

FOR SALE/LEASE

9769 W PICO BLVD

LOS ANGELES, CALIFORNIA

ONE OF A KIND FREE STANDING
SINGLE TENANT PROPERTY



RYAN GURMAN
Vice President

Lic. 01972081
+1 310 228 2127
ryan.gurman@cbre.com

BLAKE MIRKIN
Vice Chairman

Lic. 00845245
+1 310 550 2562
blake.mirkin@cbre.com

KYLE WIDENER
Associate

Lic. 02195760
+1 310 550 2620
kyle.widener@cbre.com

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EXCELLENT FRONTAGE



EXCELLENT FRONTAGE



LEASE OPPORTUNITY

This is a one of a kind free standing $\pm 4,261$ SF property on $\pm 13,643$ SF of land. Situated between some of LA's most affluent neighborhoods (Century City, Beverly Hills, Beverlywood, and more), this is an excellent opportunity for any owner-user/ investor, or Tenant.

The property sits on Pico Blvd with on-site parking and rare pole signage that meets the eyes of a very strong CPD count.



HIGHLIGHTS



FREE STANDING SINGLE TENANT PROPERTY

SIZE: ±4,261 SF BUILDING
±13,643 SF LAND

PARCEL NUMBERS:
4330-013-024, 4330-013-020



**Rare Double-Sided Pole Signage
along Pico Blvd**



**+/- 18 Parking Spaces plus 1 Handicap
accessible parking space**



Owner-User / Investment Opportunity



Excellent Frontage



**Located in the center of Century City,
Beverly Hills, and Beverlywood**



INTERIOR

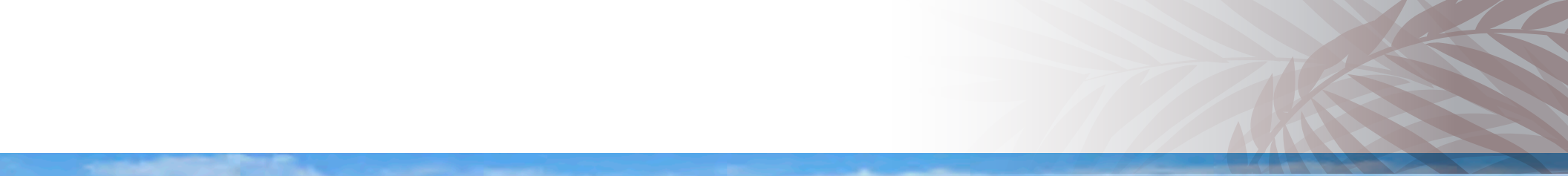


PATIO



ON-SITE PARKING





BEVERLY HILLS

WEST HOLLYWOOD

CEDAR SINAI HOSPITAL

DOWNTOWN LA

DENSE HIGH-INCOME
RESIDENTIAL

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