

5151 W PICO BLVD | LOS ANGELES, CA 90019

ENDCAP RETAIL OPPORTUNITY

FOR LEASE



MATTHEWS™

5151 W PICO BLVD

POTENTIAL USE

- RESTAURANT
- RETAIL
- QSR
- INCIDENTAL FOOD USE
- OFFICE
- SERVICE
- MEDICAL

LAST SPACE AVAILABLE

SPACE E

±1,200 SF

AVAILABILITY: NOW

ASKING RENT: \$3.00 PSF

ESTIMATED NNN CHARGES: \$1.31 PSF



ENDCAP AVAILABLE

CURRENT CONDITION

- VANILLA SHELL



TENANT ROSTER

SUITE	TENANT	SF	RENT
A	Quick & Bright Coin Laundry	±2,822 SF	-
B	Domino's	±1,270 SF	-
C	Wellnessmart MD	±982 SF	-
D	Mi Sueño Americano	±1,200 SF	-
E	AVAILABLE	±1,200 SF	\$3.00 PSF

SITE PLAN





AREA OVERVIEW

LOS ANGELES

Mid-Wilshire is a bustling district located in the heart of Los Angeles, known for its vibrant culture, art scene, and diverse culinary offerings. It is centered around the iconic Miracle Mile, which boasts a plethora of museums and cultural institutions. The neighborhood is a draw for both tourists and locals due to its cultural attractions and events. Museum Row is a highlight, offering various museums and galleries. The Grove and the Original Farmers Market are popular destinations for shopping and dining.

DEMOGRAPHIC HIGHLIGHTS WITHIN A 1-MILE RADIUS OF THE SUBJECT PROPERTY



46,869

2024 POPULATION



18,150

2024 HOUSEHOLD (HH)



\$102,908

AVG HH INCOME



16,078

DAYTIME EMPLOYMENT



0.3%

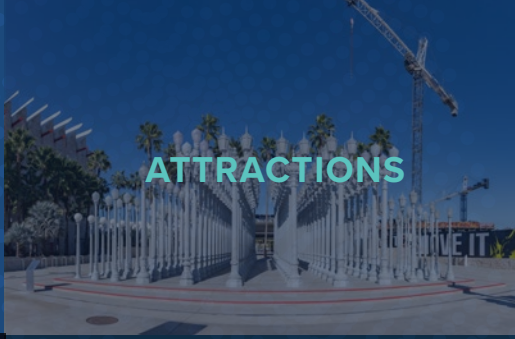
HH GROWTH 2010-2024



\$578.2M

CONSUMER SPENDING

LACMA



ATTRACTIONS



RESTAURANTS



SHOPPING

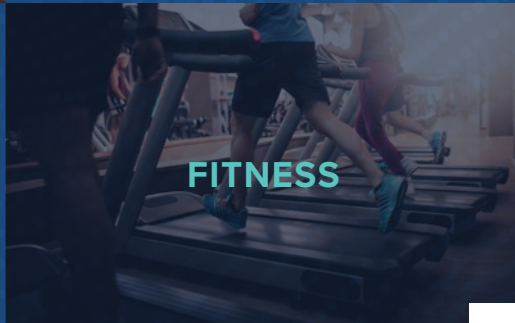


NIGHTLIFE

little bar



EQUINOX



FITNESS

MID-WILSHIRE

It is a highly walkable area with a mix of historic and modern housing, drawing both tourists and locals to its museums, shopping destinations, variety of dining options, and vibrant arts scene.



1.1 MILLION
POPULATION (5 MILE)



40
MEDIAN AGE



2.5
AVG HOUSEHOLD SIZE



\$13.5B
CONSUMER SPENDING (5 MILE)



\$992,958
MEDIAN HOME VALUE

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LET'S CONNECT:

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MATTHEWS™