

Marcus &
Millichap



SHERWIN-WILLIAMS



BANK OF AMERICA

LA CIENEGA BLVD

AVAILABLE



COMMERCIAL
REAL ESTATE

the sign of a profitable property

CHASE

SUBWAY AutoZone



W PICO BLVD



Jack
in the box

Beverly Bites



S HOLT AVE

PRIME PICO-ROBERTSON RETAIL SPACE AVAILABLE

8564 W. Pico Boulevard, Los Angeles, CA 90035



Marcus &
Millichap

BRANDON PARTIELI

(310) 697-5390 | brandon@ilicre.com
DRE#02126338

IMAN MOSSANEN

(310) 909-5422 | iman.mossanen@marcusmillichap.com
Director Investments of Record DRE#01978006



POWERBROKER



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.ilicre.com - DRE #01834124

1900 AVENUE OF THE STARS, SUITE 2000 - LOS ANGELES, CA 90067 - 310.909.5422/PHONE - www.mossanencre.com - DRE #01978006

PROPERTY FEATURES

8564 W. Pico Boulevard, Los Angeles, CA 90035



APPROX. 2,300 SF

RETAIL SPACE AVAILABLE

- ✓ High ceilings
- ✓ Great natural light
- ✓ Great open floor plan space
- ✓ Two offices in the back of the unit
- ✓ Two restrooms

AREA AMENITIES

- ✓ Located in the Pico-Robertson neighborhood
- ✓ Nearby Elat Market
- ✓ Close proximity to restaurant and cafes such as Jeff's Gourmet Sausage Factory, Pizzeria Sei, LA Burger Bar, La Bottega, Shalom Pizza and more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	45,678	337,787	944,109
 Avg. HH Income	\$122,518	\$121,516	\$106,994
 Daytime Pop	47,541	367,797	1,001,758
 Traffic Count	± 28,493 CPD ON W PICO BLVD		



AERIAL MAP



**COMMERCIAL
REAL ESTATE**



Marcus & Millichap

BRANDON PARTIELI

ASSOCIATE

(310) 697-5390 | brandon@illicre.com

DRE#02126338

IMAN MOSSANEN

DIRECTOR INVESTMENTS | MARCUS & MILLICHAP

(310) 909-5422 | iman.mossanen@marcusmillichap.com

DRE#01978006



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

1900 AVENUE OF THE STARS, SUITE 2000 | LOS ANGELES, CA 90067 | 310.909.5422/PHONE | WWW.MOSSANENCRE.COM | DRE #01978006

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.