

INDU  
STRY



INDUSTRIAL | FLEX | RETAIL  
BUILDING: ±8,800 RSF  
LAND SF: 17,124 SF

3614-3620  
W PICO BLVD  
LOS ANGELES

FOR SALE/LEASE



INDUSTRYPARTNERS.COM  
310 395 5151  
CA BRE No. 01900833

GEOFFREY ANENBERG  
geoffrey@normal-properties.com  
LIC No. 01831214

ARAM POGOSIAN  
ap@industrypartners.com  
CA BRE No. 01816276

MAGUIRE PARSONS  
mp@industrypartners.com  
CA BRE No. 01900833

FOR SALE / LEASE

INDUSTRIAL | FLEX | RETAIL

3614 W PICO BLVD LOS ANGELES CA 90019

DETAILS

<b>BUILDING SF</b>	<b>LAND SF</b>	<b>PRICE</b>	<b>APN</b>	<b>YEAR BUILT</b>	<b>ZONING</b>
±8,800 RSF	17,124 SF	Upon Request	5072-026-005	1922 Renovated 2024	C4

RENT ROLL

COMBINE OR DEMISE	TENANT	INTERIOR SF	LEASE START	LEASE EXP	OPTIONS	RENT	RENT (PSF)	RENT (ANNUALLY)	LEASE TYPE
	3618 - 3620 Pico	5,642							Vacant
	3616 Pico	1,164							Vacant
	3614 Pico	1,239							Vacant
	Avex Events	926	10/01/24	09/30/27	Two - 3yr	\$1,500.00	\$1.62	\$18,000.00	MG
	<b>Total</b>	<b>8,971</b>						<b>\$263,755.80</b>	

Industrial, Flex, Retail building for sale or lease

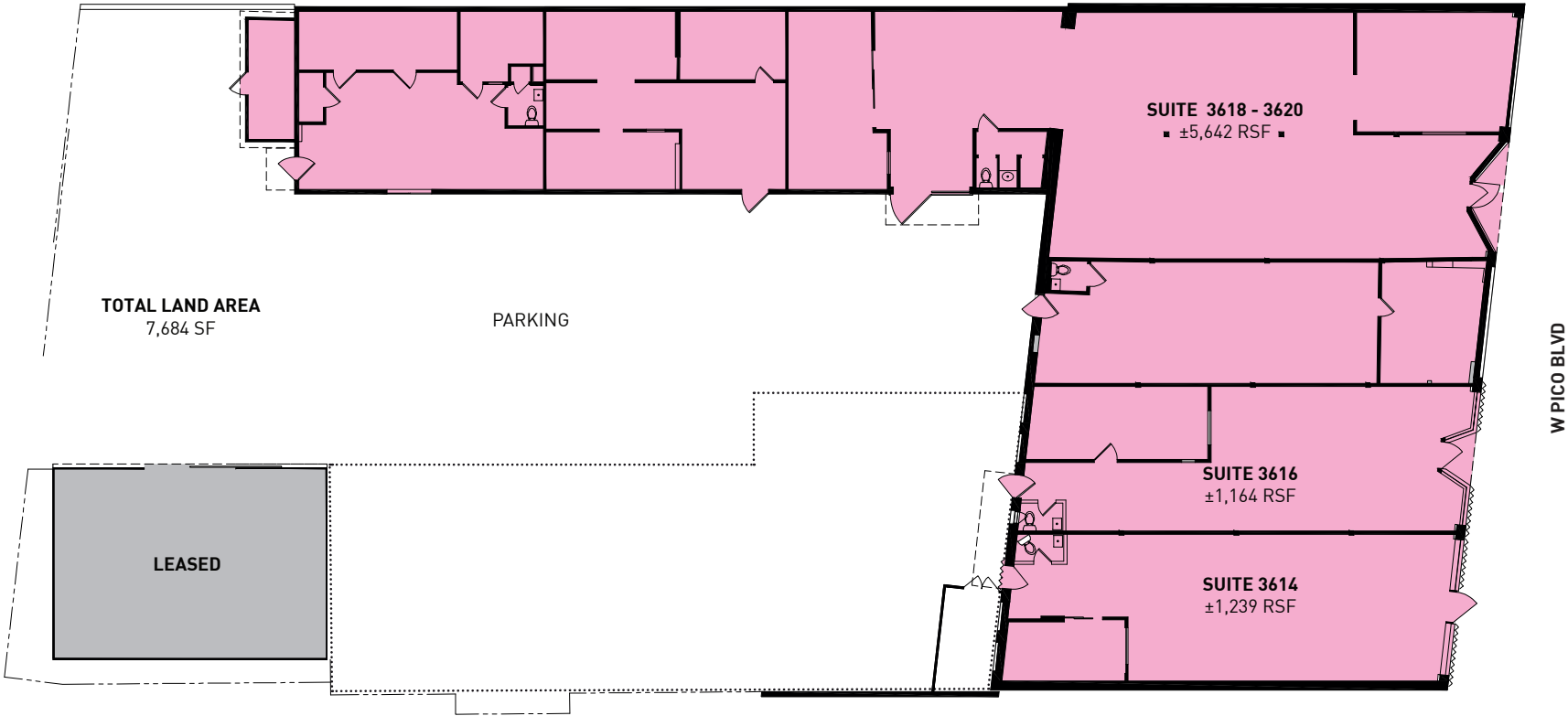
PROJECT FEATURES

- Recently renovated with commissary improvements
- Large on-site parking lot
- Three (3) available retail units (can be combined or demised)
- Immediate access to 10 Freeway and other Mid-City amenities
- New HVAC, storefronts, lighting, and ADA restrooms

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.  
©2025 INDUSTRY PARTNERS, INC.



