

AVAILABLE | 12,380 SF RETAIL/CREATIVE BUILDING ON 19,542 SF OF LAND

WEST LOS ANGELES

11161 W Pico Blvd. @ Pico and Sepulveda

SAN DIEGO FREEWAY EXPOSURE possible @ Pico and Pontius



SCO

STRATEGIC ADVISORY & BROKERAGE
SCO Advisors, Inc.

Please contact:

Craig Johnson | LIC. 00824663

p: 310-741-3540

e: cjohnson@scoadvisors.com

PROPERTY HIGHLIGHTS:

- High visibility corner in West LA with approximately 83,000 cars per day
- 1-3 blocks from San Diego Fwy on/off ramps
- Pylon signage with possible freeway visibility
- Neighboring:
 - Expo Light Rail stop
 - Linea Luxury apartments (1,200 units)
 - UCLA 700,000 sq. ft. Research Park



DEMOGRAPHICS:

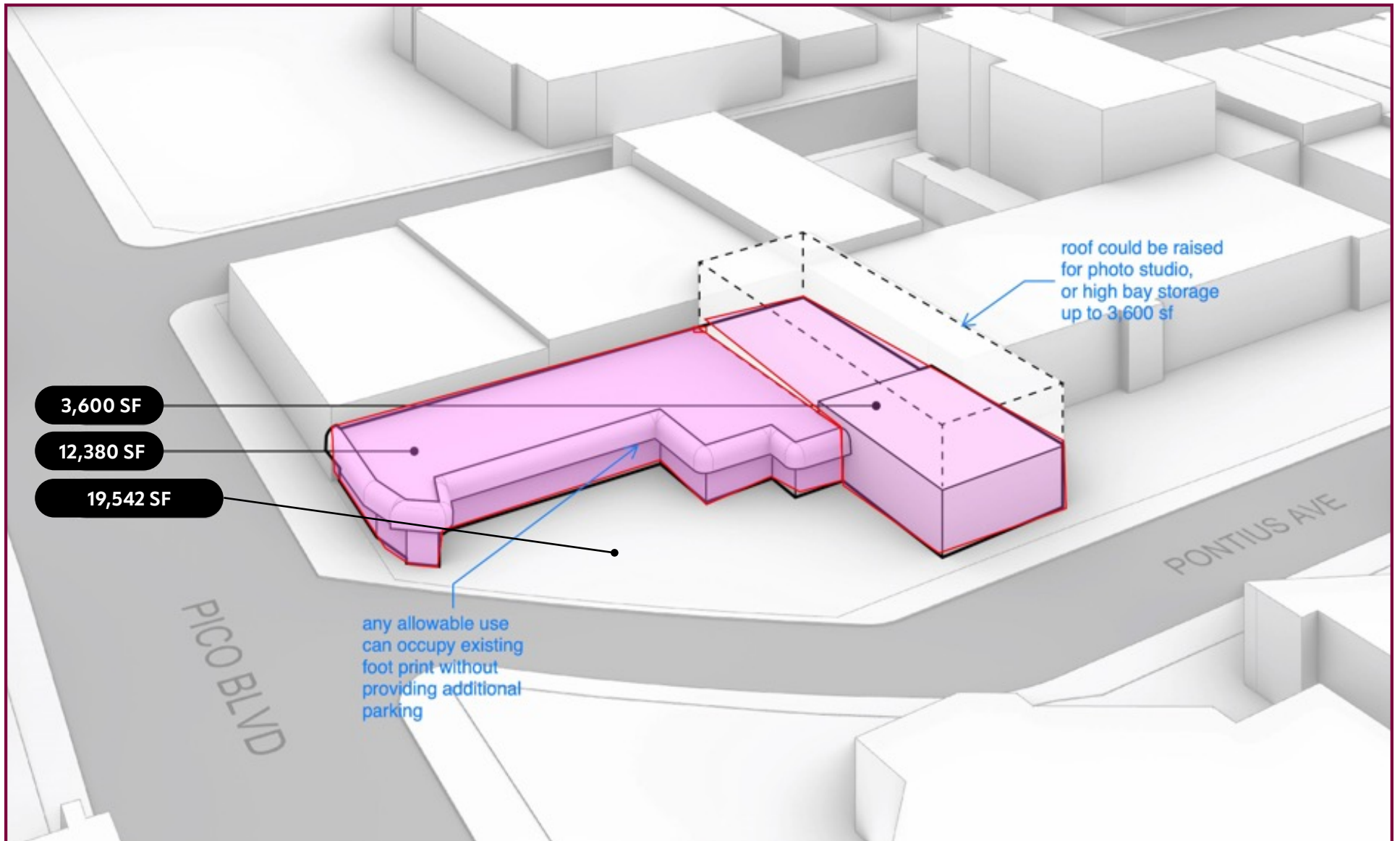
West Los Angeles:

