

OFFERING MEMORANDUM – RETAIL/BAKERY PROPERTY FOR SALE WEST LOS ANGELES



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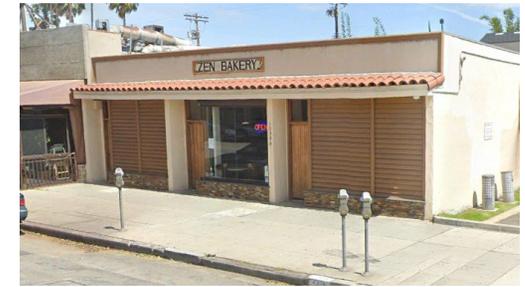
2,940 Square Feet

10986-10990 West Pico Boulevard,
Los Angeles, CA 90064

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Cushman & Wakefield is pleased to present a rare opportunity to acquire a retail/bakery building located in the heart of West Los Angeles at 10986-10990 West Pico Boulevard. This 2,940 SF freestanding retail building, originally constructed in 1954, offers exceptional versatility for a wide range of commercial uses. The property is delivered vacant, making it an ideal option for an owner-user seeking immediate occupancy or an investor looking to reposition and capitalize on strong local demand for services and food operators. Situated along highly traveled West Pico Boulevard corridor, between Sepulveda Boulevard and Westwood Boulevard, the building benefits from excellent visibility, consistent traffic counts, and proximity to affluent surrounding neighborhoods including Cheviot Hills, Century City, and Westwood. The site includes five dedicated parking spaces, favorable LAC2 zoning, and sits on a 4,200 SF lot within one of Los Angeles' most desirable infill residential/commercial corridors. This section of Pico Boulevard is known for its strong demographics, boasting a population of more than 327,381 residents within a 3 mile radius (and more coming) and an average household income exceeding \$180,486 creating a robust customer base and long-term value potential. Whether reimagined as a bakery, café, specialty retailer, studio, or other neighborhood-serving business—or held as a high visibility investment—this property offers significant upside in a supply constrained market. The combination of flexible space, prime location makes this a standout acquisition opportunity in West Los Angeles.



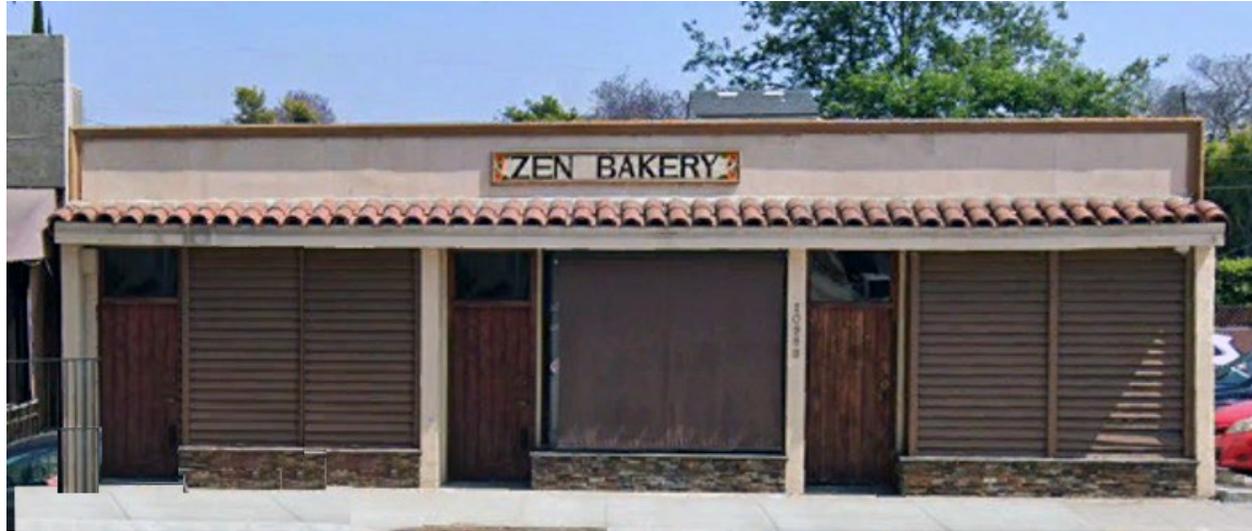
OFFERING SUMMARY

Sales Price:	\$2,000,000
Building Size:	2,940 SF
Total Lot Size:	4,200 SF (01 Acres)
Frontage:	40' on W Pico Blvd
Year Built:	1954
Parking:	5 Spaces 1.70/1,000 SF
Zoning:	LAC12
APN:	4256-007-002
Tract No.:	6935 Lot 5

