

5030-5040

W. PICO BLVD



NEWMARK

JAY LUCHS

Vice Chairman

T 310-407-6585

jay.luchs@nmrk.com

CA RE Lic. #01260345

JAYLUCHS.COM

CREATIVE COMPOUND

5030-5040 W. Pico Boulevard

is comprised of over 19,000 SF retail/office/creative space in Mid-City. Recently assembled three properties available for the first time as one creative environment/compound, includes corner gallery space, adjacent gallery (former movie theater), and former comedy club with parking lot in rear. This compound is ideal for a variety of creative uses including: workspace, photography studio, recording studio, art gallery, office, retail, or creative space. Located on the corner of W. Pico Boulevard and S. Orange Drive, this recently renovated property features beautiful architectural details and parking in a prime location in Los Angeles.

INCREDIBLE OPPORTUNITIES



5030-5040 W. PICO BLVD

PROPERTY OVERVIEW

ADDRESS

5030-5040 W. Pico Boulevard
Los Angeles, CA 90019

USE

Retail/Office/Creative Compound

SIZE

5030 W. Pico Boulevard

Level 1	±5,776 SF
Level 2	±2,598 SF
Level 3	±1,604 SF
Total	±9,978 SF

5036 W. Pico Boulevard

Level 1	±5,587 SF
Level 2	±723 SF
Total	±6,310 SF

5040 W. Pico Boulevard

Level 1	±3,039 SF
Total Compound	±19,327 SF

RENT

Available upon Request



5030 W. PICO BLVD



LEVEL 1 INTERIOR



LEVEL 1 INTERIOR



5030 W. Pico Boulevard
Los Angeles, CA 90019



Retail/Office/
Creative Space



Level 1	±5,776 SF
Level 2	±2,598 SF
Level 3	±1,604 SF
Total	±9,978 SF

HIGHLIGHTS

- Recently renovated building with new systems, roofs, custom lighting, skylights, polished concrete and cork floors, custom built-ins, and bathrooms
- Includes offices, garage, bathrooms, and kitchenette
- Loft-like metal-encased windows with electric shades



