FOR SALE SIGNALIZED CORNER PROPERTY ON PICO & BARRINGTON 11708 W PICO BLVD / 2413 S BARRINGTON AVE





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PROPERTY HIGHLIGHTS

The Passman Group is proud to present an unique opportunity to secure a prime corner lot in the vibrant Westside. Moments from the 10-FWY and close to the 405-FWY, this property is within convenient reach of luxury homes, trendy new developments, top-tier dining, and the coast. With commercial real estate in short supply in this highly desirable area, the lot offers tremendous versatility—ideal for ground-up development, retail conversion, or owner/user use.



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Prime Hard Corner at W. Pico Blvd and S. Barrington Ave in Prime West LA Ideal for an Owner/User, Investor or Developer Multiple Points of Ingress and Egress **Gated Premises** (\circ) **Outstanding Visibility** High Traffic Counts: ±29,868 CPD on W. Pico Blvd. ±20,752 CPD on S. Barrington Ave. Price: Upon Request Transit Score Pedestrian Score 60 93 96

PROPERTY DETAILS

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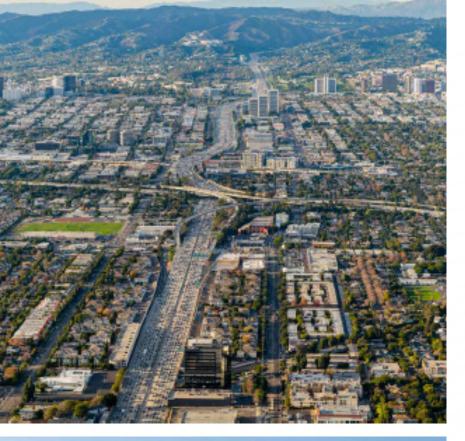








REAL ESTATE BROKERAGE





THE PASSMAN GROUP

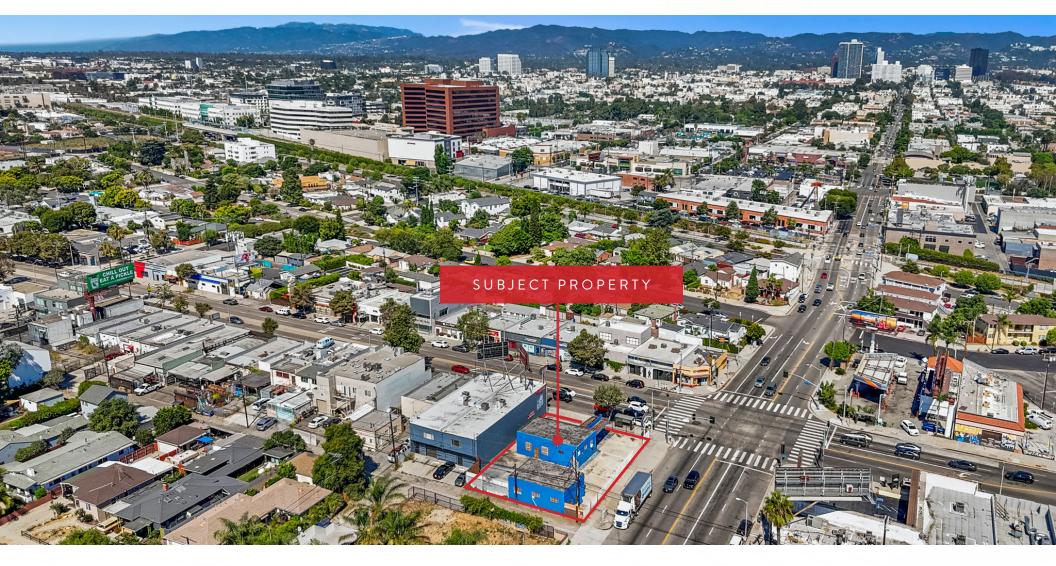
AREA OVERVIEW

- The Westside is a major center for creative industries with big names such as Fox, YouTube, Paramount, Sony, Snapchat, MTV, 72 & Sunny, Electronic Arts, and Google located here
- The region boasts some of the region's most valuable real estate which include the cities of Beverly Hills, Malibu, Santa Monica, and West Hollywood
- An available workforce of more than 500,000 reside in this area
- The region is home to several world-class universities including UCLA, Pepperdine, and Loyola Marymount
- The Westside continues to develop new business-friendly infrastructure. When completed, the Exposition Light Rail will connect Downtown L.A. to the beach

DEMOGRAPHICS

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Population	33,588	329,886
Households	15,490	155,413
Median Age	41.30	41.10
Avg. Household Income	\$108,572	\$103,528
Businesses	31,638	373,738

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