

# OWNER-USER W/ EXISTING INCOME

8881 W PICO BLVD, LOS ANGELES CA 90035

**\$3.9M**



Ideal Owner-User or Investment Opportunity  
Freestanding Building with Additional Billboard Income  
High Potential for growth stored

real  
COMMERCIAL

# CONFIDENTIALITY & DISCLAIMER

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EXCLUSIVELY LISTED BY



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# INVESTMENT SUMMARY

8881 W PICO BLVD, LOS ANGELES CA 90035

**OFFERING PRICE** **\$ 3,900,000**

PRICE / SF **\$ 624.40**

ADDRESS **8881 W PICO BLVD, LA CA 90035**

COUNTY **LOS ANGELES COUNTY**

MARKET **LOS ANGELES**

SUB-MARKET **WEST LOS ANGELES**

BUILDING SF **6,245 SF**

LOT SIZE **6,426 SF**

APN **4332-011-012**

OWNERSHIP TYPE **FEES SIMPLE**



**ADDITIONAL MONTHLY INCOME  
GENERATED BY BILLBOARD LEASE**

# PROPERTY HIGHLIGHTS

8881 W PICO BLVD, LOS ANGELES CA 90035

- ◆ Ideal for owner-user opportunity
- ◆ Rent for tenants are below current market rate
- ◆ Additional monthly income from billboard lease
- ◆ Billboard lease income is below current market rate
- ◆ High potential for financial growth
- ◆ Adjacent Parking Lot for 6 spaces (Possible option for 10 spaces)
- ◆ Close proximity to major retailers
- ◆ 10 miles to LAX
- ◆ 15 miles to Ports of LA and Long Beach
- ◆ 13 miles to DTLA
- ◆ Perfect for Entertainment / Production Offices
- ◆ Neighboring with Entertainment MECCA; Century City, West Hollywood and Beverly Hills

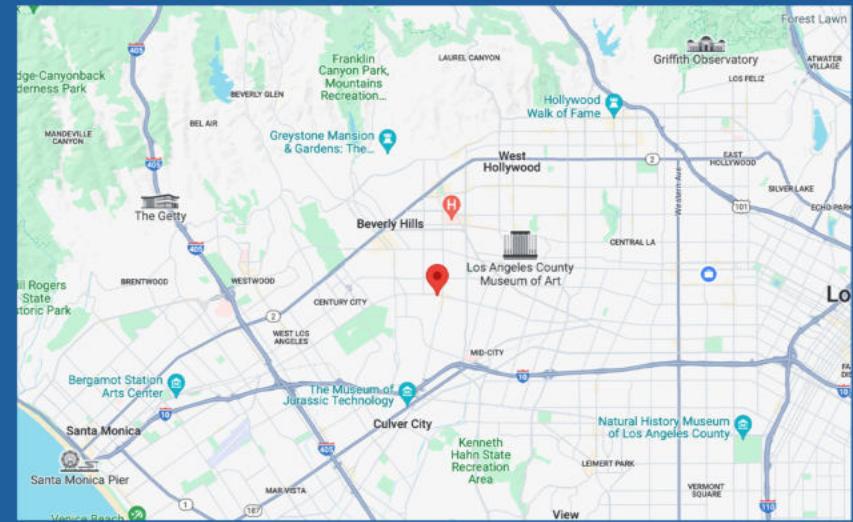
# LOCATION SUMMARY

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Pico-Robertson is a relatively densely-populated neighborhood in the Westside of Los Angeles, California, flanked on the north, northeast, and west by Beverly Hills, on the east by Carthay and Mid-City, on the south by Mid-City, Beverlywood and Cheviot Hills. It is notable for its large Jewish population.

The 2000 U.S. census counted 18,019 residents in the 1.03-square-mile Pico-Robertson neighborhood—an average of 17,468 people per square mile, among the highest population densities for the city. In 2008, the city estimated that the population had increased to 19,253. The median age for residents was 36, older than the city at large; the percentage of residents aged 19 to 34 and 65 and older were among the county's highest.

