

FOR SUBLEASE

Former Walgreens

5843 W Pico Boulevard | Los Angeles, CA 90019

11,017 SF Freestanding Building Available



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Freestanding Building
Available



Property Highlights

- **Term available through December 1, 2033**
- 11,017 SF Freestanding Building located in one of the region's most dominant trade areas.
- Strategically located at a signalized intersection with high visibility signage seen by over 50,000 cars per day.
- Affluent demographics and enormous population counts (over 1,000,000 within a 5 mile radius).
- Convenient ingress/egress and dedicated parking spaces.
- For more information visit WAGDISPO.com

Contact

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Demographics

EST. 2017	1 MILE	3 MILE	5 MILE
Population	42,732	360,200	1,051,656
Average Household Income	\$ 99,987	\$ 100,504	\$ 87,000
Daytime Population	26,628	255,927	600,139

TRAFFIC COUNT

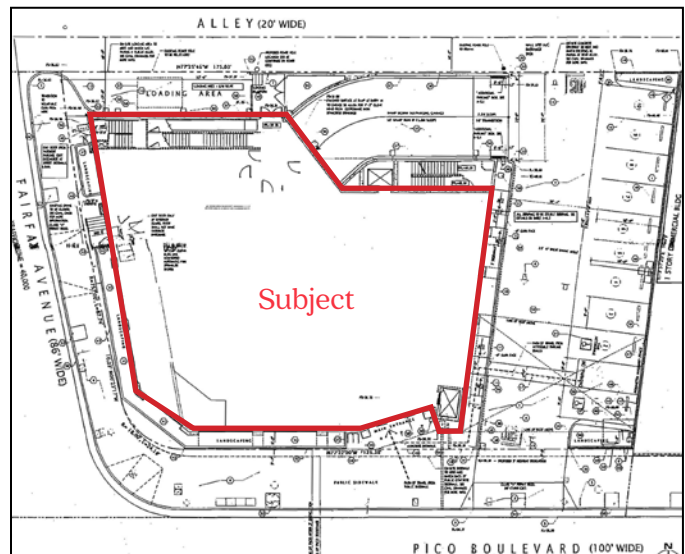
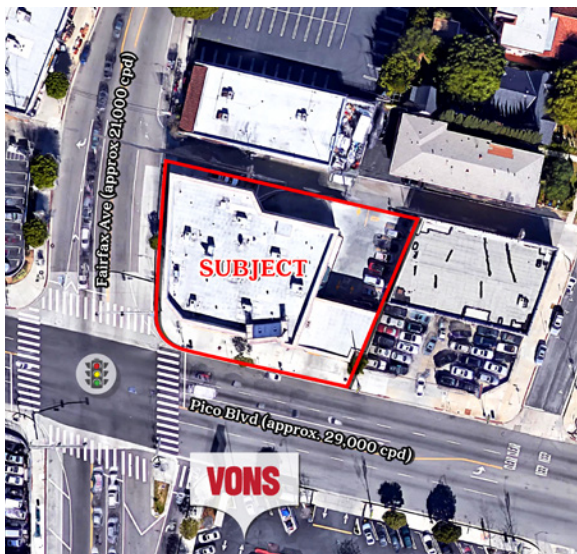
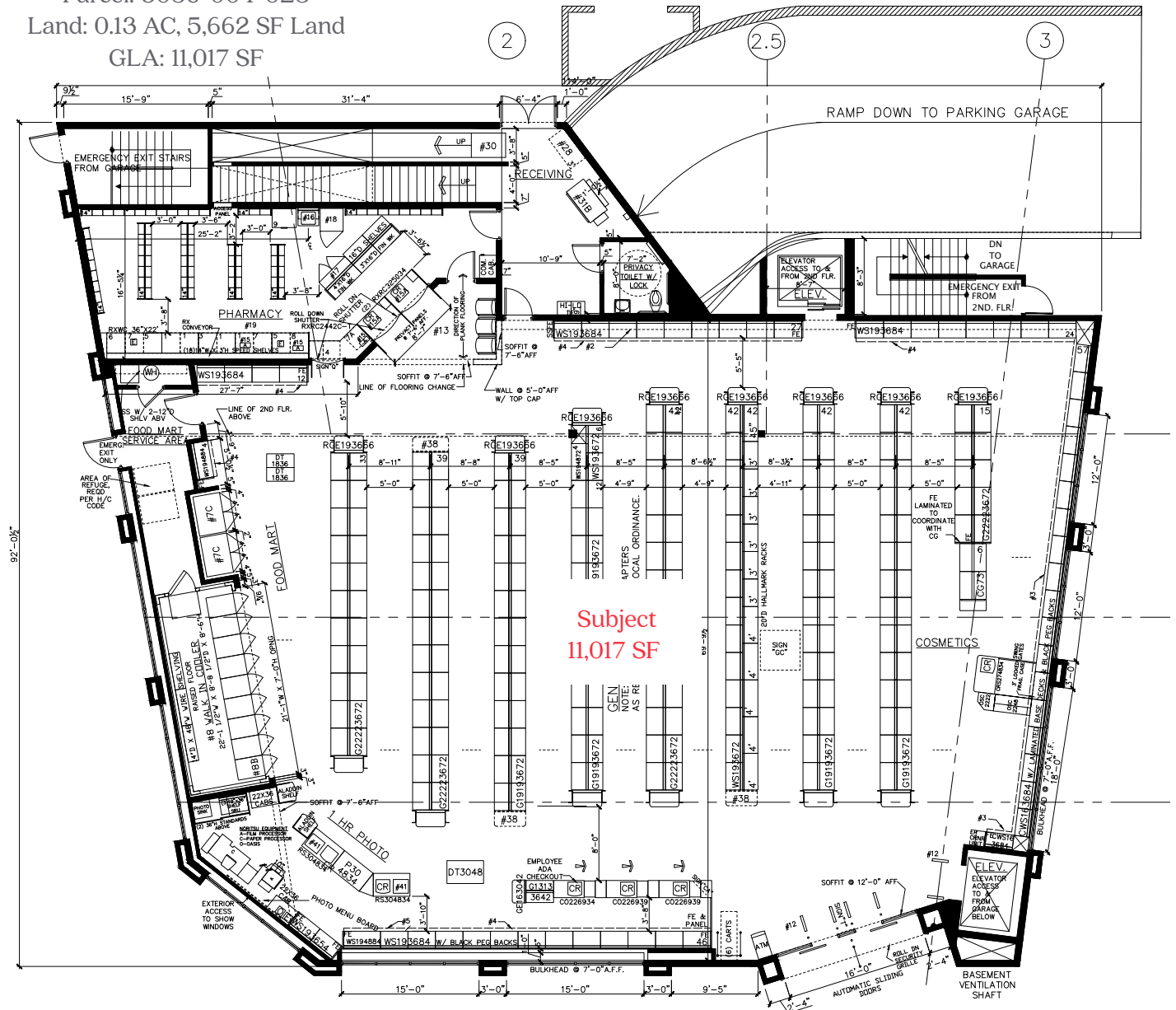
Pico Boulevard	approx. 29,000 cars per day
Fairfax Avenue	approx. 21,000 cars per day

