



11747 PICO BOULEVARD



2 UNIT RETAIL OFFERING | PRIME WEST LOS ANGELES



Los Angeles, CA 90064

Derrick Ruiz | (310) 308-3174 | DerrickRuiz.com | DRE 00919713



Executive Summary

11747 PICO BOULEVARD

Property Summary

PRICING SUMMARY

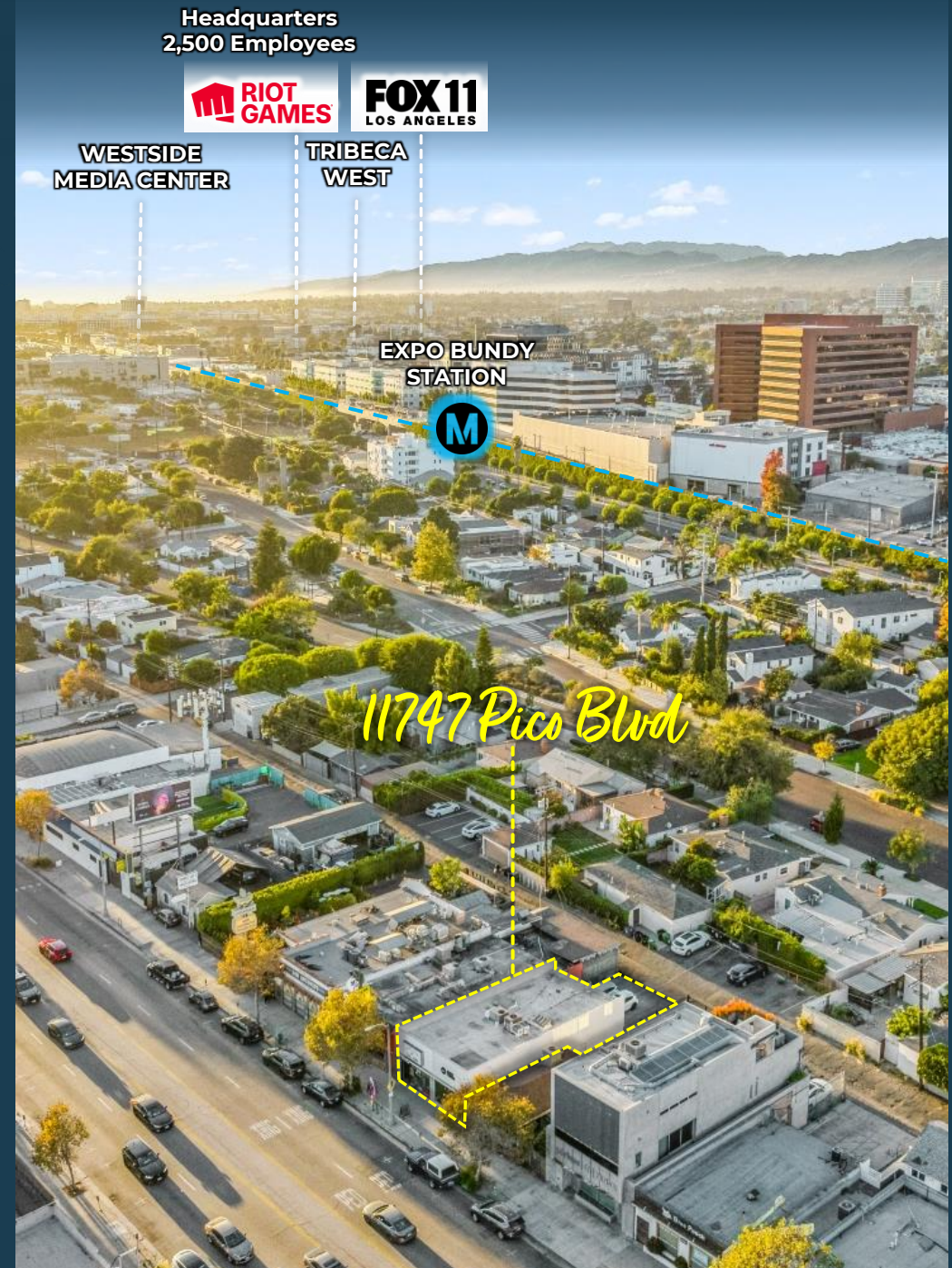
OFFERING PRICE	\$1,799,000
PRICE/SF	\$999
CURRENT CAP RATE	0.44%