LEVEL 2 INTERIOR

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American Idol

LEVEL 1 INTERIOR



LEVEL 2 INTERIOR



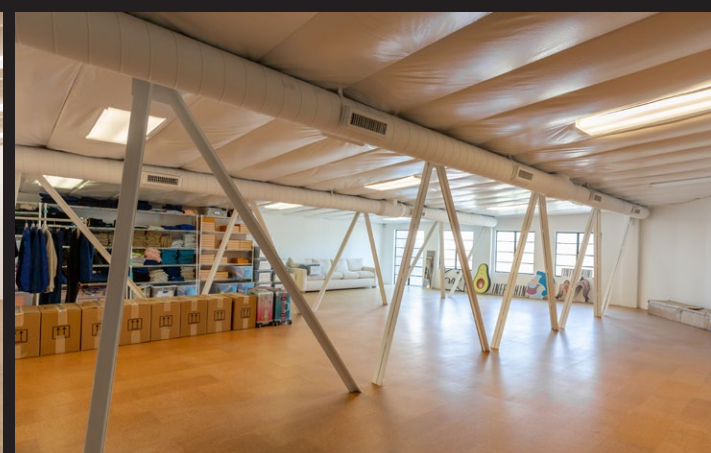
LEVEL 2 INTERIOR



LEVEL 1 INTERIOR



LEVEL 1 INTERIOR



LEVEL 3 INTERIOR

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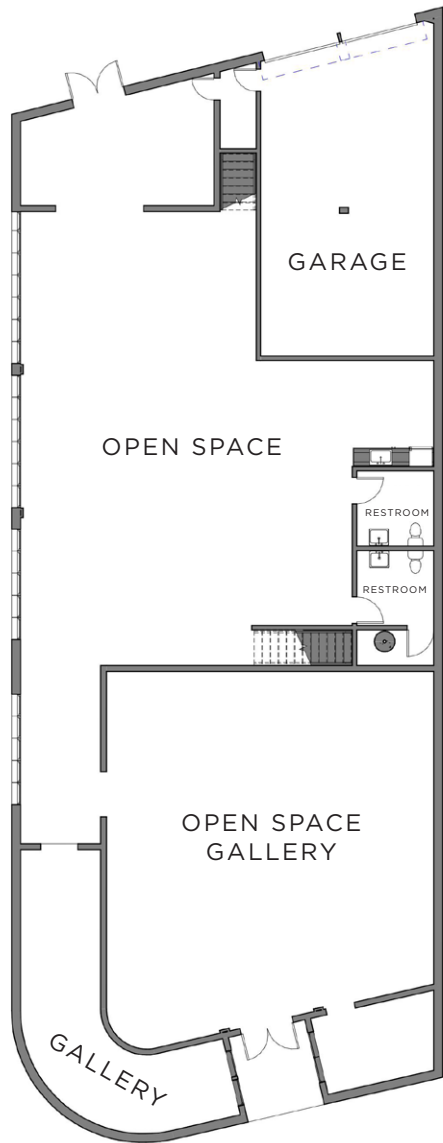
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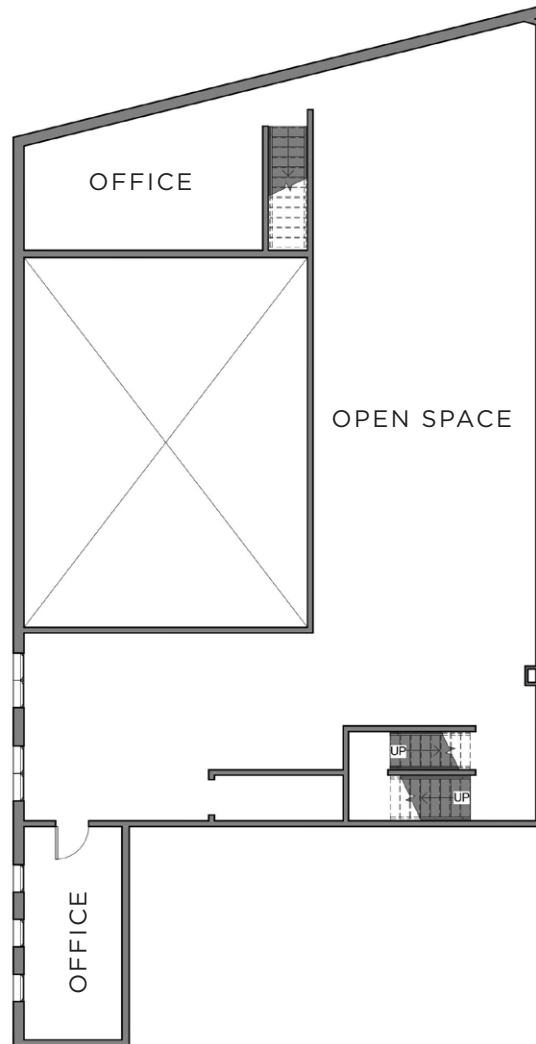
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5030 W. PICO BLVD

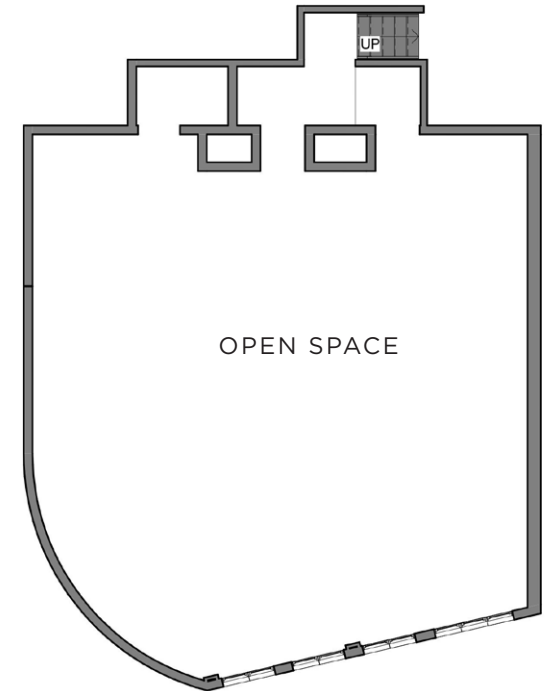
FLOORPLAN



LEVEL 1



LEVEL 2



*NOT ALL STRUCTURAL ELEMENTS DEPICTED

LEVEL 3

5036 W. PICO BLVD



OPEN SPACE



OPEN SPACE



5036 W. Pico Boulevard
Los Angeles, CA 90019



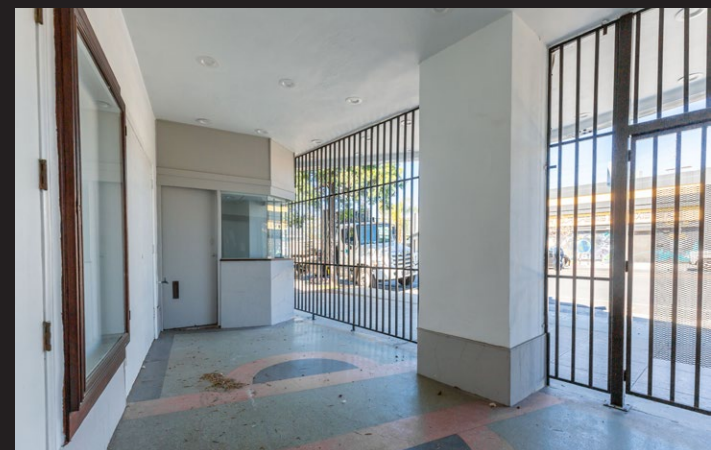
Retail/Office/
Creative Space



Level 1	±5,587 SF
Level 2	±723 SF
Total	±6,310 SF

HIGHLIGHTS

- Recently renovated building with bowtruss ceilings, new systems, roofs, custom lighting, polished concrete
- Marquee sign and ticket booth
- Three restrooms
- Former movie theater with former projection room on level 2
- Brand new full kitchen with all stainless appliances on level 1



