

# FOR SALE AND FOR LEASE

OWNER/USER - ABC TYPE 47 LICENSED BAR & RESTAURANT



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

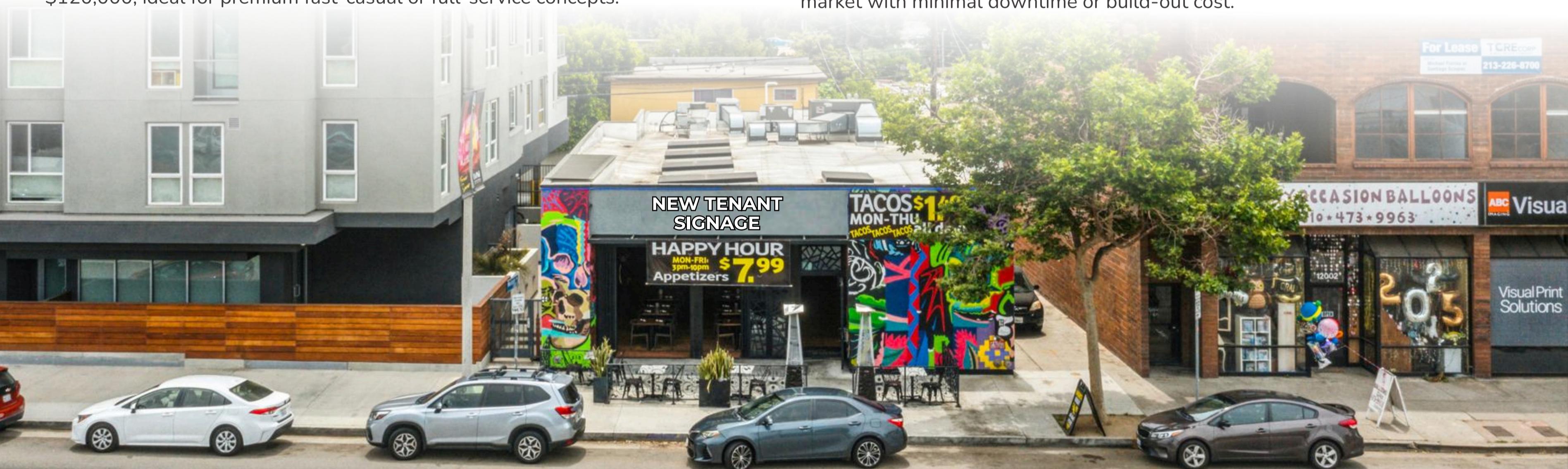
Surrounded by top-performing retailers including One Westside Shopping Center, Starbucks, Vons, CVS, Jersey Mike's, and Equinox.

## 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

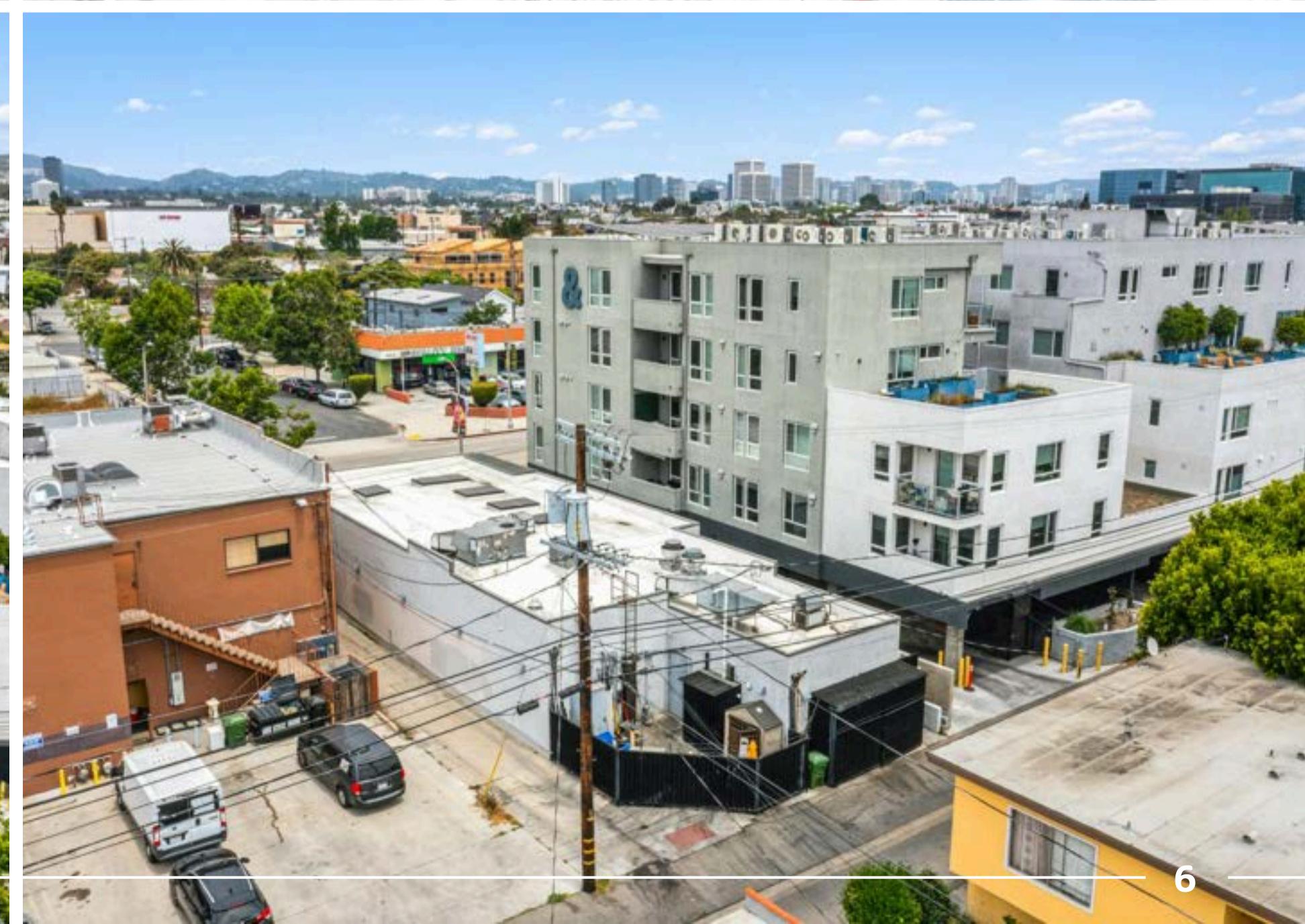


**W Pico Blvd ±30,755 ADT**

**SUBJECT  
PROPERTY**

Not to scale\*

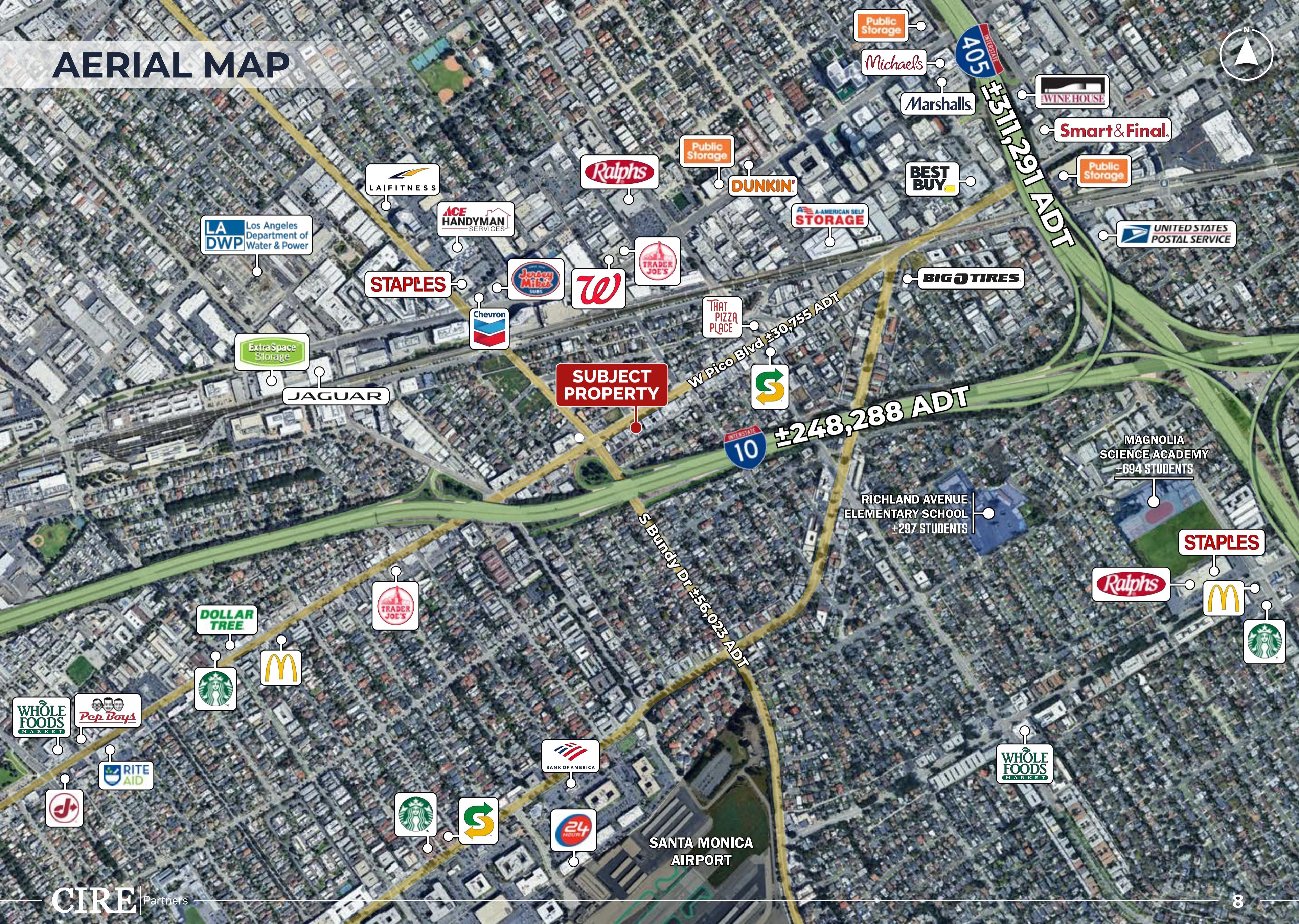
# PROPERTY PHOTOS



# AERIAL PHOTO



# AERIAL MAP



# REGIONAL MAP



**CSUN**

±36,000 ENROLLED STUDENTS



Dodger Stadium  
±56,000 SEATS

**UCLA**

±48,000 ENROLLED STUDENTS

GLENDALE

**CAL STATE LA**  
±22,740 ENROLLED STUDENTS



(ONT) Ontario  
International Airport  
±6.4 MILLION YEARLY PASSENGERS

**SUBJECT PROPERTY**



(LAX) Los Angeles  
International Airport  
±75 MILLION YEARLY PASSENGERS

**CAL STATE UNIVERSITY LONG BEACH**  
±40,000 ENROLLED STUDENTS

California State University  
**DOMINGUEZ HILLS**  
±14,300 ENROLLED STUDENTS



(LGB) Long Beach Airport  
±4.1 MILLION YEARLY PASSENGERS



John Wayne Airport  
±11.7 MILLION YEARLY PASSENGERS



Santa Catalina  
Island

**CALIFORNIA STATE UNIVERSITY SAN BERNARDINO**  
±17,900 ENROLLED STUDENTS



Lake Arrowhead  
±4 MILLION ANNUAL VISITORS

**UC RIVERSIDE**

±26,426 ENROLLED STUDENTS



Big Bear Lake  
±3 MILLION ANNUAL VISITORS

**MORONGO**

CASINO ♦ RESORT ♦ SPA  
±4.3 MILLION ANNUAL VISITORS  
3RD LARGEST IN CALIFORNIA



(PSP) Palm Springs  
International Airport  
±3.2 MILLION YEARLY PASSENGERS



**PECHANGA**  
RESORT CASINO

±4.4 MILLION ANNUAL VISITORS  
2ND LARGEST IN CALIFORNIA

**LEGOLAND**  
±4 MILLION ANNUAL VISITORS



Marine Corps Air  
Ground Combat Center  
(MCAGCC) at 29 Palms  
LARGEST U.S.  
MARINE CORPS BASE  
IN THE NATION

TWENTYNINE  
PALMS

JOSHUA  
TREE



Joshua Tree  
National Park  
±3.2 MILLION ANNUAL VISITORS

# 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.

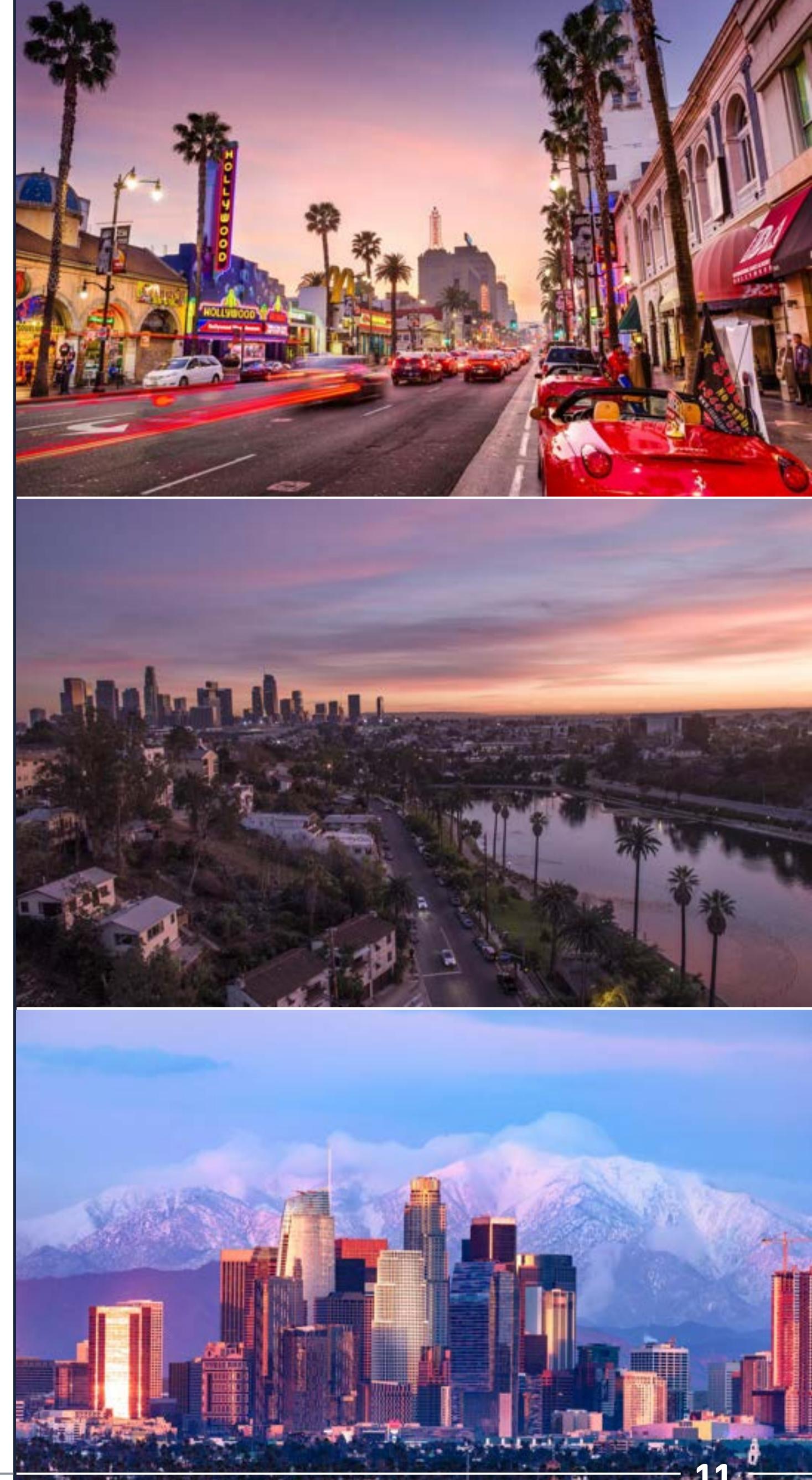


**Los Angeles is the second-largest U.S. city with a population of over 3.8 million**

**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**



**NEW TENANT  
SIGNAGE**

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

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