

MIDTOWN CROSSING

4550 W. PICO BLVD | LOS ANGELES, CA 90019

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

315,072 SF

Availability

0 Suites | 0 SF

Parking Spaces

281

Overview

- Diverse mix of national tenants including a high performing Lowe's, Ross, Smart & Final, and Ulta
- One of the densest markets in SoCal with a population of over 511,000 and household income of \$87,000+ within 3 miles
- Located at Pico and San Vicente intersection with over 100,000 VPD
- Center is next to the MetroLine station bringing in thousands of commuters by the site on a daily basis

Tenant Mix

Smart&Final

ROSS
DRESS FOR LESS

BOB'S FURNITURE
DISCOUNT

PETSMART

ULTA
BEAUTY

LOWE'S



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Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	50,180	31,726	17,427	\$103,782	\$76,295
3 MILES	492,134	463,494	187,660	\$106,434	\$75,580
5 MILES	1,222,593	1,449,305	483,401	\$108,840	\$77,434



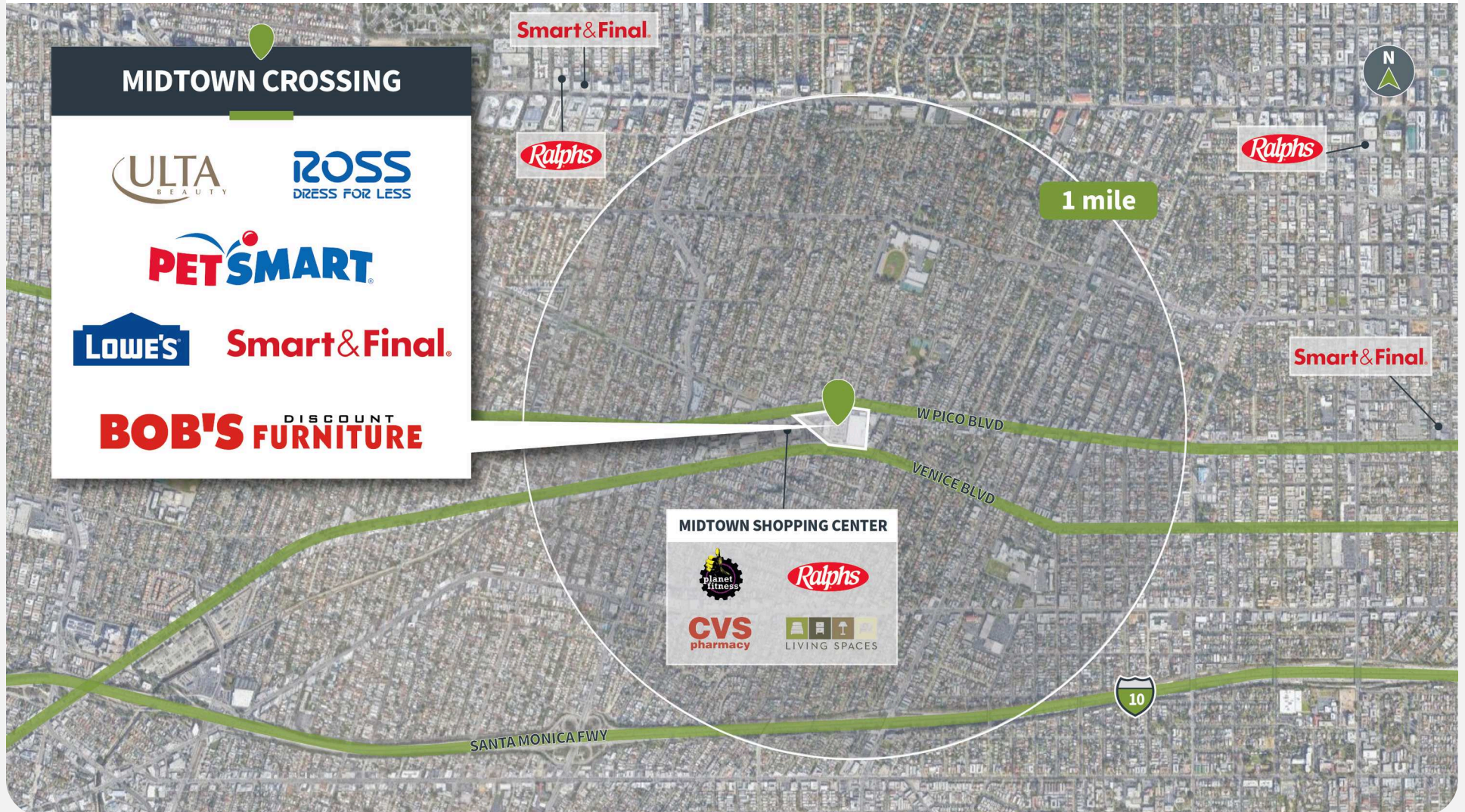
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Market Aerial



