

# MIDTOWN CROSSING

4550 W. PICO BLVD | LOS ANGELES, CA 90019

Perform Properties

## Property Details

**Owned GLA**  
315,072 SF

**Availability**  
0 Suites | 0 SF

## 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 500,000 and household income of \$130,000+ within a 3-mile radius
- 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

CHASE



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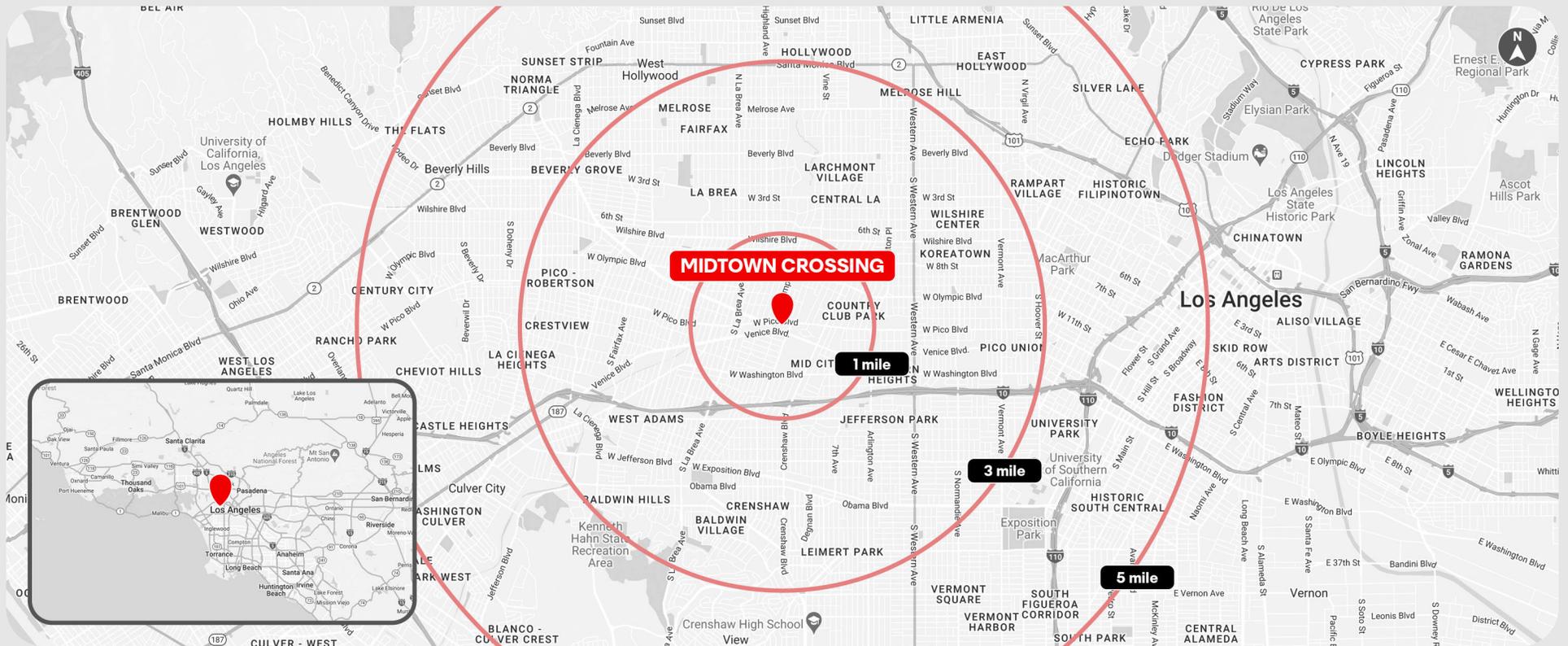
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## Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	45,936	30,980	17,174	\$144,488	\$99,571
3-MILE RADIUS	500,224	445,137	202,634	\$130,829	\$91,414
5-MILE RADIUS	1,234,006	1,485,069	511,650	\$133,872	\$93,535



For more information, contact: Courtney Brodie | 213-516-6403 | [cbrodie@performproperties.com](mailto:cbrodie@performproperties.com)

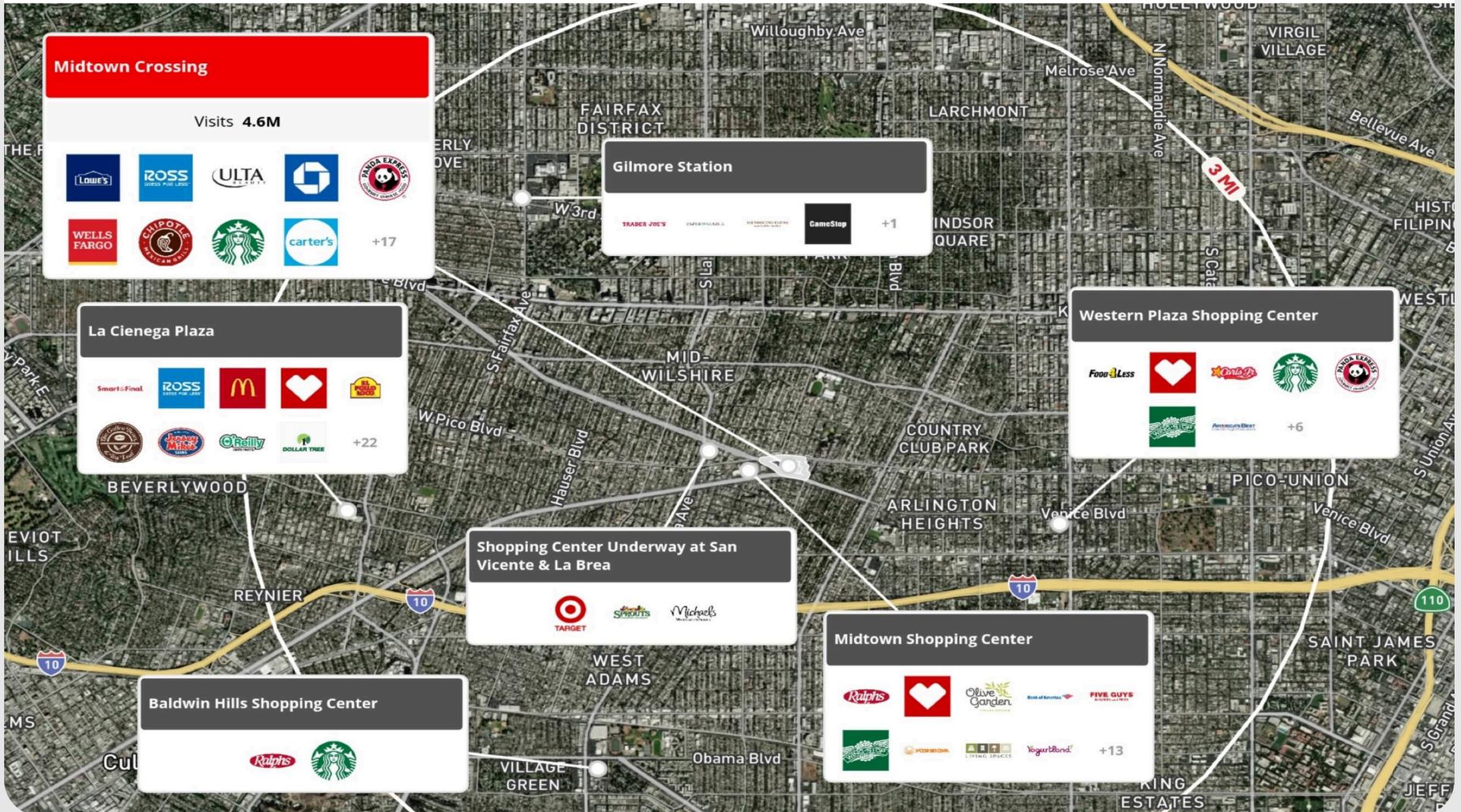
Updated June 2026

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## Market Aerial

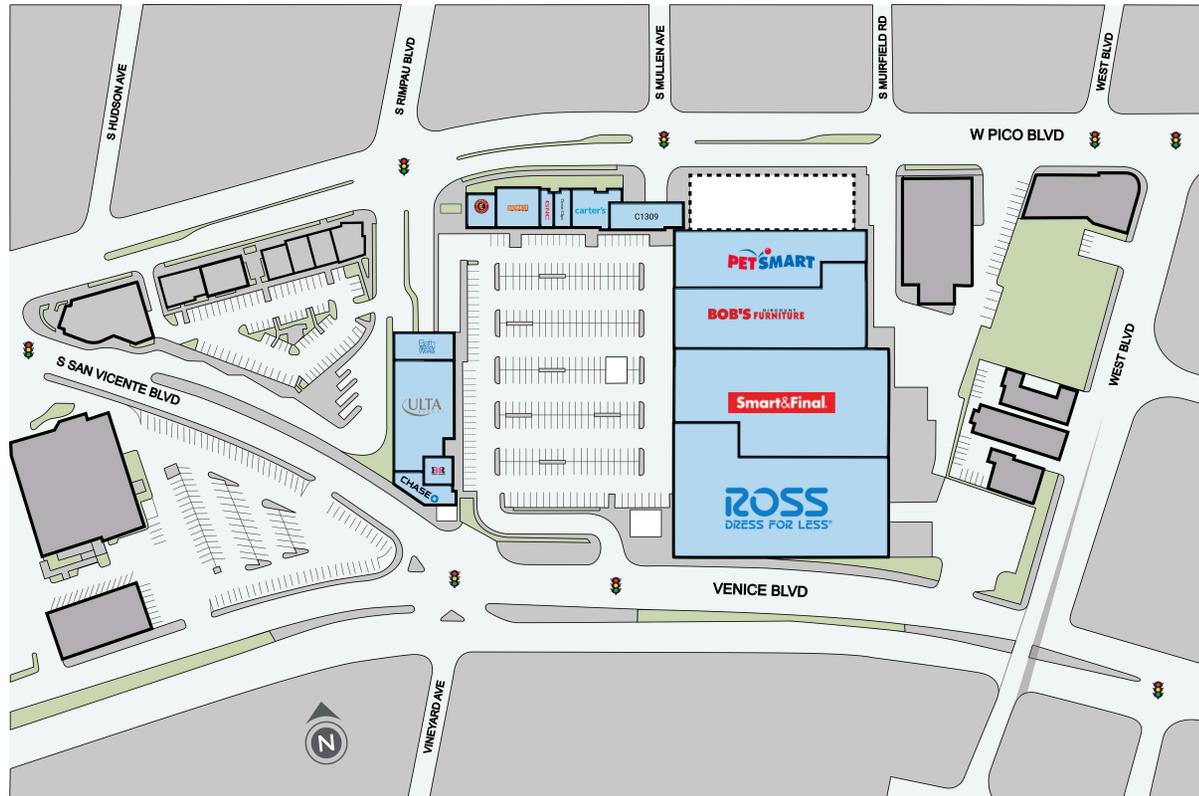


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## Second Floor



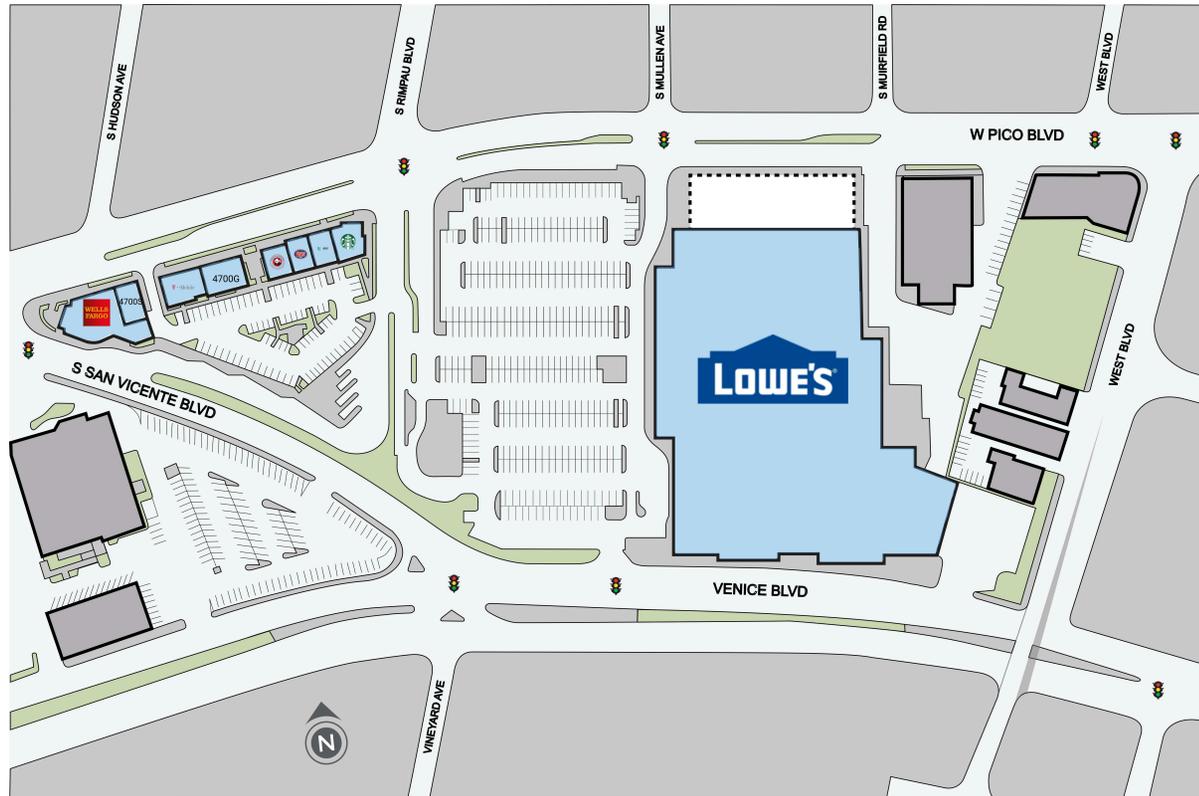
Suite	Tenant	GLA (SF)
D-303	SMART & FINAL	35,813
D-301	ROSS DRESS FOR LESS	33,842
D-305	BOB'S DISCOUNT FURNITURE	33,448
D-307	PETSMART	16,979
C2321	ULTA BEAUTY	10,675
C2322	BATH & BODY WORKS	3,835
C1307	CARTER'S	3,514
C1309	BRIGHT NOW! DENTAL	3,000
C2320	CHASE BANK	2,967
C1302	BLAZE PIZZA	2,704
C1301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

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