

10505 W Pico Blvd Los Angeles, CA, 90064 Dental/Medical office



List Price: \$3,400,000 | GBA 3,510 sqft | Lot 4,633 sqft



Property Summary

List Price:	\$3,400,000
GBA SqFt:	3,510 sqft
Lot SqFt:	4,633 sqft
Year Built:	1940
Upgrades:	2011-2024
Parking:	7 spaces
Floors:	1st- 2,340 sqft 2nd- 1,170 sqft

Executive Summary

This two-story dental/ medical office building at 10505 W Pico Blvd., located in LA Westside near Rancho Park/Century City area, presents a prime investment or owner-user opportunity. The building has been improved in a series of upgrades, currently functioning as a professional dental office. The high-quality remodeled office has a lobby, front desk workspace, treatment rooms,

lab rooms, private office, restrooms. There is a significant second floor with kitchen and staff dining room and a loft apartment. The property has a private gated parking lot. The ground floor professional office and 2nd floor apartment allows for flexible occupancy.

The affluent Westside-Rancho Park neighborhood is close to Westwood, Century City and Cheviot Hills. The property's high visibility on Pico Blvd. benefits from consistent high traffic volume and easy access.

The property offers an excellent opportunity for an owner-user or investor looking to secure a long-term location in one of LA's most desirable business districts.



Property Information

- 1940 Original Building 1 story
- 1978 Remodel of original building adding 2nd flr. Dental office buildout with new wiring, plumbing, and alarm system.
- 2011 Major remodel of 1st floor and the addition of 7 car concrete parking lot, landscaping.
- 2014 Remodel of 2nd floor and loft apartment.
- 2023 New electric gate at parking lot and new roof.
- 2024 Building exterior remodeled with a new facade and new paint.

Dental Office is approximately 2,340 sqft and features: 6 treatment rooms, entry lobby, business office, private office, sterilization room, laboratory, patient bathroom, and private bathroom.



The 2nd floor is approximately 1,170 sqft and features: Staff lunchroom with kitchen, bathroom, large attic storage room, Loft apartment with separate entrance, living room, kitchen, upstairs bedroom, private bathroom, wall to wall closet, 3 small storage rooms. The loft bedroom was built according to code but without a building permit.

The building is currently occupied by a tenant dental practice. Their lease expires December 31, 2025. The lessee is looking to relocate and may vacate anytime with sixty days notice. Current rent \$9,250 per month NNN.

Buyer to complete their own due diligence regarding building and permits.

Property Layout



FLOOR 1



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Disclaimer

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