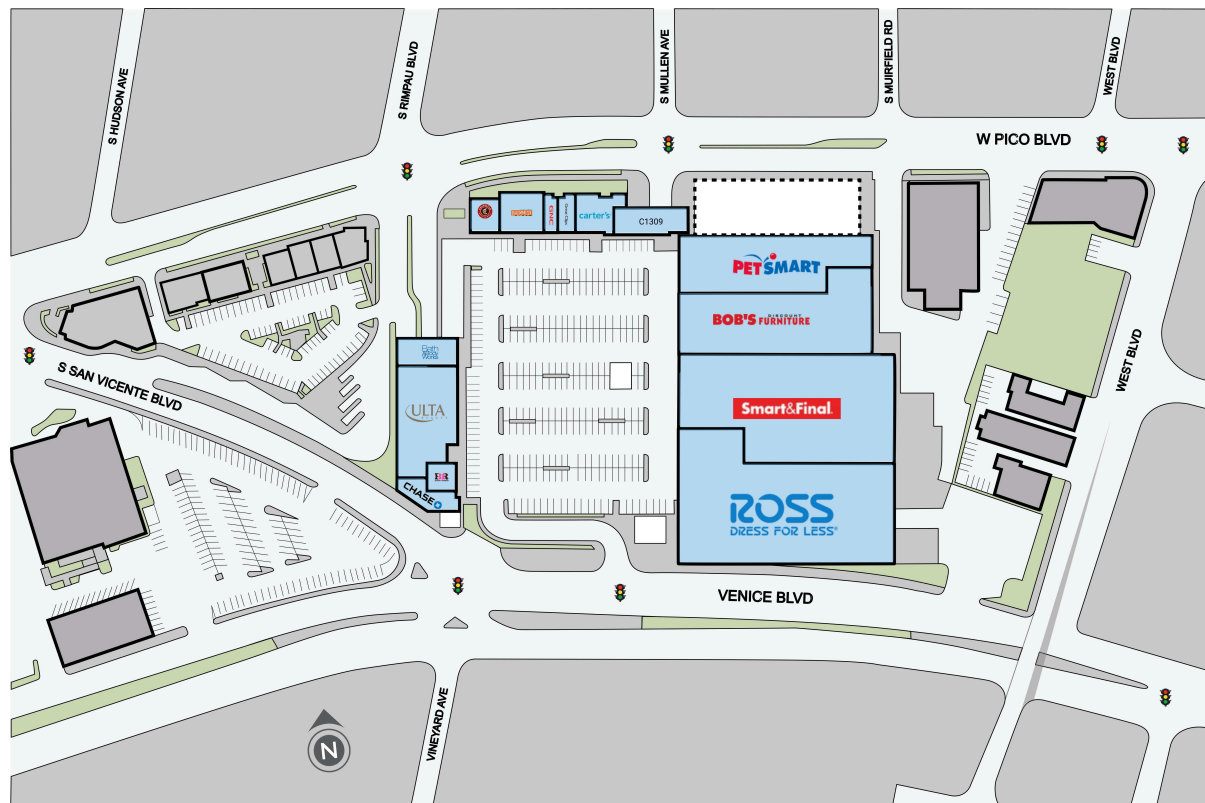
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Second Floor



Suite	Tenant	GLA (SF)
D-303	SMART & FINAL	35,813
D-301	ROSS DRESS FOR LESS	33,842
D-305	BOB'S DISCOUNT FURNITURE	33,448
D-307	PETSMART	16,979
C2321	ULTA BEAUTY	10,675
C2322	BATH & BODY WORKS	3,835
C1307	CARTER'S	3,514
C1309	BRIGHT NOW! DENTAL	3,000
C2320	CHASE BANK	2,967
C1302	BLAZE PIZZA	2,704
C1301	CHIPOTLE	1,800
C2320A	BASKIN ROBBINS	1,218
C1305	GREAT CLIPS	1,100
C1304	GNC	1,000