Adjacent Population: 110,000

Average Household Income: \$180,000

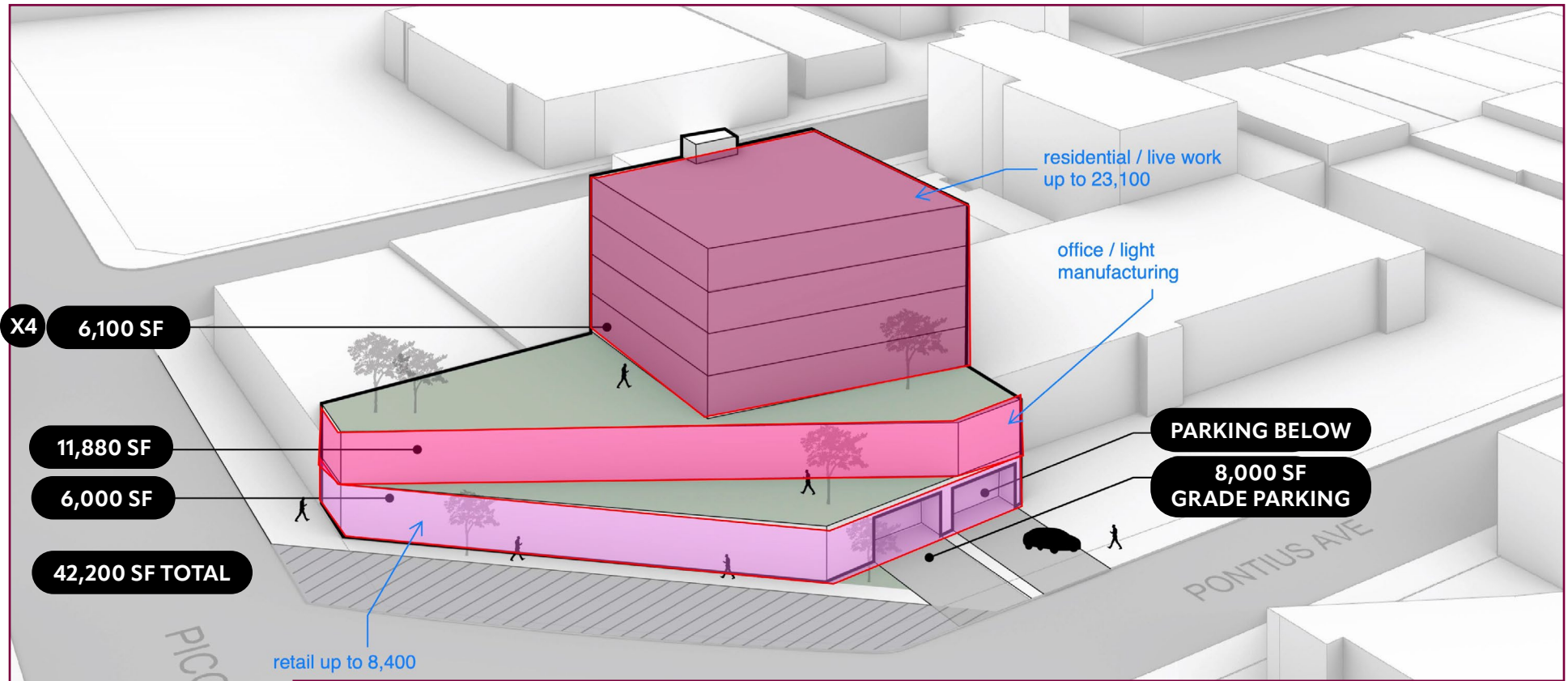
Pico and Sepulveda....Pico and Sepulveda....Pico and Sepulveda.... Pico and Sepulveda....Pico and Sepulveda....Pico and Sepulveda....

