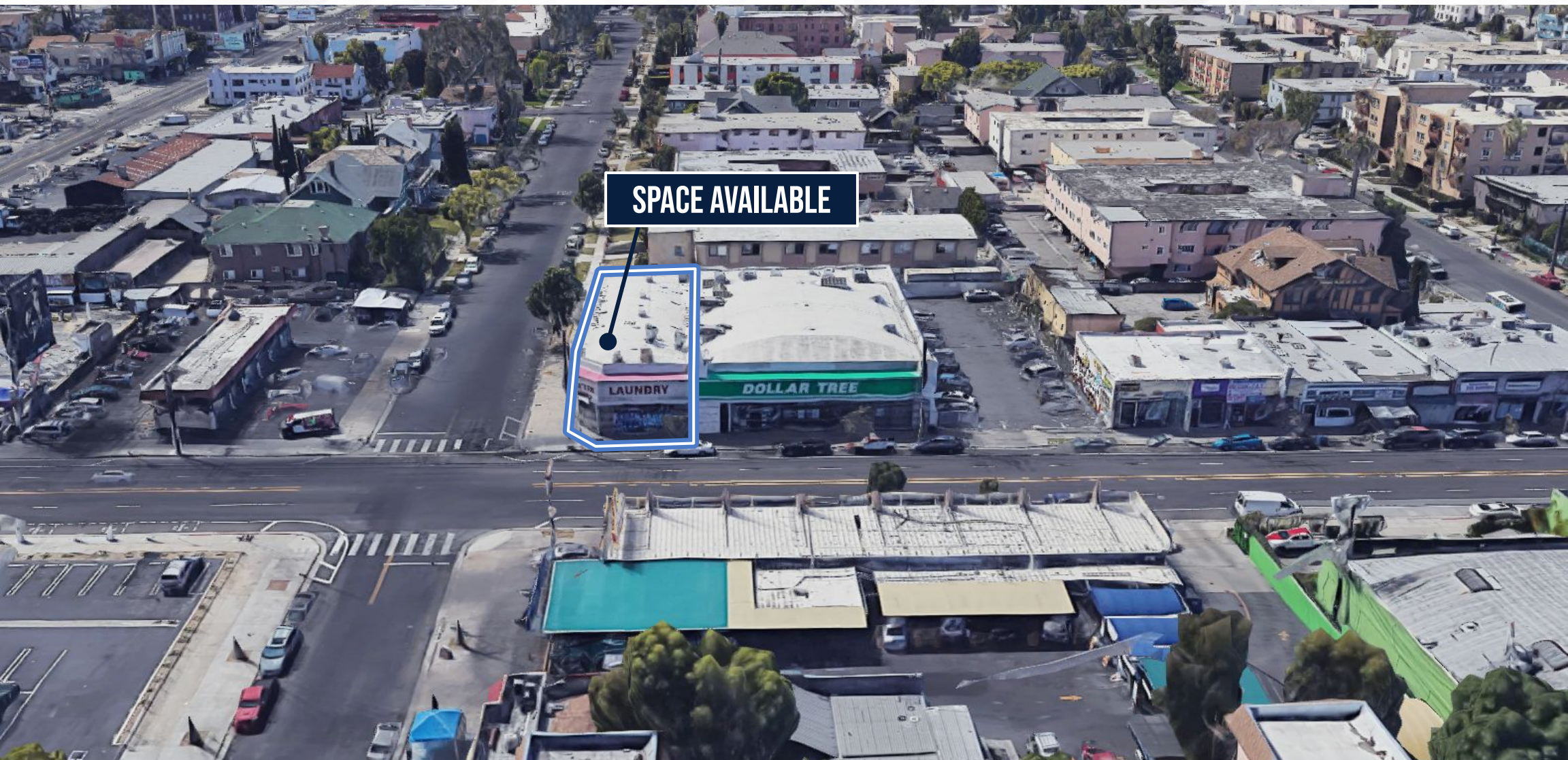


FOR LEASE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



RETAIL SPACE FOR LEASE

3138-3148 W PICO BLVD | LOS ANGELES, CA 90019

LEASING BROCHURE

EXCLUSIVELY LISTED BY:

