	6,124	47,371	105,029
Housing, Renter Occupied	7,625	98,509	208,598
<b>OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE</b>			
Housing, Owner Occupied	6,124	47,371	105,029
Housing, Median Value Owner Households (\$)	779,835	836,630	817,242
Housing, Owner Households Valued Less than \$10,000	18	128	273
Housing, Owner Households Valued \$10,000-\$14,999	0	50	95
Housing, Owner Households Valued \$15,000-\$19,999	0	59	126
Housing, Owner Households Valued \$20,000-\$24,999	0	28	62
Housing, Owner Households Valued \$25,000-\$29,999	0	9	34
Housing, Owner Households Valued \$30,000-\$34,999	0	1	96
Housing, Owner Households Valued \$35,000-\$39,999	18	34	116
Housing, Owner Households Valued \$40,000-\$49,999	28	48	132
Housing, Owner Households Valued \$50,000-\$59,999	34	76	142
Housing, Owner Households Valued \$60,000-\$69,999	6	81	185
Housing, Owner Households Valued \$70,000-\$79,999	17	122	421
Housing, Owner Households Valued \$80,000-\$89,999	11	94	205
Housing, Owner Households Valued \$90,000-\$99,999	7	115	214
Housing, Owner Households Valued \$100,000-\$124,999	39	243	762
Housing, Owner Households Valued \$125,000-\$149,999	0	143	343
Housing, Owner Households Valued \$150,000-\$174,999	32	211	615
Housing, Owner Households Valued \$175,000-\$199,999	55	277	472
Housing, Owner Households Valued \$200,000-\$249,999	31	501	1627
Housing, Owner Households Valued \$250,000-\$299,999	30	546	1842
Housing, Owner Households Valued \$300,000-\$399,999	246	1,920	6,172
Housing, Owner Households Valued \$400,000-\$499,999	421	2,873	7,370
Housing, Owner Households Valued \$500,000-\$749,999	1866	12,259	25,390
Housing, Owner Households Valued \$750,000-\$999,999	1,701	11,161	21,640
Housing, Owner Households Valued More than \$1,000,000	1,564	16,392	36,695



# Demographic Report

10955 West Pico Boulevard  
Los Angeles, CA 90064

Description	1 Mile	2 Miles	3 Miles
<b>RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE</b>			
Housing, Renter Occupied	7,625	98,509	208,598
Housing, Median Rent (\$)	1,541	1,447	1,458
Housing, Rent less than \$250	0	699	3,155
Housing, Rent \$250-\$499	43	1,137	4,135
Housing, Rent \$500-\$749	252	3,478	9,022
Housing, Rent \$750-\$999	487	8,703	21,935
Housing, Rent \$1,000-\$1,249	1,294	18,624	34,933
Housing, Rent \$1,250-\$1,499	1,511	20,033	34,909
Housing, Rent \$1,500-\$1,999	1,911	23,283	48,392
Housing, Rent \$2,000+	1,989	20,832	47,997
Housing, No Cash Rent	138	1,720	4,120
<b>DETAILED INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	2,015,887,688	20,692,145,406	46,068,101,486
Total Household Income (\$)	2,008,964,984	20,439,506,080	45,661,520,086
Median Household Income (\$)	102,568	89,990	90,920
Average Household Income (\$)	146,117	140,112	145,592
Per Capita Household Income (\$)	67,049	63,505	67,924
Household High Income Average (\$)	360,724	409,529	425,122
<b>Households By Income</b>			
Less than \$15,000	935	13,886	29,224
\$15,000 to \$24,999	778	9,454	19,763
\$25,000 to \$34,999	729	8,683	18,774
\$35,000 to \$49,999	1,001	11,846	26,187
\$50,000 to \$74,999	1,739	18,724	39,877
\$75,000 to \$99,999	1,556	17,256	36,101
\$100,000 to \$124,999	1,329	14,190	29,474
\$125,000 to \$149,999	1,151	11,646	24,841
\$150,000 to \$199,999	1,369	12,110	27,039
\$200,000 and Over	3,162	28,085	62,347
<b>Occupation (Pop 16+)</b>			
Management, Business, and Financial Operations	3,721	36,606	78,455
Professional and Related	6,682	63,558	127,539
Service	1,626	21,698	48,311
Sales and Office	2,801	35,385	73,538
Farming, Fishing, and Forestry	0	161	332
Construction, Extraction, and Maintenance	393	4,068	10,214
Production, Transportation, and Material Moving	397	5,763	13,099

# Demographic Report



10955 West Pico Boulevard  
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Description	1 Mile	2 Miles	3 Miles
<b>Industry (Pop 16+)</b>			
<b>Total Civilian Employment</b>	15,620	167,239	351,488
Employment, Agriculture, Forestry, Fishing and Hunting	29	309	589
Employment, Mining, Quarrying and Oil and Gas Extraction	21	66	126
Employment, Construction	487	3,972	9,888
Employment, Manufacturing	631	7,659	16,424
Employment, Wholesale Trade	367	4,142	9,252
Employment, Retail Trade(Pop 16+)	868	12,143	27,183
Employment, Transportation and Warehousing	156	2,633	6,634
Employment, Utilities	65	628	1101
Employment, Information	1,146	15,296	34,804
Employment, Finance and Insurance	833	7,799	15,711
Employment, Real Estate and Rental and Leasing	443	6,042	13,160
Employment, Professional, Scientific, and Technical Services	3,114	27,856	56,549
Employment, Management of Companies and Enterprises	27	187	363
Employment, Administrative and Support and Waste Mgt. Services	736	6,108	13,365
Employment, Educational Services	2,062	22,183	37,849
Employment, Health Care and Social Assistance	2,250	18,848	40,771
Employment, Arts, Entertainment, and Recreation	847	8,762	18,976
Employment, Accommodation and Food Services, etc.	669	10,880	22,471
Employment, Other Services	608	8,533	18,827
Employment, Public Administration	261	3,193	7,445
<b>Education Attainment (Pop 25+)</b>			
Less Than High School	1,502	16,231	40,506
High School	2,124	24,772	58,683
Some College	3,089	38,511	85,708
Associate's Degree	1,239	12,432	27,280
Bachelor's Degree	7,991	80,753	171,872
Master's Degree	3,892	34,554	69,728
Professional Degree	1,956	16,729	34,344
Doctorate Degree	1,048	9,281	16,971

# Demographic Report

10955 West Pico Boulevard  
Los Angeles, CA 90064

Description	1 Mile	2 Miles	3 Miles
<b>DETAILED FAMILY CHARACTERISTICS</b>			
<b>Families By Size</b>			
Median Size	3.15	3.13	3.14
1 Person	0	0	0
2 Person	3,128	30,504	64,576
3 Person	1,680	16,226	33,802
4 Person	1,362	11,645	24,132
5 Person	426	4,425	9,595
6 Person	103	1,537	3,681
7 or More Person	54	938	2,553
<b>Family Income Characteristics</b>			
Total Family Income(\$)	1,252,560,478	12,314,975,719	26,667,012,258
Median Income (\$)	136,285	121,779	117,916
Average Income (\$)	185,482	188,663	192,766
Per Capita Income (\$)	62,528	62,716	63,438
High Income Average (\$)	372,940	432,876	456,844