VACANT RETAIL UNITS	
SUITE 3614	±1,239 RSF
SUITE 3616	±1,164 RSF
SUITE 3618-3620	±5,642 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

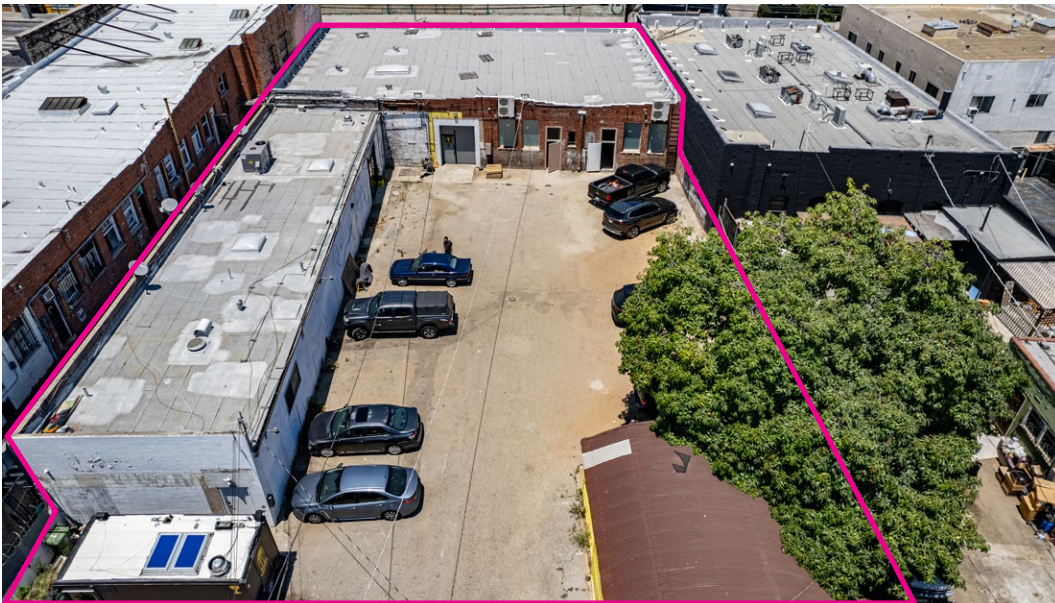














9 min  
WALK

**Loteria Grill:** Lotería is all about delicious regional foods, prepared the way they are in Mexico; proper ingredients and techniques – no shortcuts. At heart, we are a contemporary rendition of the fabulous stall-restaurant puestos of Mexico's famous mercados, where we present marketplace and home-style favorites.

8 min  
WALK

**Gus's World Famous Fried Chicken:** Gus's World Famous Fried Chicken is celebrated for its crispy, golden-brown fried chicken that's both juicy and flavorful. Known for its Southern-style hospitality, this eatery offers a casual dining experience with a menu focused on their signature dish, complemented by classic sides like baked beans and coleslaw.

7 min  
WALK

**It's Coffee & Tea:** It's Coffee & Tea is a cozy café beloved for its specialty coffee and tea offerings. With a relaxed atmosphere perfect for catching up with friends or enjoying a quiet moment alone, It's Coffee & Tea serves up a variety of espresso drinks, teas, and delicious pastries. It's a favorite local spot for coffee enthusiasts looking for quality beverages and a welcoming environment in LA.

5 min  
WALK

**Catch One:** Catch One is a vibrant nightclub known for its lively atmosphere and diverse music scene. Renowned as a historic venue for LGBTQ+ nightlife, Catch One hosts a range of events including live performances, DJ sets, and themed parties. It's a cultural hub where patrons can dance the night away and celebrate inclusivity in a dynamic setting in LA.

3 min  
WALK

**La Cevicheria:** La Cevicheria is a hidden gem specializing in authentic Mexican seafood dishes, particularly ceviche. This cozy restaurant offers a menu filled with fresh and flavorful seafood options, prepared with traditional Mexican recipes and spices. It's a favorite among locals and visitors alike for its delicious cuisine and welcoming atmosphere, perfect for those looking to enjoy a taste of coastal Mexico.

3 min  
WALK

**6 Avenue Cafe:** 6 Avenue Cafe is a charming neighborhood spot offering a variety of coffee drinks, teas, and light bites. Known for its relaxed ambiance and friendly service, it's a perfect place to grab a quick drink or snack, or settle in with a laptop for some work or study time. Whether you're looking for a morning pick-me-up or a cozy afternoon break, 6 Avenue Cafe provides a welcoming atmosphere in the heart of LA.

4 min  
WALK

**The History Coffee:** A stylish coffee shop known for its artisanal coffee blends and cozy atmosphere. It's a popular spot for coffee aficionados seeking quality brews in a relaxed setting, perfect for meeting friends or enjoying a moment of solitude with a good book. With a menu featuring carefully crafted espresso drinks, The History Coffee offers a delightful experience for anyone looking to savor a cup of joe in LA.

5 min  
WALK

**Pasta Sisters:** A beloved Italian restaurant renowned for its fresh, handmade pasta dishes. Offering a cozy and inviting atmosphere, it's a favorite among locals and visitors alike for its authentic Italian flavors and hearty portions. Whether you're craving classic spaghetti and meatballs or adventurous with a truffle pasta dish, Pasta Sisters delivers a delicious dining experience that feels like a taste of Italy.