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BUILDING HIGHLIGHTS

Delivered Vacant

Ideal for owner-users or investors

Prime West Los Angeles Location

Excellent frontage along West Pico Blvd

Strong Demographics

Affluent households and dense population base

Flexible Retail Layout

Suitable for a variety of commercial uses

Value-Add Opportunity

through re-positioning or re-demising

Infill, high-barrier-to-entry market

Border of Rancho Park Neighborhood with substantial residential density

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Area Amenities

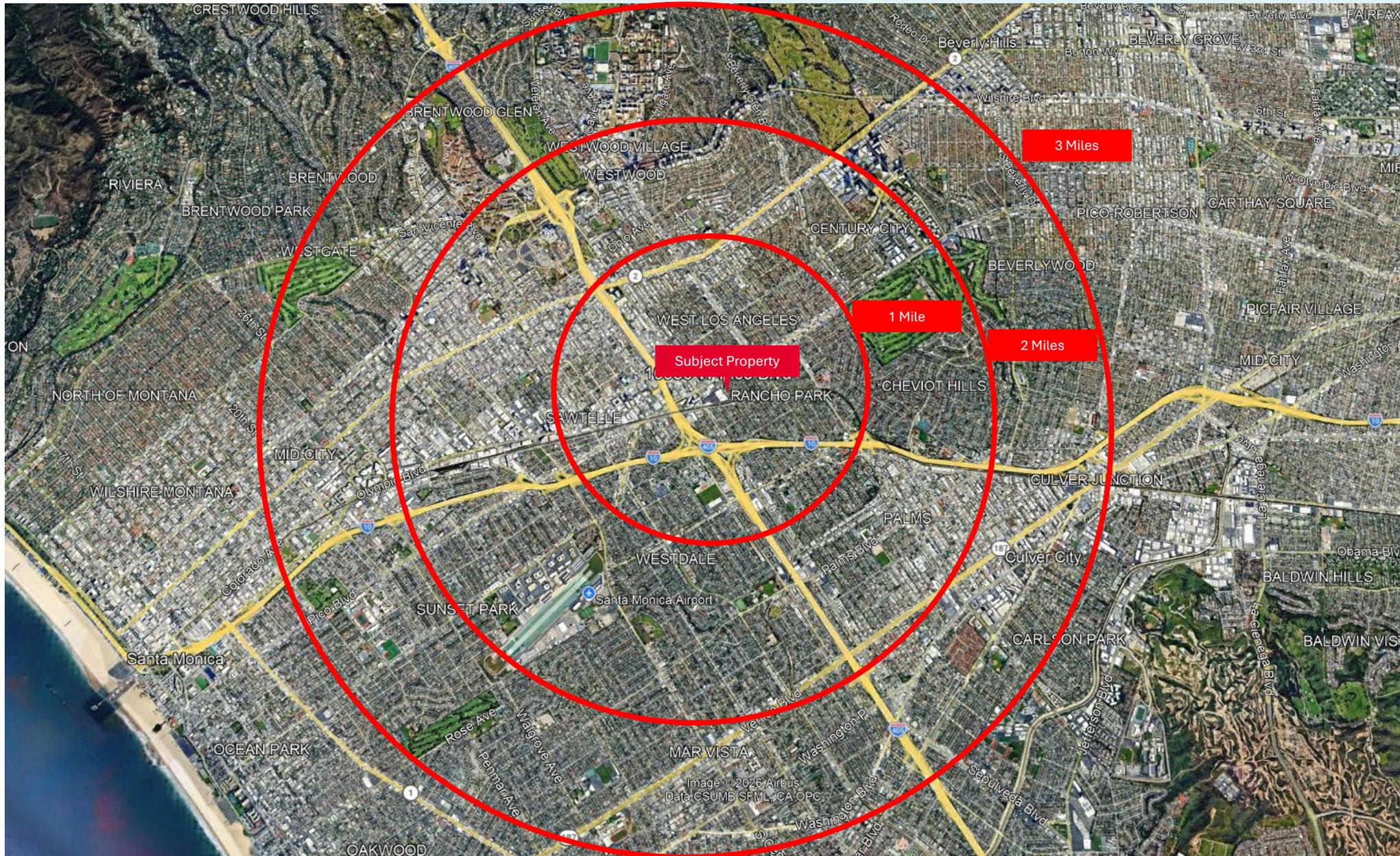
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Surrounding Area