The neighborhood was considered "not especially diverse ethnically. The breakdown was whites, 73.5%; Latinos, 7.3%; Asians, 5.7%; blacks, 5.6%; and others, 7.9%. Iran (37.2%) and Israel (5.7%) were the most common places of birth for the 34.6% of the residents who were born aboard—about the same percentage as in the city at large.



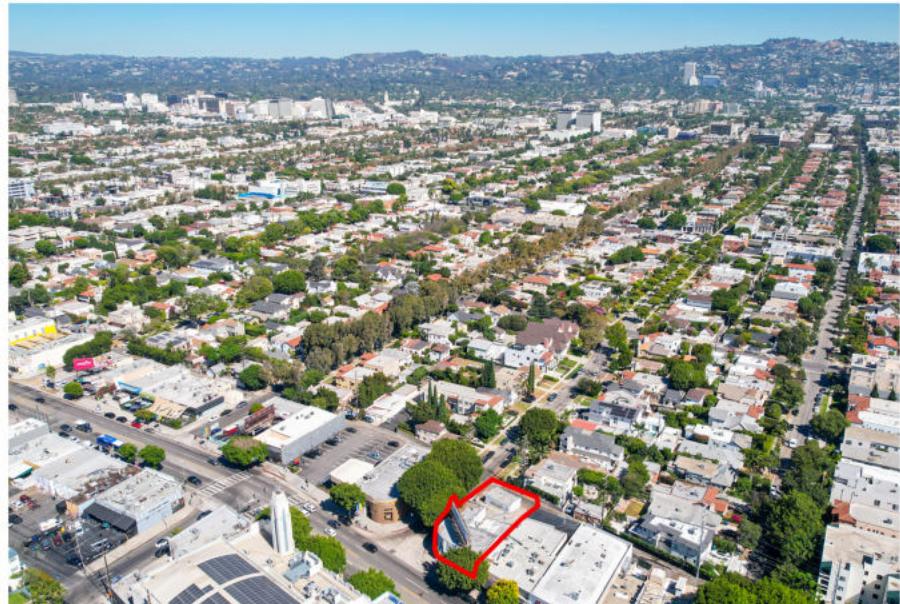
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# AERIAL VIEW IMAGES