EXISTING

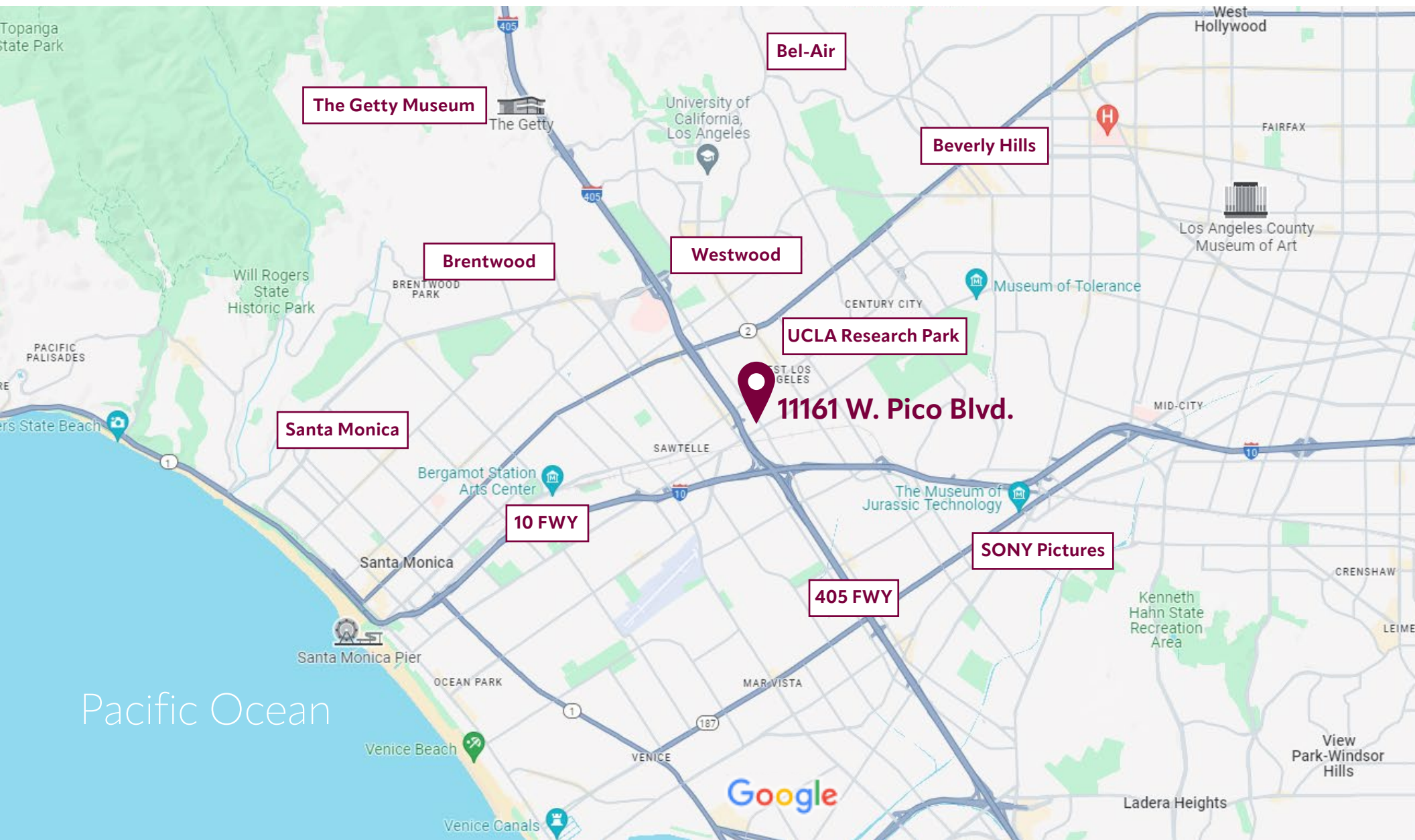


Pico and Sepulveda....Pico and Sepulveda....Pico and Sepulveda.... Pico and Sepulveda....Pico and Sepulveda....Pico and Sepulveda....

ZONING/USE SUMMARY:



- Retail allowed under prior existing use.
- Industrial Hybrid use with 2.5 FAR (42,500 sq. ft. of Bldg.)
 - a. Light manufacturing/warehouse
 - b. Creative office/studio/assembly
 - c. Zero Parking spaces required by code (Expo Light Rail adjacent)
 - d. Raise the existing roof to create 12,380 sq. ft. of 17.9' clearance.
- Low Income housing permitted with Density Bonus up to 4.0 FAR (per CA mandate)
- Height up to 148'



SCO

STRATEGIC ADVISORY & BROKERAGE
SCO Advisors, Inc.