

FOR LEASE

4903 W PICO BLVD, LOS ANGELES, CA 90019

±3,762 SF FREE STANDING MEDICAL BUILDING



For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056

PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

Park Industrial Realty is pleased to present **4903 W Pico Blvd, Los Angeles, CA 90019**, a rare freestanding, **fully functional medical office building** located in the desirable **Park Mile area of the Mid-Wilshire submarket**.

The property consists of approximately **3,762 square feet** on a **5,367-square-foot lot** and offers **10 secure, fenced and gated on-site parking spaces**. The existing medical build-out is well suited for **medical, dental, specialty clinic, therapy, or other healthcare users** seeking a turnkey facility and the opportunity to avoid the time and expense of a new medical office build-out.

Located along **Pico Boulevard**, the property benefits from excellent visibility, approximately **24,000 vehicles per day**, and strong accessibility by car, transit, and foot. The surrounding area also provides a substantial population and employment base, with approximately **438,636 residents and 236,818 daytime employees within three miles**.

With its turnkey medical improvements, secure parking, prominent exposure, and central Los Angeles location, **4903 W Pico Blvd offers a hard-to-find opportunity for a healthcare user seeking a highly functional and accessible facility**.

Property Details

Building SF:	3,762 SF
Land SF:	5,367 SF
Year Built:	1964
# Parking:	10
Zoning:	C2-1-O
Traffic Volume:	24,000 cars per day
Pedestrian Friendly:	80 – Very Friendly
Car Friendly:	90 – Exceptionally Friendly
Transit Friendly:	80 – Very Friendly
Lease Rate:	\$11,100 per month (\$2.95/SF) gross

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

Demographics

	1 mile	3 miles
Population:	43,298	438,636
Households:	17,097	180,935
Median Age:	39.90	39.70
Median Household Income:	\$85,567	\$75,760
Daytime Employees:	10,672	236,818

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

Property Highlights

- Turnkey Medical Office – Ready for Immediate Occupancy
- Fully Functional Medical Facility with Existing Medical Build-Out
- Rare Freestanding Medical Building in the Mid-Wilshire / Park Mile Area
- Secure Fenced & Gated Parking – 10 On-Site Spaces
- Excellent Visibility Along Heavily Traveled Pico Boulevard
- Approximately 24,000 Cars Per Day
- Strong Street Presence with Convenient Patient Access
- Ideal for Medical, Dental, Specialty Clinic, Therapy or Healthcare Uses
- Excellent Accessibility by Car, Transit and Foot
- Convenient Central Los Angeles Location Serving Mid-Wilshire and Surrounding Communities
- Hard-to-Find Medical Facility with Dedicated Parking
- Avoid the Cost and Delay of Building Out a Medical Office from Scratch