8881 W PICO BLVD, LOS ANGELES CA 90035



# RENT ROLL

## 8881 W PICO BLVD, LOS ANGELES CA 90035

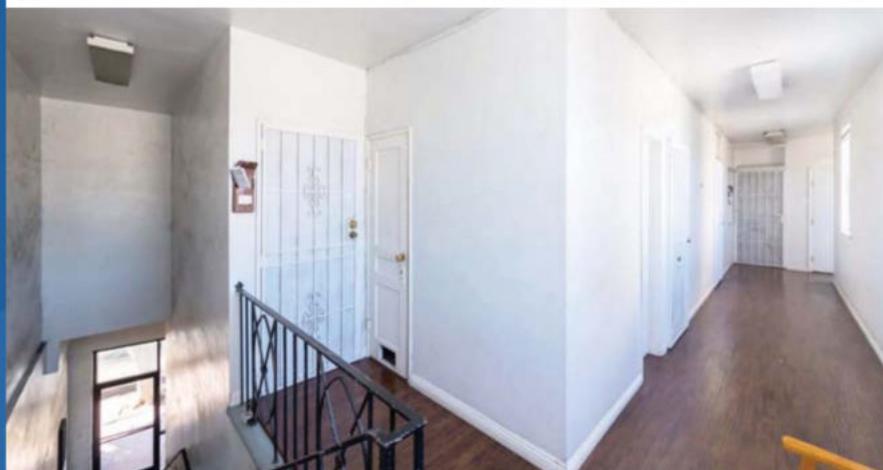
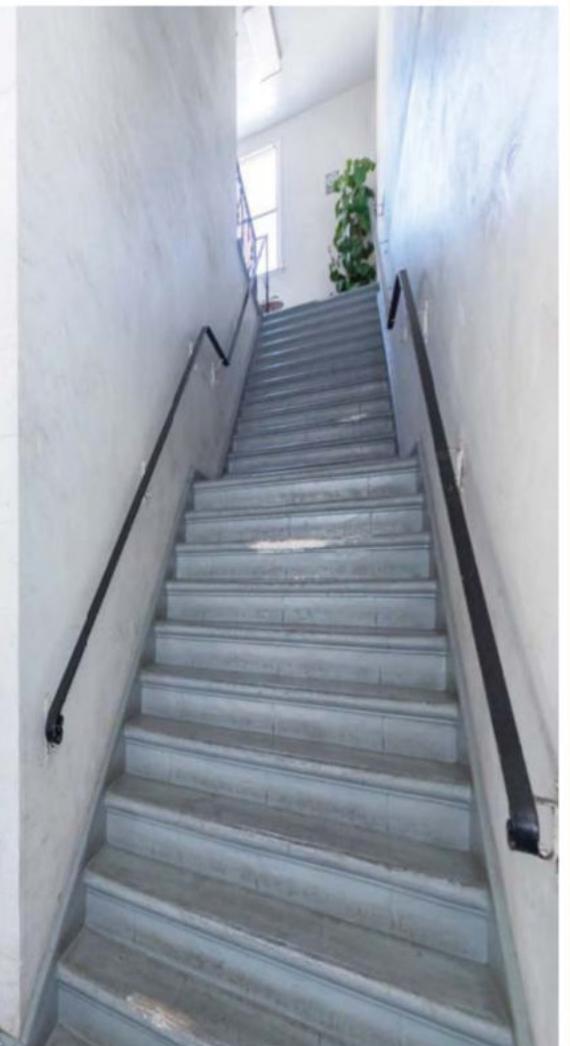
	SCHEDULED INCOME			PROFORMA INCOME	
	MONTHLY INCOME	YEARLY INCOME	LEASE EXPIRATION	MONTHLY INCOME	YEARLY INCOME
CLEANER	\$ 2,700	\$ 32,400	M-to-M	\$ 5,000	\$ 60,000
URBAN NAIL	\$ 1,600	\$ 19,200	3 YRS LEFT	\$ 3,600	\$ 43,200
KAMI ELECTRONICS, INC.	\$ 2,000	\$ 24,000	M-to-M	\$ 4,000	\$ 48,000
2ND FLOOR OFFICE (7)	\$ 3,500	\$ 42,000	M-to-M	\$ 7,000	\$ 84,000
OFFICE PARKING LOT	\$ 750	\$ 9,000	M-to-M	\$ 1,500	\$ 18,000
BILLBOARD SIGN	\$ 1,800	\$ 21,600		\$ 3,000	\$ 36,000
OIL RIGHT		\$ 2,000			
<b>TOTAL:</b>	<b>\$ 12,350</b>	<b>\$150,200</b>		<b>\$ 24,100</b>	<b>\$ 291,200</b>

### AGENT REMARKS

The Scheduled income is based on the information verbally provided by the Seller. All tenants are long-term tenants and currently on the month-to-month lease except Urban Nail. Urban Nail has three years left. This property offers tremendous opportunity for the owner-user for the entire building or half of the building (either retail space downstairs or office space upstairs), while enjoying incomes from the other half. The small office, located on the parking lot can be removed for extra parking spaces (Please check with the city); producing the most parking spaces for most of the properties nearby. This is one of the great potentials of the property. For experienced investors, the property presents an excellent opportunity with a tremendous upside. The current owner purchased the building over 40 years ago. This property could turn around big time with professional property management.

# INTERIOR IMAGES

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# PROPERTY IMAGES

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