

FOR SALE

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

THE PASSMAN GROUP
REAL ESTATE BROKERAGE



The Passman Group
145 S. Fairfax Ave.
Suite 200
Los Angeles, CA 90036
(310) 859-8100
info@thepassmangroup.com

David Passman
DRE#01795153

Sam Plotkin
DRE#01868656








Ricky Mitchell
DRE#02071069

The Passman Group, Inc. or its personnel makes no warranties, representations or guarantees about the information provided herein. These materials are based on information and content provided by others, which we believe are accurate, however, it has not been verified and all interested parties must independently confirm its accuracy. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and estimates provided are for purposes of example and may not represent the current or future performance of this property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations.

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.



-  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
-  Outstanding Visibility
-  High Traffic Counts: ±29,868 CPD on W. Pico Blvd. ±20,752 CPD on S. Barrington Ave.
-  Price: Upon Request

 Pedestrian Score
93

 Transit Score
60

 Bike Score
93

PROPERTY DETAILS

THE PASSMAN GROUP
REAL ESTATE BROKERAGE



Buildings Size:	±2,086 SQFT
Land Size:	±8,580 SQFT
APNs:	4260-030-018 and 4260-030-019
Zoning:	LAC2
TOC:	Tier 3
Current Use:	Auto Repair

11708 W PICO BLVD / 2413 S BARRINGTON AVENUE







THE PASSMAN GROUP

REAL ESTATE BROKERAGE

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

	1 Mi	3 Mi
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

FOR SALE

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

THE PASSMAN GROUP
REAL ESTATE BROKERAGE



SUBJECT PROPERTY

The Passman Group
145 S. Fairfax Ave.
Suite 200
Los Angeles, CA 90036
(310) 859-8100
info@thepassmangroup.com

David Passman
DRE#01795153

Sam Plotkin
DRE#01868656

Ricky Mitchell
DRE#02071069

The Passman Group, Inc. or its personnel makes no warranties, representations or guarantees about the information provided herein. These materials are based on information and content provided by others, which we believe are accurate, however, it has not been verified and all interested parties must independently confirm its accuracy. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and estimates provided are for purposes of example and may not represent the current or future performance of this property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations.