

FOR SALE AND FOR LEASE

OWNER/USER - ABC TYPE 47 LICENSED BAR & RESTAURANT

NEW TENANT
SIGNAGE

HAPPY HOUR
MON-FRI:
3pm-10pm \$7.99
Appetizers

TACO
M
TACO

! day!

11940 WEST PICO BOULEVARD
LOS ANGELES, CALIFORNIA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	11940 W Pico Blvd, Los Angeles, CA 90064
APN	4259-039-012
Building Size	±3,522 SF
Parcel Size	±0.10 AC (±4,395 SF)
Year Built / Remodeled	1940 / 2019
Zoning	Commercial General - C2
Ownership	Fee Simple - Land & Building
Traffic Counts	W Pico Blvd: ±30,755 ADT

PURCHASE PRICE
\$3,245,000

LEASE RATE
\$18K/Mo NNN



INVESTMENT HIGHLIGHTS

FULLY BUILT-OUT RESTAURANT SPACE

Modern second-generation restaurant with full kitchen, bar, restrooms, and stylish interior—plug-and-play setup for immediate launch.

TYPE 47 LIQUOR LICENSE

Permitted for full alcohol service, ideal for dinner, bar, or nightlife-focused concepts (verify transferability with ABC).

SITUATED ALONG HEAVILY TRAFFICKED W PICO BLVD

Prime location with excellent visibility, strong ADT, and exposure to both commuter and local traffic flows.

INFILL WEST LA LOCATION

Tightly packed trade area with limited retail vacancy with high barriers to entry and strong surrounding demand drivers.

AFFLUENT TRADE AREA DEMOGRAPHICS

Over 520,000 residents within 5 miles; average household incomes exceed \$120,000, ideal for premium fast-casual or full-service concepts.

HEAVY TRAFFIC COUNTS

Pico Blvd sees ±35,000 vehicles per day with significant pedestrian volume from adjacent offices, apartments, and retail.

PROXIMITY TO MAJOR EMPLOYERS

Near UCLA Research Park, Riot Games HQ, and the Olympic Blvd office corridor—high concentration of tech and creative firms.

STRONG CO-TENANCY & NEARBY BRANDS

Surrounded by top-performing retailers including One Westside Shopping Center, Starbucks, Vons, CVS, Jersey Mike's, and Equinox.

EXCEPTIONAL SIGNAGE VISIBILITY

Corner placement with wide storefront windows and Pico-facing signage opportunities—excellent branding potential.

QUICK RAMP-UP POTENTIAL

Ideal for experienced operators looking to enter or expand within the West LA market with minimal downtime or build-out cost.