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Future Area Developments



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Parcel Information

APN	4256-007-002
Year Built	1954
Zoning	LAC2
Lot#	5
Tract	6939
Lot Size	0.0964 Acres 4,200 SF
Gross Area	2,940

4256 | 7
SCALE 1" = 60'



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Building Aerial Overview



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Photos



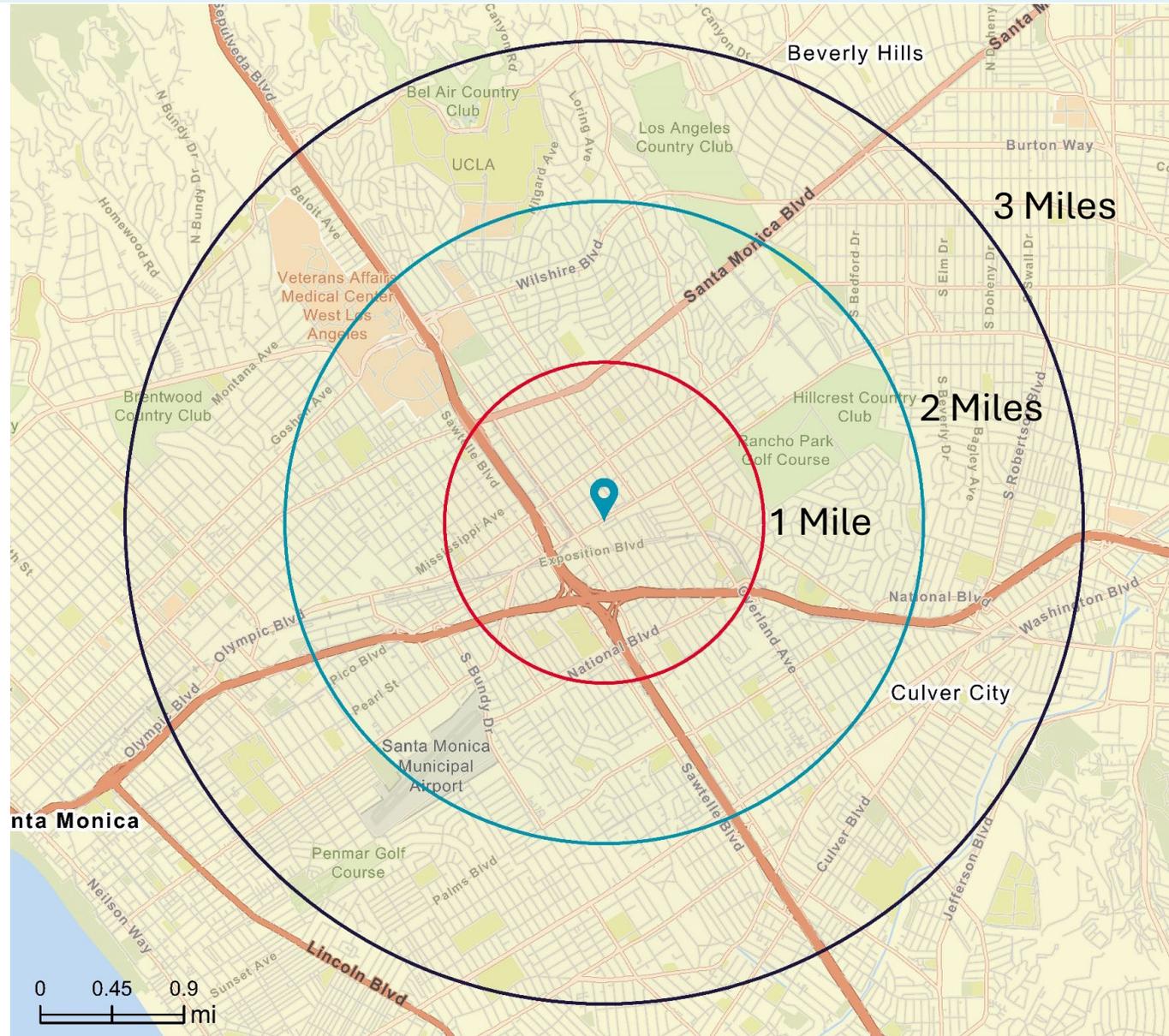
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Demographics