5070

1
SHEET

P. A.
5070-1
5071-1

TRA
67
401

REVISED:
8605200016-87
860924

870323415-87
98032711004001-09
960724

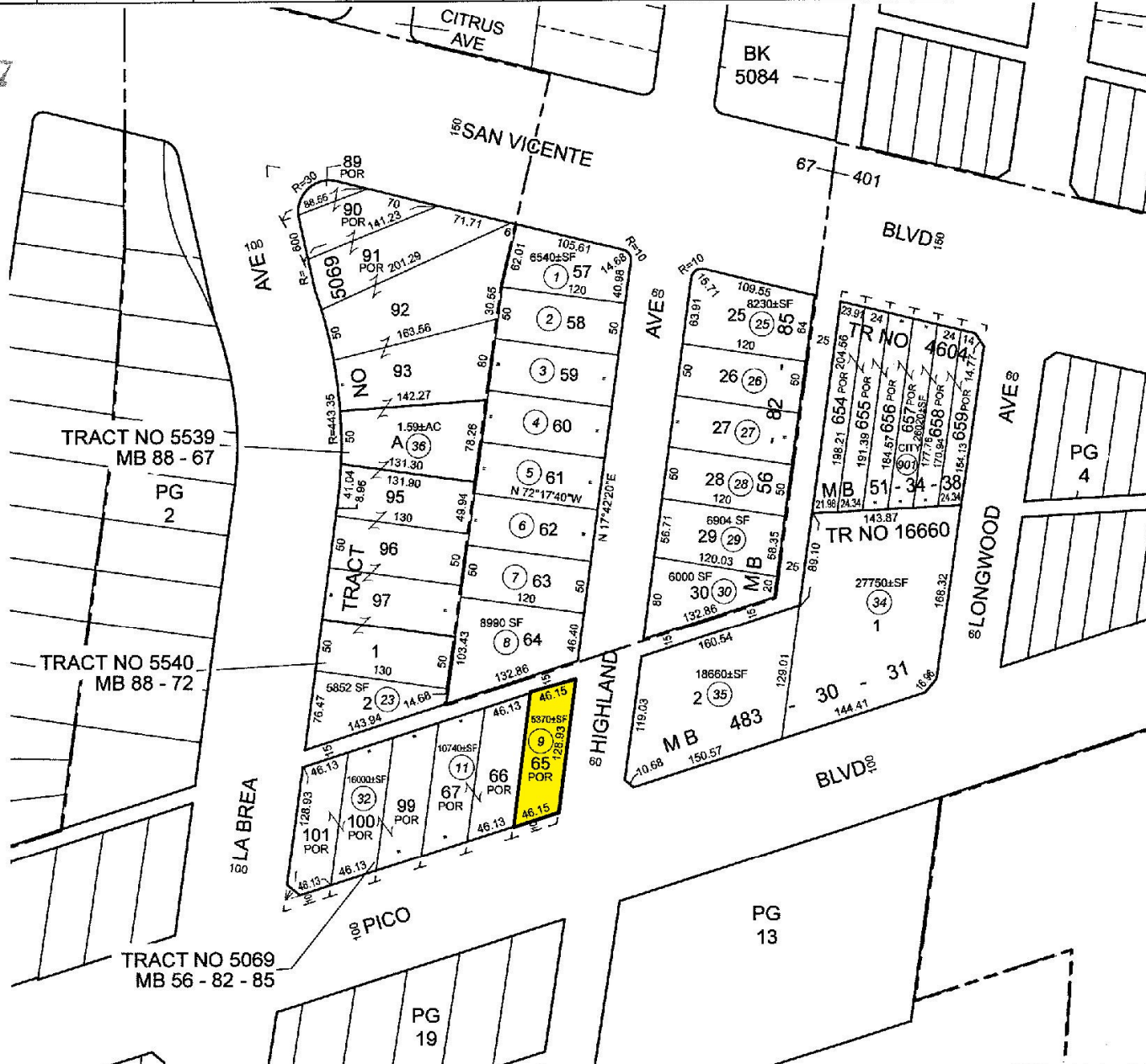
96090910002001-09
2016120702005001-25

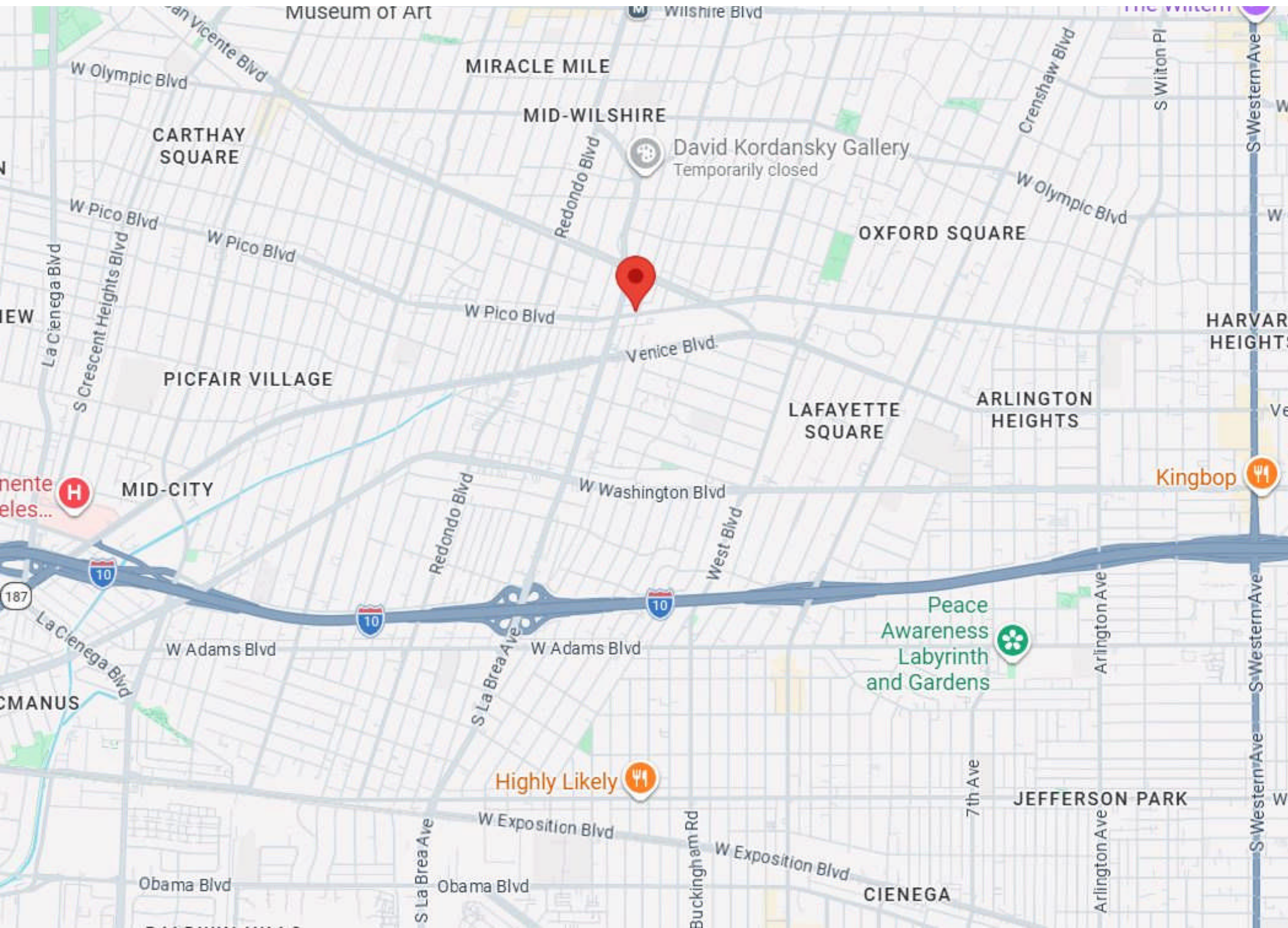
SEARCH NO.

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
COPYRIGHT © 2002



MAPPING AND GIS
SERVICES
SCALE 1" = 100'





FOR LEASE | ±3,762 SF MEDICAL BUILDING

4903 W PICO BLVD