THE ASSET

UNITS	▪ 2
PROPERTY TYPE	▪ RETAIL
YEAR BUILT	▪ 1948
GROSS SF	▪ 1,800 SF
LOT SF	▪ 2,715 SF
ZONING	▪ LAC2
APN	▪ 4260-029-026

RENT ROLL

Super Styling Salon	▪ \$3,300
Aerial Fitness	▪ \$3,341.84



**WEST LA VA
MEDICAL CENTER**

WESTWOOD

WESTWOOD VILLAGE
UCLA Bruins
UCLA Health
HAMMER

BEVERLY HILLS

FOUR SEASONS
WALDORF ASTORIA
RODEO DRIVE
the BEVERLY HILTON

CENTURY CITY

CENTURY CITY MEDICAL PLAZA
CAA
Westfield CENTURY CITY
WATT COMPANIES

AVE OF THE STARS

SEARCHLIGHT
FX
FOX | STUDIO LOT
FOX SPORTS
GRACIE FILMS

WESTWOOD GATEWAY

LUMEN the Wonderful company

BARRISTER SUITES

EXPO LINE **M**

BARRINGTON AVE

11747 Pico Blvd

PICO BOULEVARD



Investment Overview

For the first time on the market since its construction in 1948, this two-unit commercial property offers an unparalleled investment opportunity. Situated in a highly sought-after location between Bundy and Barrington, the property features 1,800 square feet of gross building space on a 2,715 square foot lot, zoned LAC2 for versatile commercial use. Surrounded by thriving businesses and upscale residential communities, it offers excellent visibility and accessibility, just minutes from Beverly Hills, Santa Monica, Century City, and the beach. With close proximity to the 405 and 10 freeways and only 30 minutes from LAX, this property caters to the high demand for commercial space in the area. Don't miss this chance to acquire a unique asset with significant potential in a premier Westside location.

Investment Highlights

- **Prime Westside location between Bundy and Barrington**
- **Property was built by current owners**
- **Easy access to the 405 and 10 freeways**
- **Located just minutes to Beverly Hills, Santa Monica, the beaches, and century city**
- **High demand for commercial space by variety of tenants**
- **Surrounded by a mix of business and high-end residential communities.**
- **30 minutes to LAX**
- **First time on market ever since built**





11747 Pico Blvd





Location Overview

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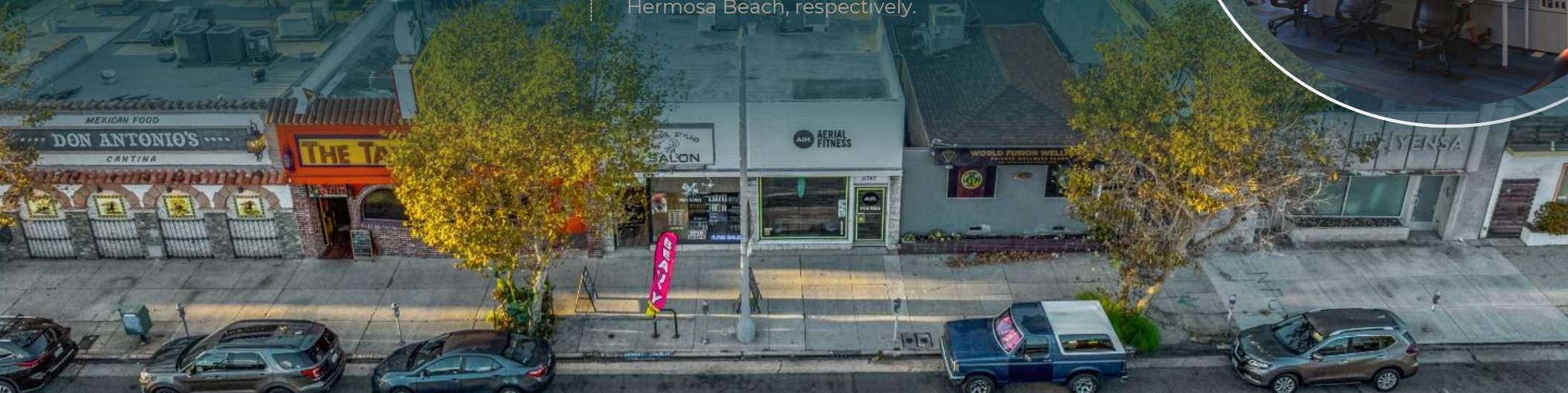
West Los Angeles