TICKET BOOTH

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OPEN SPACE



FULL KITCHEN



BATHROOM



LEVEL 1



LEVEL 2



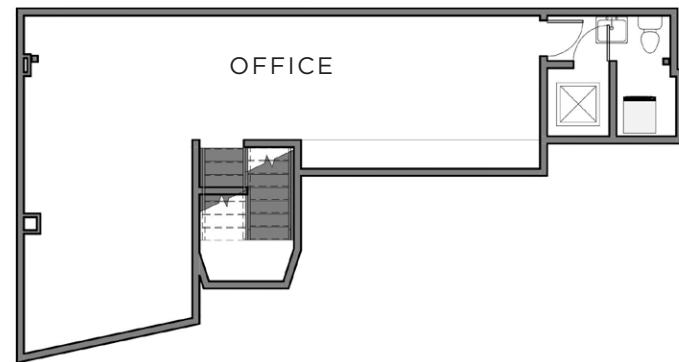
LEVEL 2

5036 W. PICO BLVD

FLOORPLAN



LEVEL 1



LEVEL 2

5040 W. PICO BLVD



EXTERIOR



INTERIOR



INTERIOR



5040 W. Pico Boulevard
Los Angeles, CA 90019



Retail/Creative Office



Level 1 ±3,039 SF

HIGHLIGHTS

- Recently renovated
- Includes two restrooms, an office/flex space, and a small courtyard
- Access to parking lot in rear
- Former comedy club



REAR PARKING LOT

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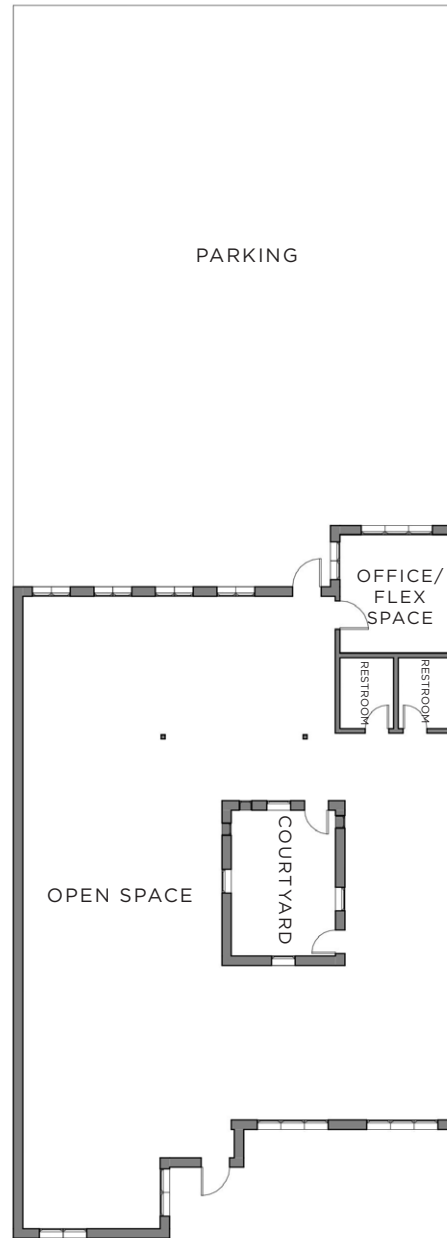
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5040 W. PICO BLVD

FLOORPLAN



LEVEL 1

CURRENTLY BEING RENOVATED

5050 W. Pico Blvd

Adjacent to a large six-story structure featuring 79 studio and one-bedroom apartments, approximately 2,100 square feet of ground-floor retail space

5030-5040
W. PICO BLVD

CENTURY CITY

Multiple developments planned in the nearby area

Within one mile from 5030-5040 W. Pico Blvd

1401 S Curson Ave - Cursonair
1233 S Dunsmuir Ave - Dunsmuir Row
850 S La Brea Ave
930 S Mansfield Ave
5891 W Olympic Blvd
5550 W Pico Blvd - Pico Primo
2015-2017 Redondo - Redondo Five
1821 S Redondo Ave
2021 S Redondo Blvd
1110 S Spaulding Ave
4600 W Washington Blvd
4601 W Washington Blvd
1251 West Blvd

*Costar 2021

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