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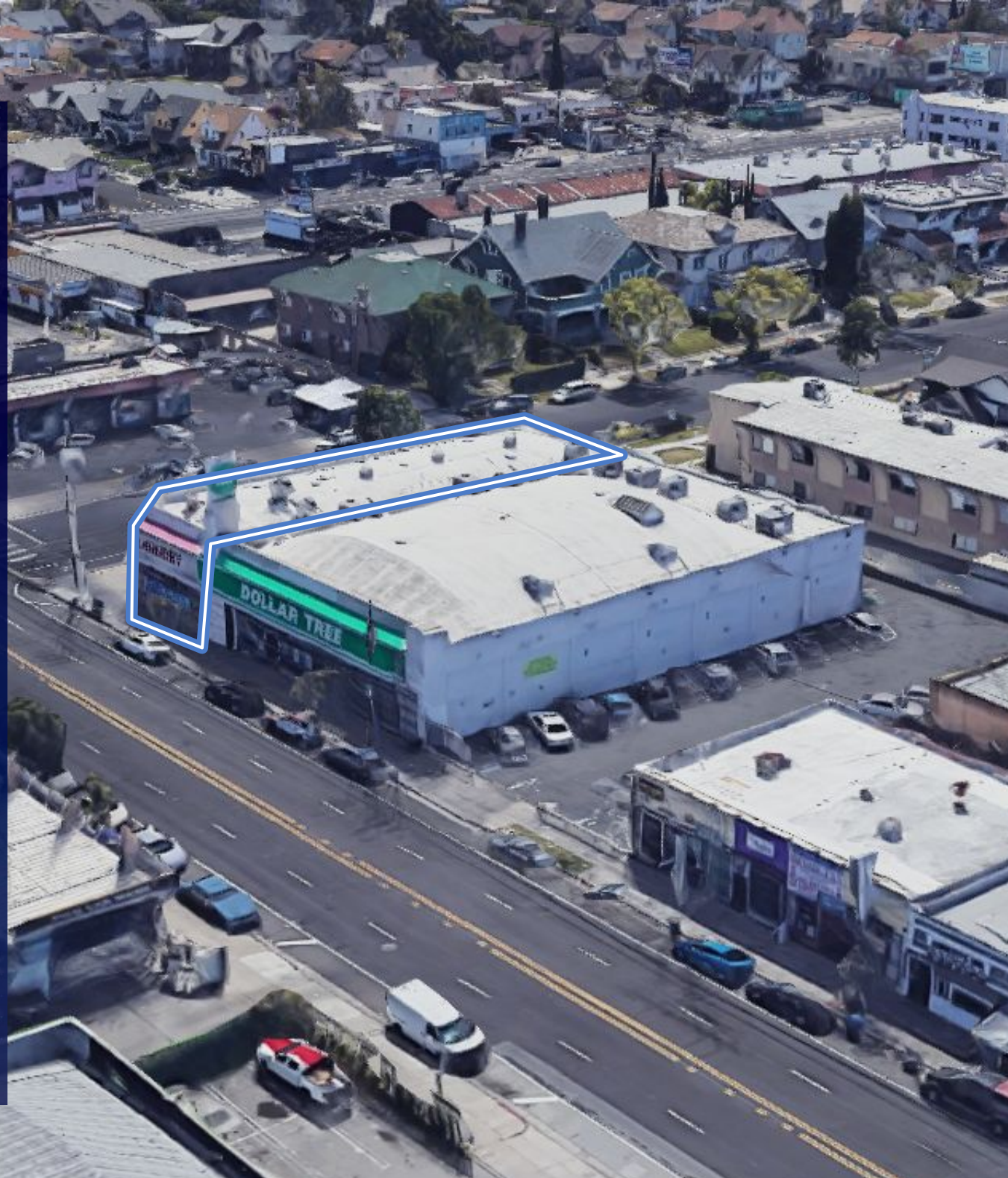
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BROKER OF RECORD

David Harrington

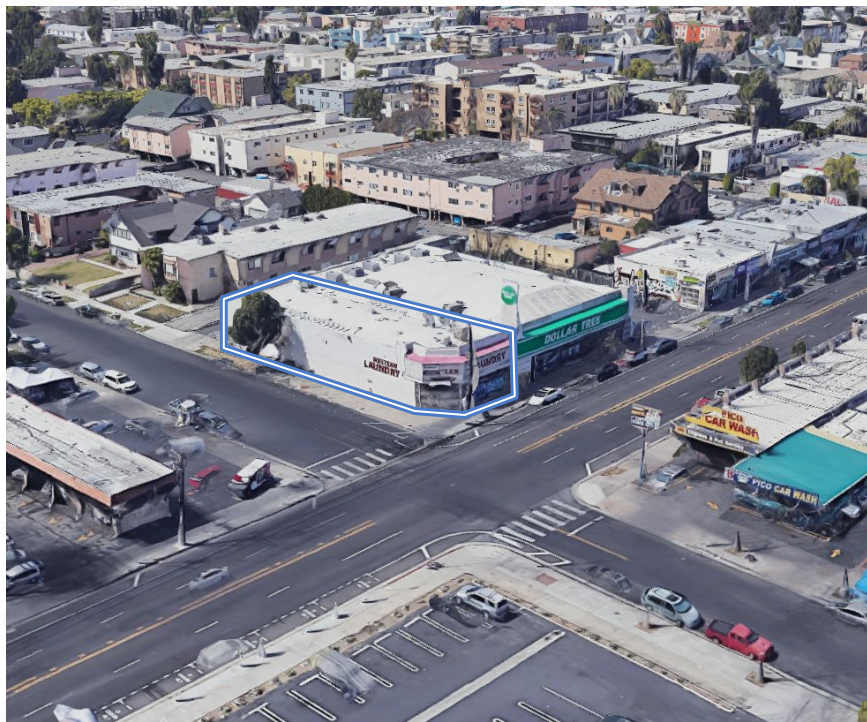
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SPACE AVAILABLE