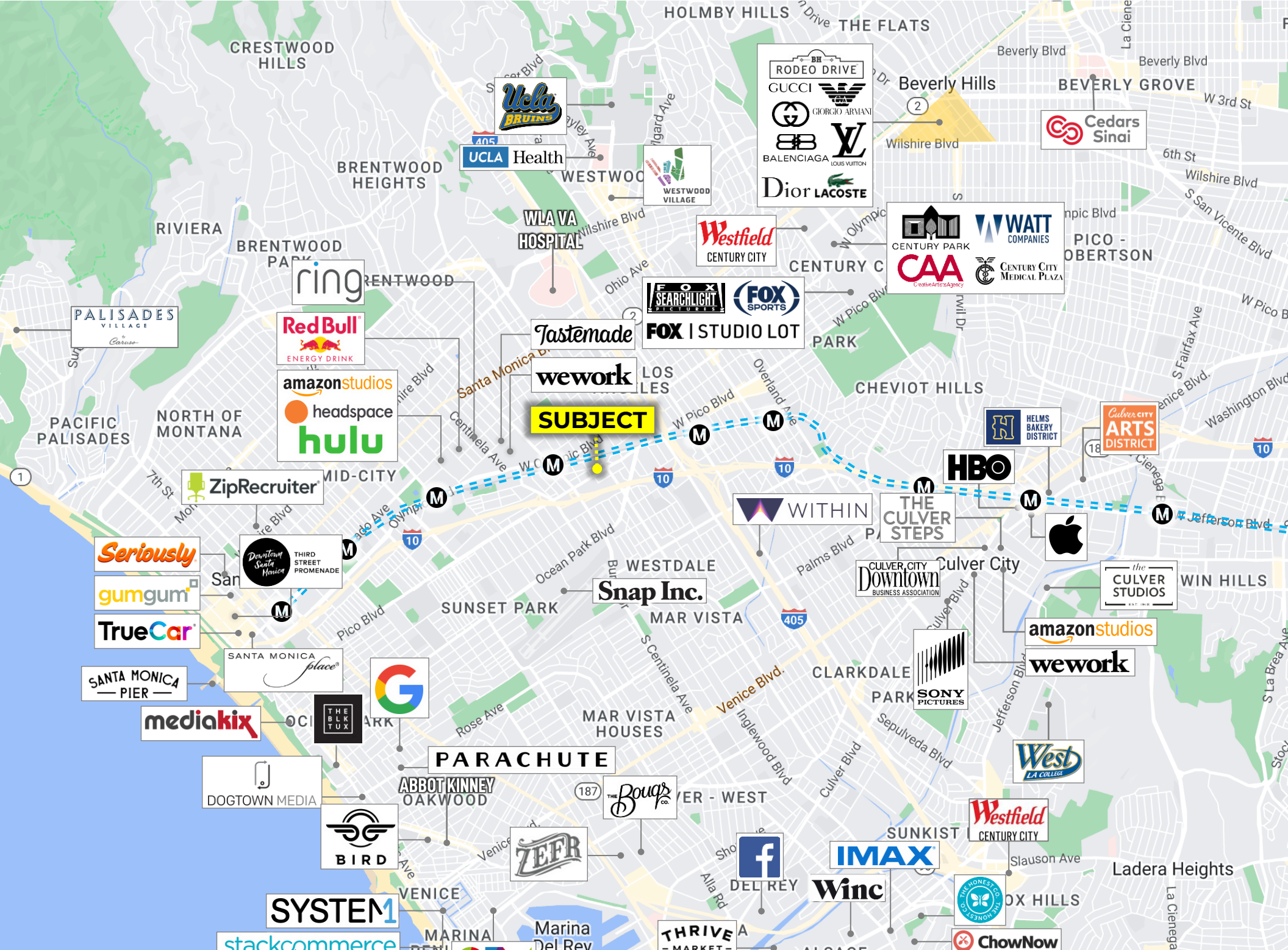
West Los Angeles is a term for residential and commercial areas in the city of Los Angeles on the opposite sides of the Interstate 405 Freeway. The region lies within the larger Westside region of Los Angeles County and is made up of communities such as Beverly Hills, Brentwood, Century City, Culver City, Venice, Malibu, and Westwood.

Local Economy



While Silicon Beach is sometimes used to loosely describe both LA and Orange County, the tech community specifically refers to the stretch of cities west of LA, spanning from Santa Monica to Venice, often including communities as far as Hermosa Beach. More commonly, Silicon Beach encompasses the following tech hubs: Santa Monica, Venice, Marina del Rey, Playa Vista, Playa del Rey, El Segundo, Manhattan Beach and Hermosa Beach, respectively.





