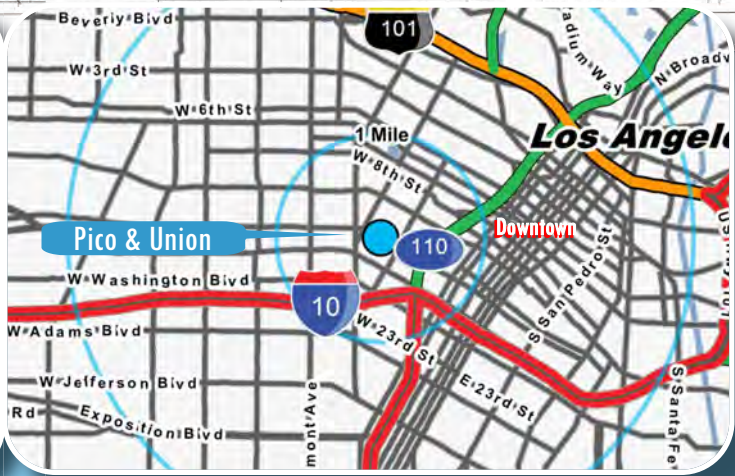
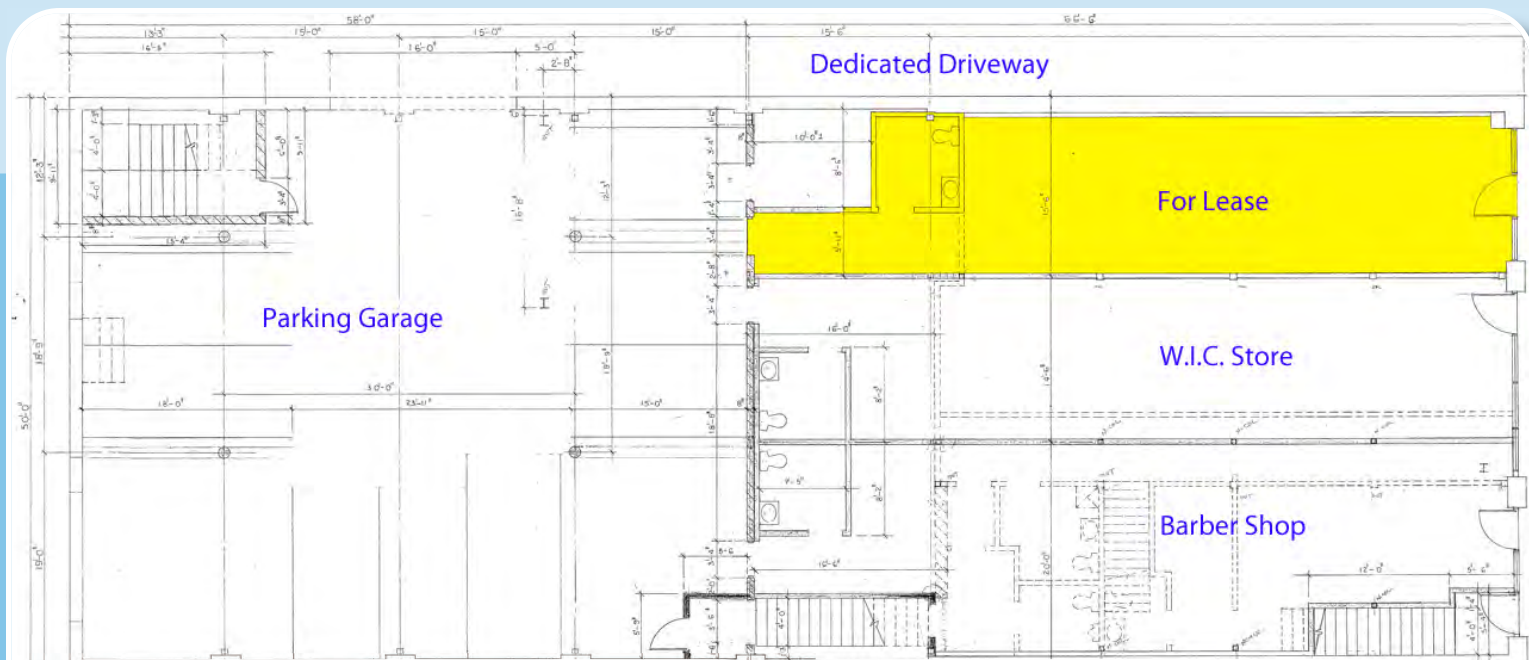


FOR LEASE

The Legaspi Company
Marketing/Realty Services

DEDICATED PARKING IN PICO-UNION DISTRICT

1625 WEST PICO BOULEVARD, LOS ANGELES, CA 90015



±971 SQ FT GROUND FLOOR RETAIL & ±5,200 (DIVISIBLE) 2ND FLOOR CREATIVE OFFICE SPACE

PROPERTY HIGHLIGHTS

- On-site parking
- Densely populated area
- Traditional retail district
- Within 1 mile from Downtown Los Angeles

CONTACT: STEPHEN LEGASPI (323) 728-8455 *208 STEPHEN@THELEGASPI.COM
License No. 01296476



2015 ESTIMATE*	1 MILE	2 MILES	3 MILES
Population	86,861	323,683	619,784
Hispanic %	71.7%	59.8%	59.1%
Households	30,177	116,694	211,176
Ave. HH Income	\$41,221	\$40,990	\$43,855
Median Age	32.6	33.1	33.8

*Source: Claritas