SITE PLAN



W Pico Blvd ±30,755 ADT

SUBJECT
PROPERTY

PROPERTY PHOTOS



AERIAL PHOTO



±248,288 ADT
I-10 OFF RAMP

&Pico
±100 UNITS

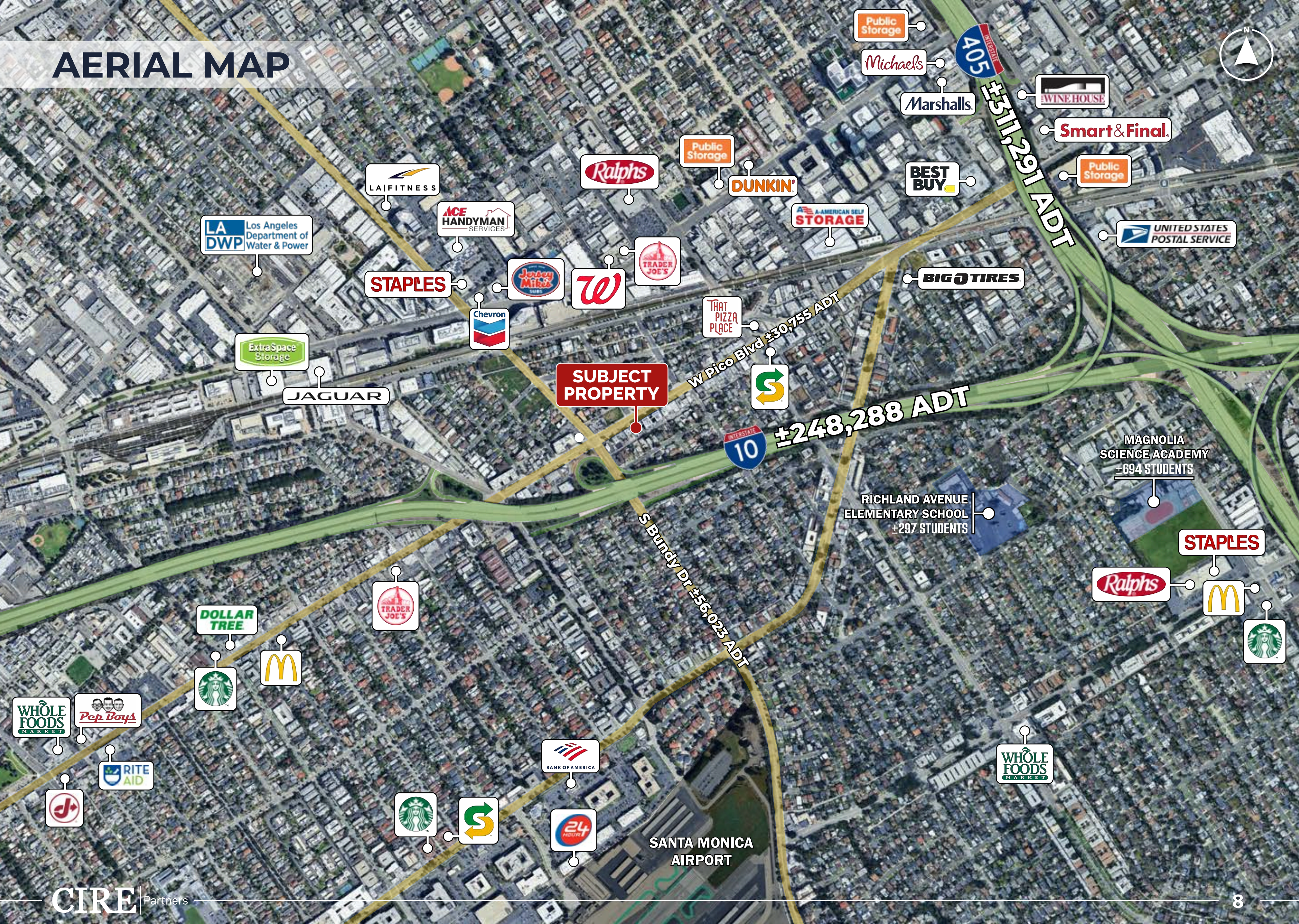
**SUBJECT
PROPERTY**

**ABC
IMAGING**

SP Solter Plastics

W Pico Blvd ±30,755 ADT

AERIAL MAP



REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	32,764	338,754	589,183
Projected Population (2030)	33,549	339,504	589,677
Median Age (2025)	38.0	38.1	38.4
Wealth Index (2025)	122	127	140

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$180,957	\$179,994	\$191,244
Projected Average Household Income (2030)	\$199,596	\$197,817	\$209,416
Projected Annual Growth (2025-2030)	1.98%	1.91%	1.83%

Median Income	1 Mile	3 Miles	5 Miles
Median Household Income (2025)	\$88,637	\$88,188	\$89,324
Projected Median Household Income (2030)	\$100,238	\$99,066	\$99,895
Projected Median Annual Growth(2025-2030)	2.49%	2.35%	2.26%

Households	1 Mile	3 Miles	5 Miles
Households (2025)	16,202	165,728	274,235
Projected Households (2030)	17,013	169,820	280,383
Projected Annual Growth (2025-2030)	0.98%	0.49%	0.44%
Average Household Size (2025)	2.01	1.96	2.03

LOS ANGELES, GA



4.0%

Greatest Gen
Born in 1945/Earlier



15.9%

Baby Boomer
Born in 1946 to 1964




19.9%

Generation X
Born in 1965 to 1980




30.6%

Millennial
Born in 1981 to 1998



21.9%

Generation Z
Born in 1999 to 2016



7.8%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Los Angeles, CA

Los Angeles, is a world-renowned and vibrant metropolis located on the west coast of the United States. This sprawling city, covering approximately 469 square miles, is home to over 4 million residents, making it the most populous city in California and the second-most populous city in the United States. Situated along the stunning Pacific coastline, Los Angeles is a cultural, economic, and entertainment powerhouse, boasting a diverse array of neighborhoods and a rich cultural tapestry.

Los Angeles is celebrated for its iconic landscapes, encompassing everything from pristine beaches along the Pacific Ocean to the towering mountains of the San Gabriel Range. The city's Mediterranean climate, with its sunny skies and mild temperatures, is a magnet for residents and tourists alike, providing a year-round playground for outdoor enthusiasts.

As the entertainment capital of the world, Los Angeles is home to the globally influential film and television industry, with Hollywood at its epicenter. The city is a hub of creativity and cultural expression, attracting artists, musicians, actors, and creators from all corners of the globe. World-class theaters, museums, and galleries, such as the Getty Center and the Los Angeles County Museum of Art, enrich the cultural scene.

Los Angeles is also a melting pot of diverse communities, each contributing to the city's rich multicultural tapestry. From Little Tokyo to Koreatown, Chinatown to Olvera Street, the city's neighborhoods reflect the global influences that have shaped its history and character.

The Los Angeles Unified School District, one of the largest in the nation, provides educational opportunities to a diverse student body. The city is home to prestigious universities, including the University of California, Los Angeles (UCLA), and the University of Southern California (USC).

Los Angeles offers a wide array of recreational opportunities, from hiking in the Santa Monica Mountains to surfing in Malibu. Iconic attractions like Disneyland, Universal Studios Hollywood, and the Hollywood Walk of Fame draw millions of visitors every year.



Los Angeles is the second-largest U.S. city with a population of over 3.8 million

The city hosts the Port of Los Angeles, the busiest container port in North America

Los Angeles International Airport (LAX) is the world's fifth-busiest airport

In 2023, the city welcomed 49.1 million visitors, contributing \$34.5 billion to the local economy



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