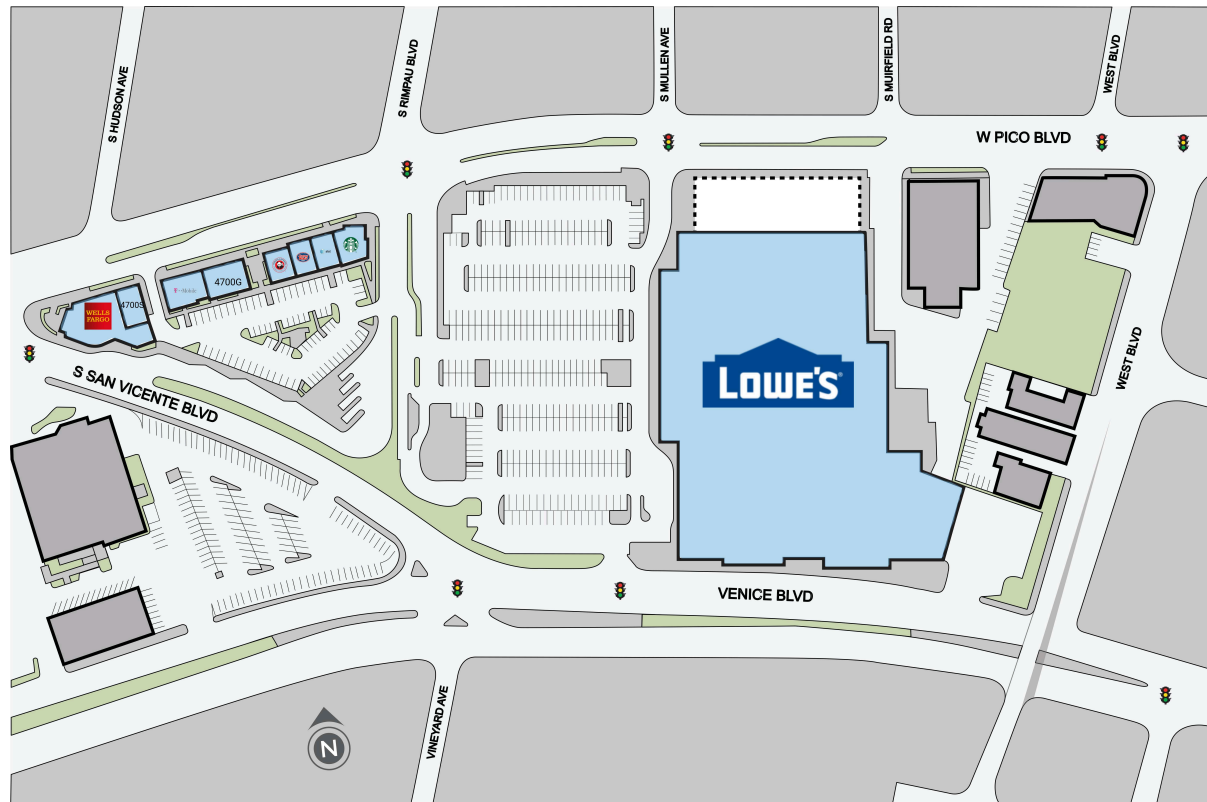
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First Floor



Suite	Tenant	GLA (SF)
D-101	LOWE'S	145,000
4700R	WELLS FARGO BANK	5,049
4700J	T-MOBILE	2,788
4700G	CARBON HEALTH MEDICAL GROUP	2,317
4700E	PANDA EXPRESS	2,151
4700S	THE JOINT	1,879
4700B	STARBUCKS	1,836
C2320A	BASKIN ROBBINS	1,218
4700D	JERSEY MIKE'S SUBS	1,101
4700C	AT&T	1,056

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Get in Touch with Us

Leasing

Tommy Gibbs

213-516-6403

tgibbs@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team

213-668-5625

specialtyleasing@performproperties.com

Property Management

Tony Lucero Sr.

626-564-1066 ext. 4

tlucero@performproperties.com



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