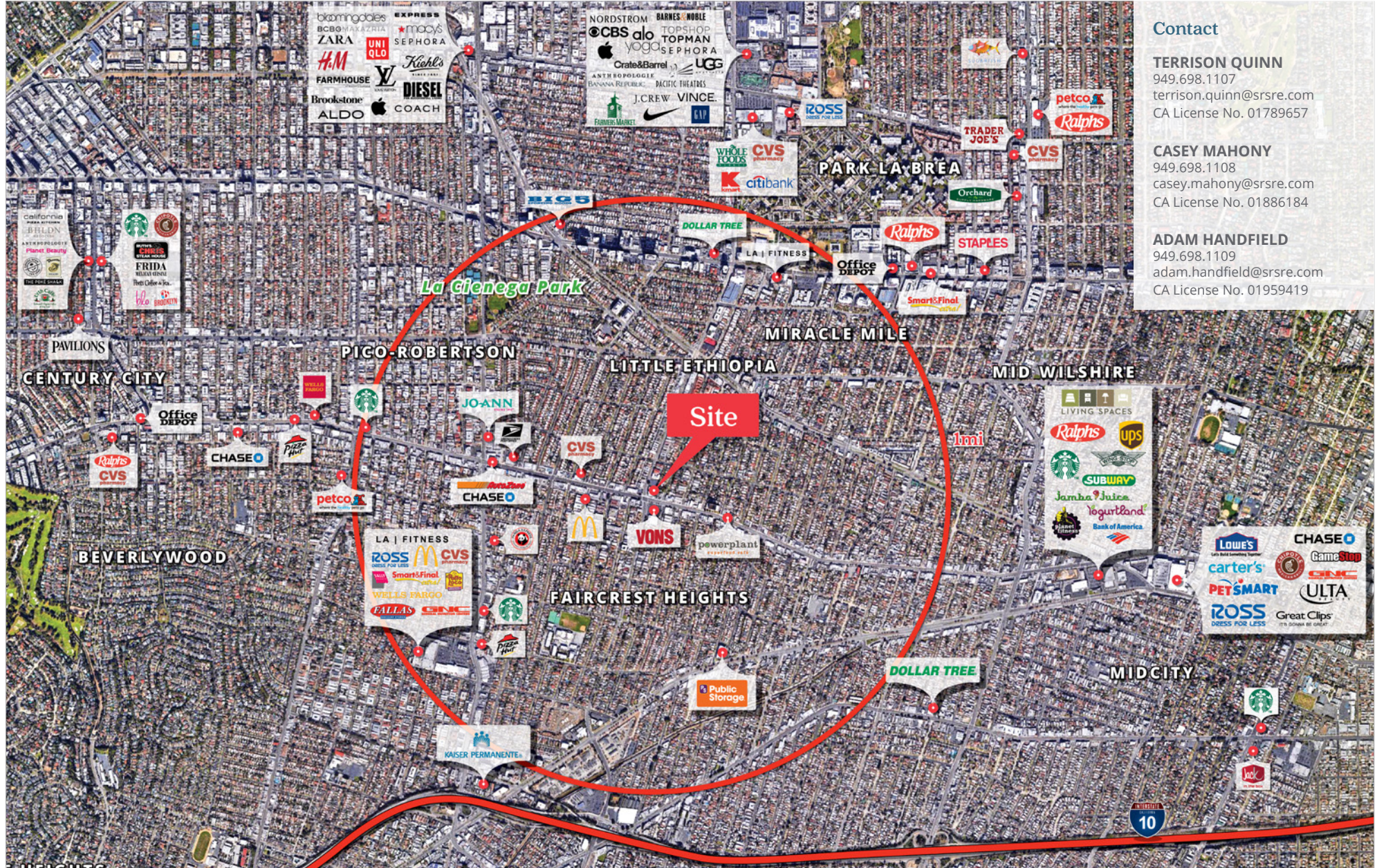
Source: Esri 2017

SRS REAL ESTATE PARTNERS 610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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Parcel: 5086-004-028
Land: 0.13 AC, 5,662 SF Land
GLA: 11,017 SF





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