

**ACCOUNTING ★ TAXES
INCORPORATION**

J & C DESIGNS



**ACCOUNTING
TAXES
INCORPORATION**



FOR LEASE

11714-11720 W Pico Blvd

LOS ANGELES, CA 90064



BRIAN R. HART

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 310.966.4359
 DRE# 01429000



PROPERTY INFORMATION

ADDRESS 11714-11720 W. Pico Boulevard, Los Angeles, CA 90064

BUILDING SIZE Approximately 9,200 SF

AVAILABLE SPACES Two [2] ±2,300 SF Ground Floor Retail Spaces
Two [2] ±1,200 SF 2nd Floor Office Spaces

LEASE RATE Retail Units | \$6,950 per month, modified gross
Office Units | \$2,700 per month, modified gross

YEAR BUILT 1963

ZONING LAC2

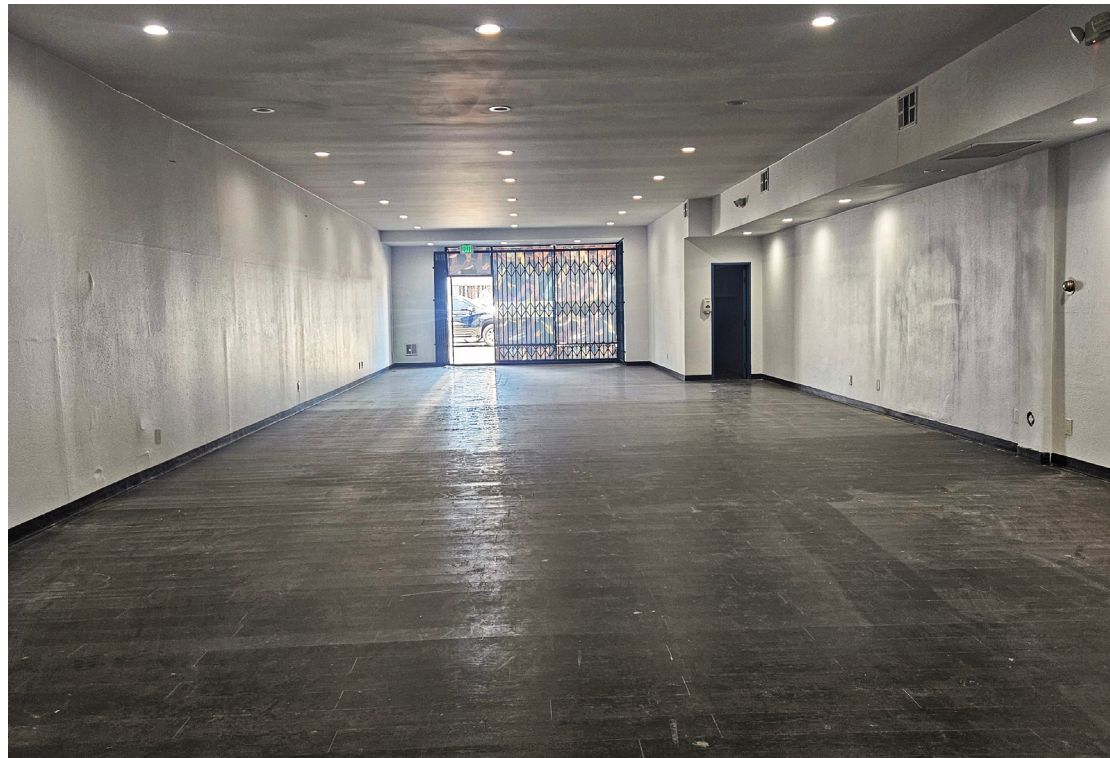
PARKING In Rear off Alley (One Space per Unit)

FEATURES

- Multi-Unit Office/Retail Property
- Prime Location along Pico Blvd just West of Barrington Ave
- 50' of Frontage
- Many Area Amenities within Walking Distance



INTERIOR **PHOTOS** GROUND FLOOR



INTERIOR **PHOTOS** SECOND FLOOR



INTERIOR **PHOTOS** SECOND FLOOR



DEMOGRAPHICS DATA

POPULATION	2-MILE	5-MILES	10-MILES
2020 Population	148,685	611,153	2,005,647
2026 Population	154,067	627,528	2,011,083
2030 Population (Projection)	155,171	630,750	2,010,475

HOUSEHOLD			
2025 Households	71,163	281,128	839,362
Median Household Income	\$111,319	\$118,877	\$89,803
Average Household Income	\$145,229	\$151,798	\$124,483