PRIME

Los Angeles Location

West Los Angeles is a neighborhood in Los Angeles, California with a population of 13,900. West Los Angeles is in Los Angeles County and is one of the best places to live in California. Living in West Los Angeles offers residents an urban feel and most residents rent their homes. In West Los Angeles there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in West Los Angeles and residents tend to be liberal. The public schools in West Los Angeles are above average.

Metro Rail operates passenger rail service for Los Angeles County, with the light-rail Expo Line connecting the Westside to central LA. There are eight stops within Santa Monica, West LA, and Culver City, and the Expo Line is the easiest way to reach Downtown LA from the Westside without taking a private vehicle.

LOCATION HIGHLIGHTS

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ Palms Station of the LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space

MAJOR EMPLOYERS



Adjacent Culver City



Westfield Mall



Platform Mall

WEST LA COMMUNITIES

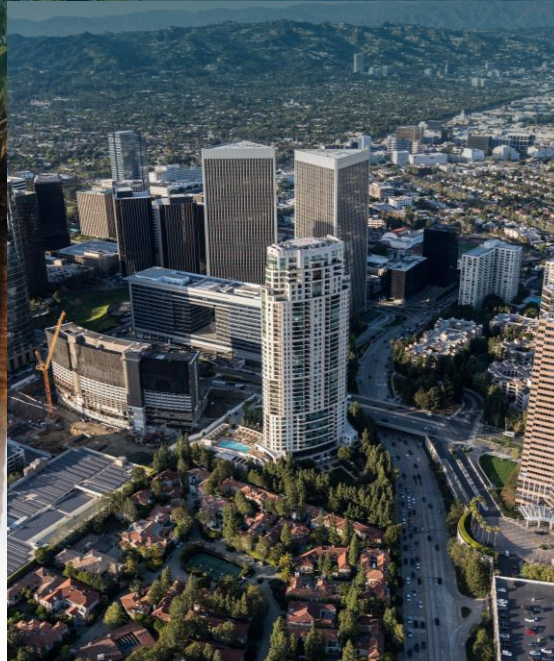
Westwood is a walkable westside neighborhood home to University of California, Los Angeles and many other businesses in its prominent skyline. The neighborhood is comprised of a large and generally young community due to the proximity to UCLA. The area also features excellent connectivity thanks to the Phase 3 Purple Line Metro Extension.

Westwood



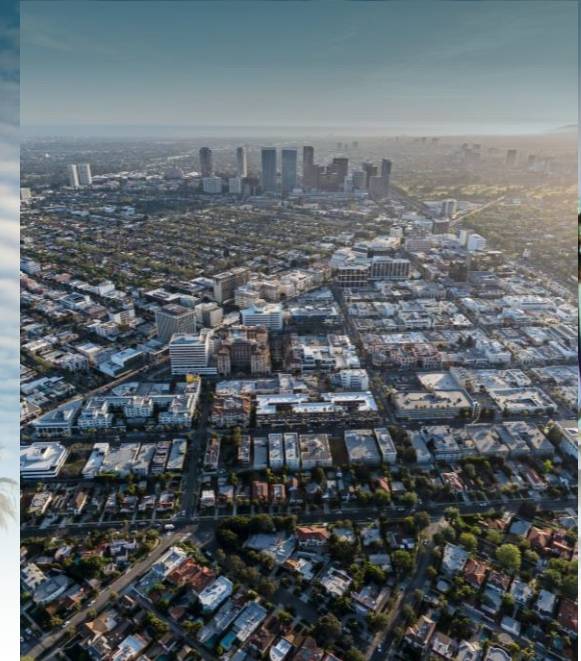
A compact commercial district surrounding Fox Studios, Century City is marked by sleek high-rise hotels, condos and offices. Power-lunching entertainment industry executives choose from chic New American restaurants, Italian bistros and casual cafes. Westfield Century City is a sprawling, modern outdoor shopping complex with upscale retailers.

Century City



Beverly Hills is a city in Los Angeles County, California, United States, surrounded by the cities of Los Angeles and West Hollywood. The city is known for being one of the wealthiest neighborhoods and containing the city's most extravagant retailers and restaurants. The city attracts tourists from all over the world looking for its celebrity attractions and an unparalleled shopping experience.

Beverly Hills



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DERRICK RUIZ

Apartment & Probate Broker

(310) 308-3174 | derrick.ruiz@exprealty.com

DerrickRuiz.com

eXp Realty of California, Inc.

DRE 00919713 | DRE 01878277



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