2025	1 Mile	2 Miles	3 Miles
Total Population	32,715	155,422	327,381
Total Households	14,090	72,823	143,429
Median Household Income	\$126,188	\$115,311	\$115,884
Average Household Income	\$190,238	\$176,089	\$180,486



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Demographics

	1 Mile	2 Miles	3 Miles
Population Summary			
2025 Total Population	32,715	155,422	327,381
2025 Group Quarters	278	6,052	25,020
2025 Total Daytime Population	46,677	222,191	513,304
Workers	32,907	158,621	368,695
Residents	13,770	63,570	144,609
Household Summary			
2025 Households	15,141	75,652	147,155
2025 Average Household Size	2.14	1.97	2.05
2025 Families	7,502	32,029	65,126
2025 Average Family Size	2.85	2.79	2.90
Housing Unit Summary			
2025 Housing Units	16,549	83,785	161,437
Owner Occupied Housing Units	37.1%	29.1%	29.8%
Renter Occupied Housing Units	54.4%	61.2%	61.4%
Vacant Housing Units	8.5%	9.7%	8.8%
Median Household Income			
2025	\$126,188	\$115,311	\$115,884
Median Home Value			
2025	\$1,504,630	\$1,581,182	\$1,665,325
Per Capita Income			
2025	\$88,665	\$85,958	\$81,426
Median Age			
2025	38.6	37.4	36.3
2025 Households by Income			
Household Income Base	15,141	75,652	147,155
<\$15,000	5.8%	7.3%	7.7%
\$15,000 - \$24,999	4.5%	4.1%	4.3%
\$25,000 - \$34,999	3.1%	4.0%	4.1%
\$35,000 - \$49,999	5.9%	6.1%	6.1%
\$50,000 - \$74,999	11.3%	11.5%	11.5%
\$75,000 - \$99,999	9.6%	10.7%	10.2%
\$100,000 - \$149,999	15.6%	16.3%	15.4%
\$150,000 - \$199,999	12.3%	12.0%	11.5%
\$200,000+	31.9%	28.0%	29.2%
Average Household Income	\$190,238	\$176,358	\$180,486

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Demographics

	1 Mile	2 Miles	3 Miles
2025 Population by Race/Ethnicity			
Total	32,715	155,423	327,381
White Alone	53.6%	55.1%	55.7%
Black Alone	2.7%	3.6%	4.0%
American Indian Alone	0.4%	0.6%	0.8%
Asian Alone	23.8%	20.8%	18.2%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	6.3%	7.9%	9.1%
Two or More Races	13.0%	11.8%	12.0%
Hispanic Origin	14.8%	16.8%	19.0%
Diversity Index	72.7	73.4	74.5
2025 Consumer Spending			
Apparel & Services: Total \$	\$61,712,031	\$292,562,126	\$580,504,763
Education: Total \$	\$48,627,548	\$223,190,208	\$449,067,404
Entertainment/Recreation: Total \$	\$97,149,182	\$451,409,863	\$899,032,635
Food at Home: Total \$	\$175,987,787	\$836,971,477	\$1,669,359,402
Food Away from Home: Total \$	\$106,005,807	\$498,115,879	\$991,800,929
Health Care: Total \$	\$161,975,639	\$760,754,461	\$1,511,216,769
HH Furnishings & Equipment: Total \$	\$68,026,514	\$317,351,888	\$630,674,617
Personal Care Products & Services: Total \$	\$25,816,028	\$122,328,827	\$242,900,064
Shelter: Total \$	\$688,199,920	\$3,214,231,927	\$6,434,641,180
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$67,926,284	\$311,971,657	\$618,306,539
Travel: Total \$	\$93,038,584	\$421,264,568	\$840,925,523
Vehicle Maintenance & Repairs: Total \$	\$29,510,619	\$140,804,511	\$279,846,847

