

# 826

Pico Blvd, Santa Monica, CA 90405  
COMMISSARY SPACE WITH FRONT OF HOUSE FOR SALE

**PRICE  
REDUCED**

826

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# PROPERTY HIGHLIGHTS

## SALES PRICE

~~\$3,550,000~~  
**\$3,200,000**

## SPACE SIZE

**±4,060 SF**

## CURRENT TENANT

**WINSTON'S PIES**

## CURRENT MONTHLY RENT

**\$15,913.50 + NNN**

## LEASE EXPIRATION

**2028**

- Fully built out commissary kitchen with 10 foot hood, multiple walk ins, restaurant/retail storefront, and office space
- Property has CUP for beer and wine with active license
- 6% CAP on current income
- Current tenant has lease through 2028, but will vacate for an owner user
- Loading door with delivery truck parking in rear

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- Down the block from Santa Monica High School and within close proximity to ±2,000 multi-family units in development on Lincoln Blvd
- ±60 feet of continuous refrigeration with a health department approved ice cream spinning room (clean room) which can also be used for other dairy uses
- Close to neighboring communities of Venice Beach, Marina Del Rey, Playa Del Rey, and West Los Angeles

**826 PICO BOULEVARD, SANTA MONICA, CA 90405**



# MAP

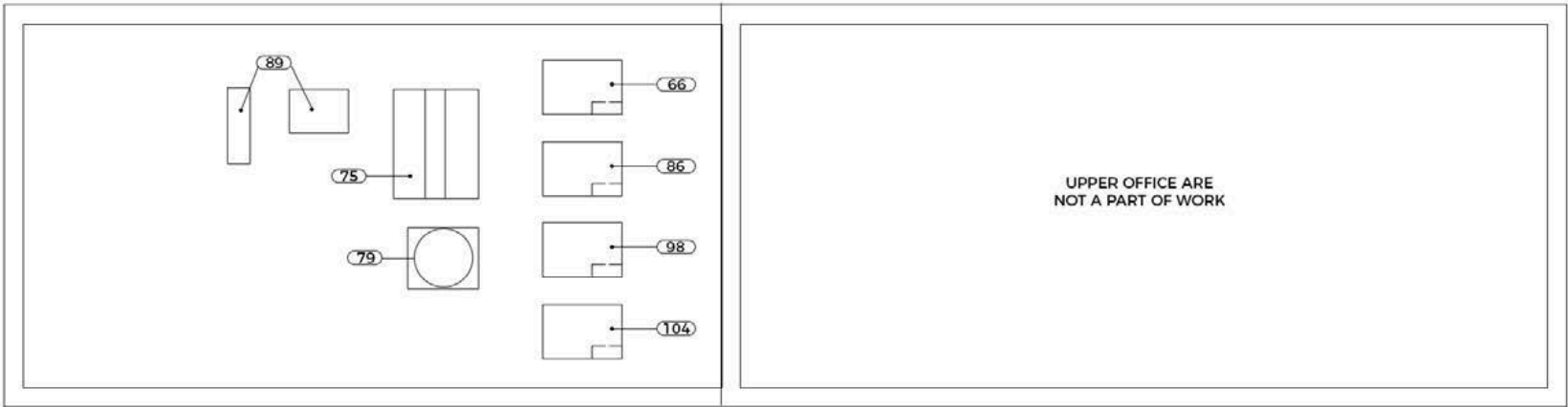
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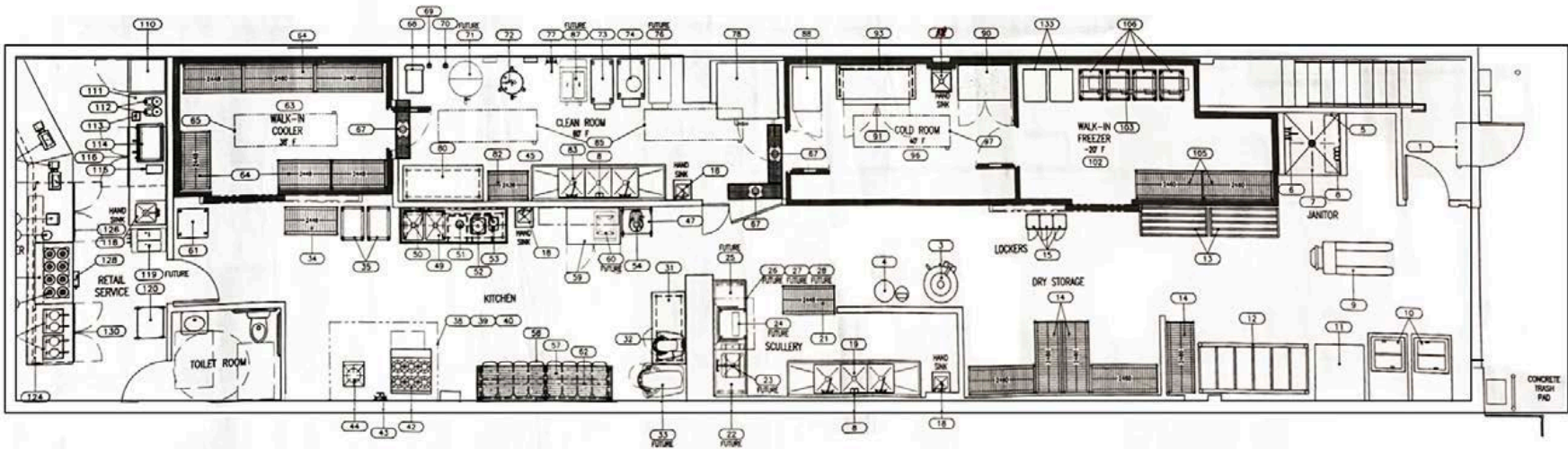
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# FLOOR PLAN