±5,175 SF
AVAILABLE

\$2.25 PSF + \$0.59 PSF NNN
ASKING RENT



HIGHLIGHTS



NEAR KOREATOWN and dining scene on Western Ave



MORE THAN HALF A MILLION POPULATION within a 3-mile radius



DOWN THE STREET FROM KOREATOWN GALLERIA which has over 3M annual visitors

MANHATTAN PL

AVAILABLE
±5,175SF



PICO BLVD



3138-3148 W Pico Blvd

SUBJECT PROPERTY

LOS ALTOS APARTMENTS

WILSHIRE BLVD ± 28,000 VPD

McDonald's Starbucks Ralphs Sizzler
CHASE SUBWAY 24 FITNESS
Comerica Orangetheory Jamba
WaBa Grill CVS pharmacy

RISE KOHYANG ELEMENTARY SCHOOL
108 STUDENTS

ROBERT F. KENNEDY COMMUNITY SCHOOLS
597 STUDENTS

CHARLES WHITE ELEMENTARY SCHOOL
334 STUDENTS

EQUITAS ACADEMY #4 MIDDLE SCHOOL
264 STUDENTS

8TH ST ± 37,000 VPD

VERSAILLES KOREATOWN APARTMENTS

SAN MARINO ST ± 37,000 VPD

HOBART BOULEVARD ELEMENTARY SCHOOL
524 STUDENTS

OLYMPIC BLVD ± 47,000 VPD

ARDMORE APARTMENTS

OLYMPIC BLVD ± 47,000 VPD

LOS ANGELES ELEMENTARY SCHOOL
543 STUDENTS

BANK OF AMERICA 76
AutoZone
SALLY BEAUTY

3138-3148 W Pico Blvd

SUBJECT PROPERTY

OUR LADY OF LORETTO HIGH SCHOOL
395 STUDENTS

PICO BLVD ± 25,000 VPD

LOYOLA HIGH SCHOOL
1,242 STUDENTS

ALVARADO TERRACE APARTMENTS

MAGNOLIA AVENUE ELEMENTARY SCHOOL
682 STUDENTS

VENICE BLVD ± 49,000 VPD

Smart & Final

DOLLAR TREE

ExtraSpace Storage

CALIBER COLLISION

Pollo Loco YOSHINOYA Carls Jr.
Goodwill U-HAUL
O'Reilly AUTO PARTS Pizza Hut

AMERICA'S BEST CONTACTS & EYEGLASSES WINGSTON
Food 4 Less CVS pharmacy

McDonald's 7-ELEVEN SUBWAY
WaBa Grill T-Mobile Winchell's

BURGER KING RITE AID
SUBWAY

McDonald's Chevron U-HAUL
AutoZone
Advance Auto Parts Pep Boys Mobil
CVS pharmacy

WASHINGTON BLVD ± 35,000 VPD

WEST ADAMS PREPARATORY HIGH SCHOOL
1,350 STUDENTS

WESTERN AVE ± 30,000 VPD

INTERSTATE 10 ± 348,000 VPD

PAPA JOHN'S

Google Earth

AREA OVERVIEW



| KOREATOWN, CA

As the name suggests, the atmosphere in Koreatown is heavily influenced by Korean culture, and it is a favorite destination among foodies city-wide for its endless selection of authentic Korean restaurants. But the community has a much more diverse character than that:

The broad range of cultural influences is exemplified in landmarks like the synagogue/contemporary art gallery of the Wilshire Boulevard Temple, the Latin fusion cuisine of Roy Choi's restaurants, and the popular German/Korean/Hawaiian tinged gastropub, Biergarten.

As one of the most popular sections of LA during Hollywood's golden age, many historic buildings, bars, and restaurants have been preserved or restored to transport patrons to another time—in fact, the interiors of several local eateries were used as locations for the 1960s-set TV series, "Mad Men."

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