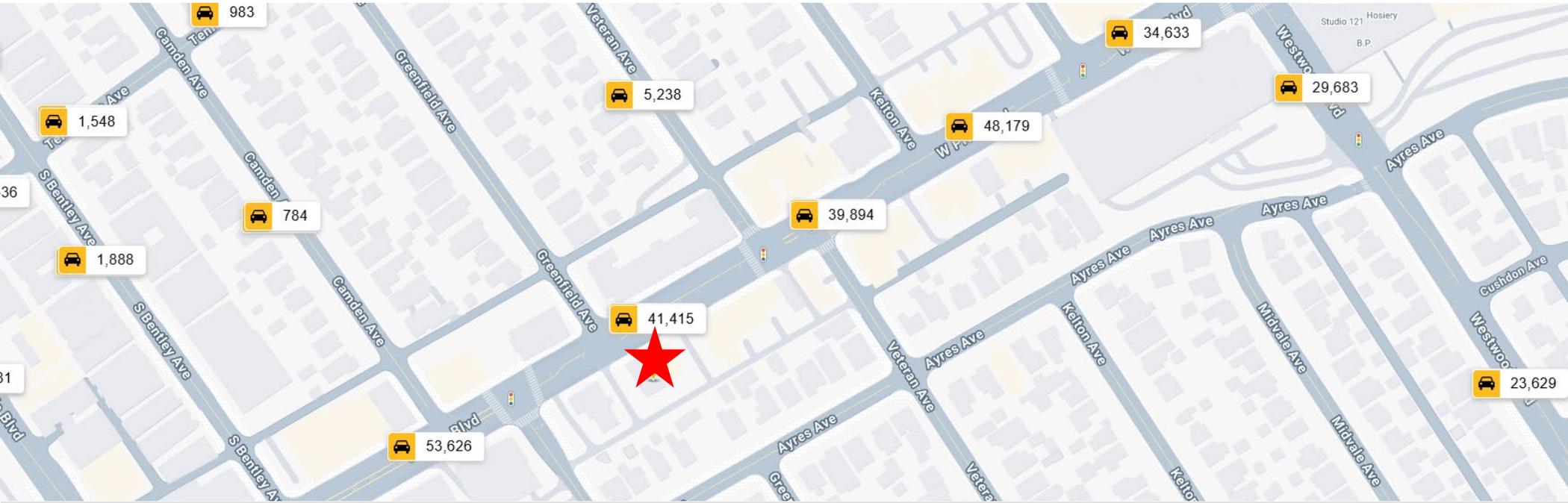
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Traffic



Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W Pico Blvd	Greenfield Ave SW	40,709	2025	0.02 mi
W Pico Blvd	Camden Ave NE	53,626	2018	0.08 mi
W Pico Blvd	Veteran Ave SW	39,183	2025	0.09 mi
Veteran Ave	W Pico Blvd SE	5,166	2025	0.10 mi
Veteran Ave	Ayres Ave NW	1,135	2025	0.13 mi
Camden Ave	Tennessee Ave NW	775	2025	0.14 mi
W Pico Blvd	Kelton Ave SW	48,179	2018	0.15 mi
W Pico Blvd	S Sepulveda Blvd SW	42,224	2025	0.17 mi
S Sepulveda Blvd	W Pico Blvd NW	39,021	2025	0.19 mi
Tennessee Ave	Camden Ave SW	972	2025	0.19 mi

Source: CoStar

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OFFERING MEMORANDUM – RETAIL PROPERTY FOR SALE WEST LOS ANGELES AREA



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