BUSINESS			
Total Businesses	17,753	73,699	156,904
Total Employees	121,039	541,308	1,174,732
Consumer Spending Per Average Household	\$34,914	\$36,000	\$32,346
Total Consumer Spending	\$2.48 B	\$10.12 B	\$27.15 B

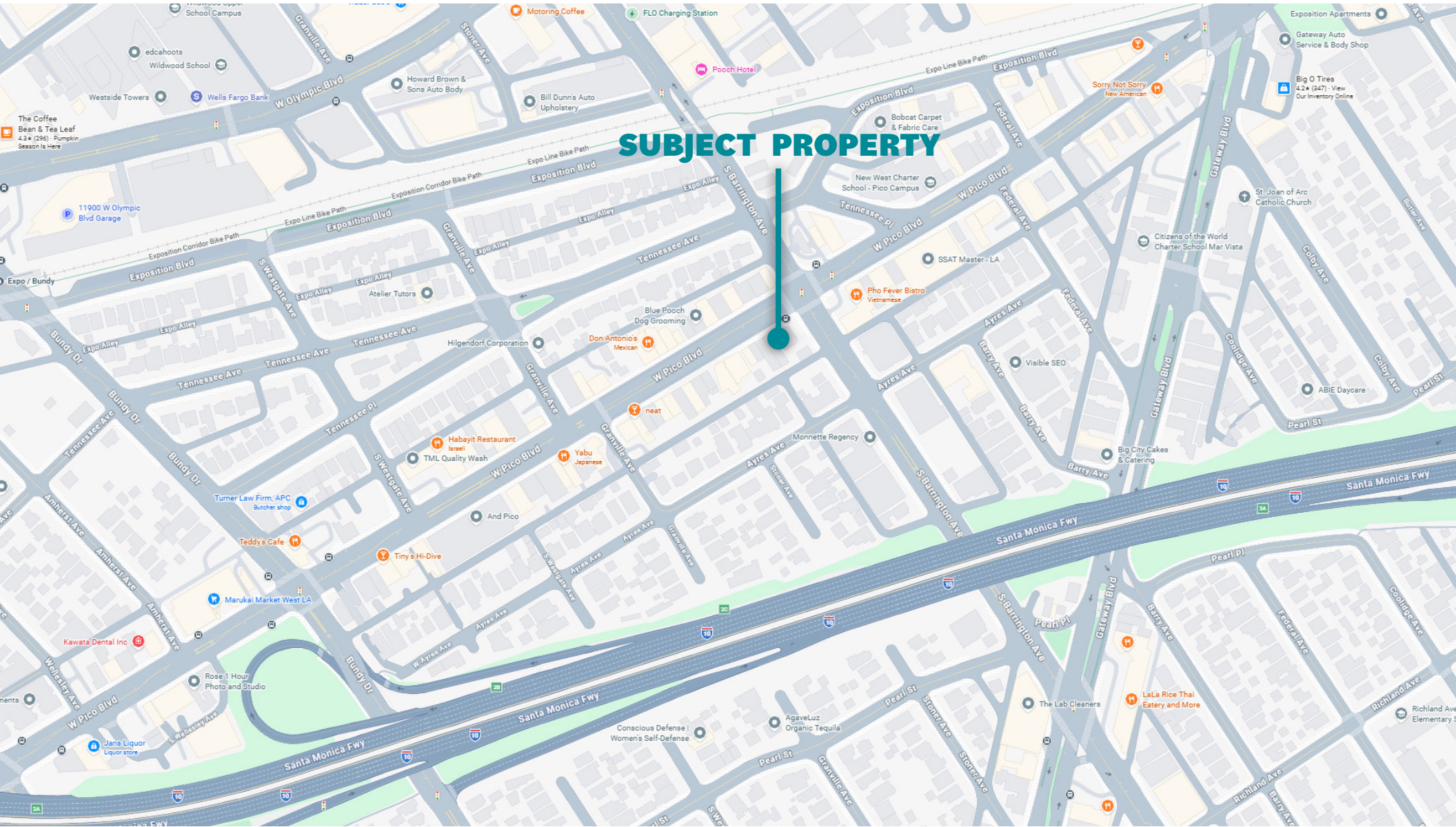


AERIAL MAP



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AMENITIES MAP



SUBJECT PROPERTY

WESTMAC

Commercial Brokerage Company

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