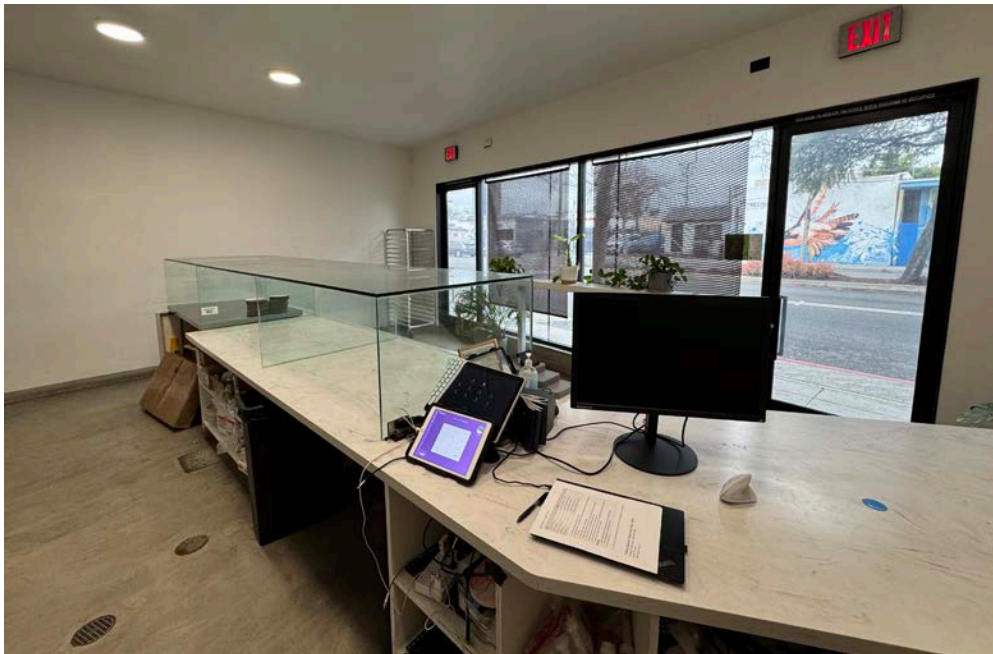
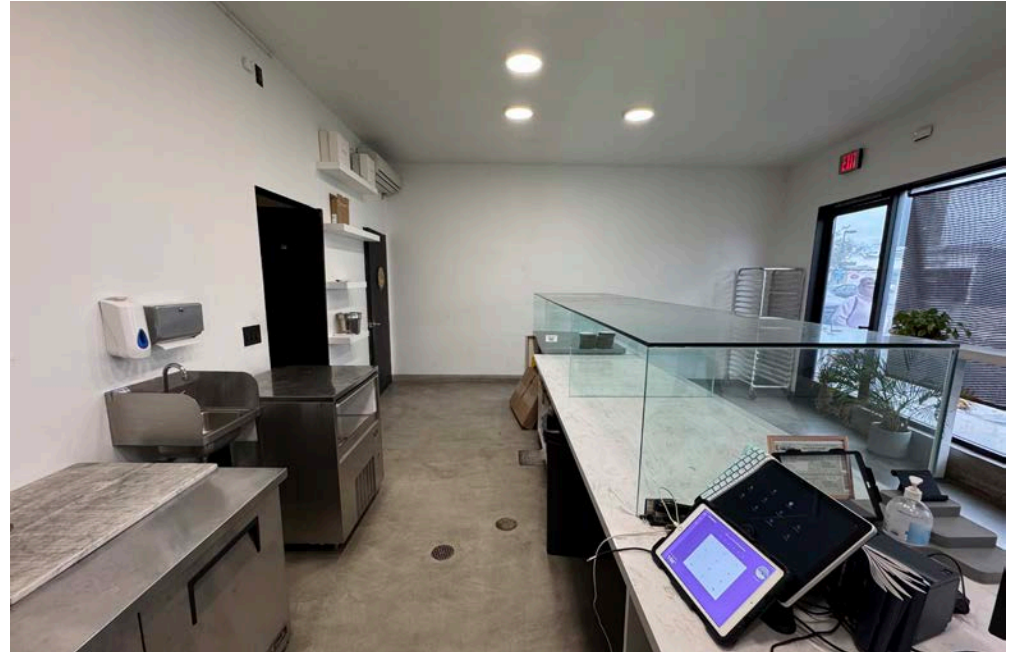


EQUIPMENT PLAN - ROOF



EQUIPMENT PLAN - FIRST FLOOR

# ADDITIONAL PHOTOS





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