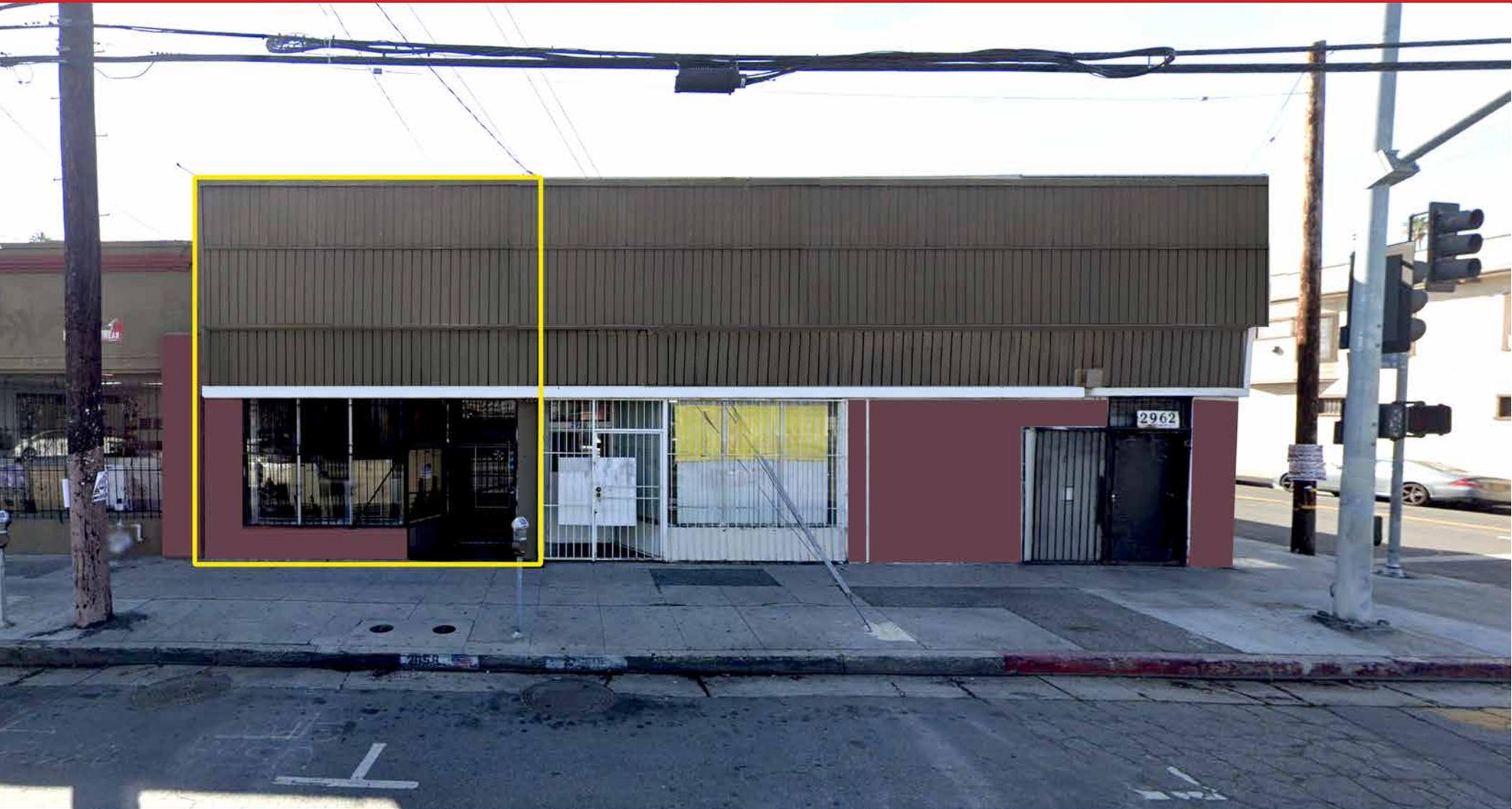


COMMERCIAL SPACE FOR LEASE

Rent Reduced! Heavy Traffic Retail Exposure



1,700± SF Unit Available

2958 W PICO BLVD, LOS ANGELES, CA 90006

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDRUM

2958 W PICO BOULEVARD LOS ANGELES, CA 90006

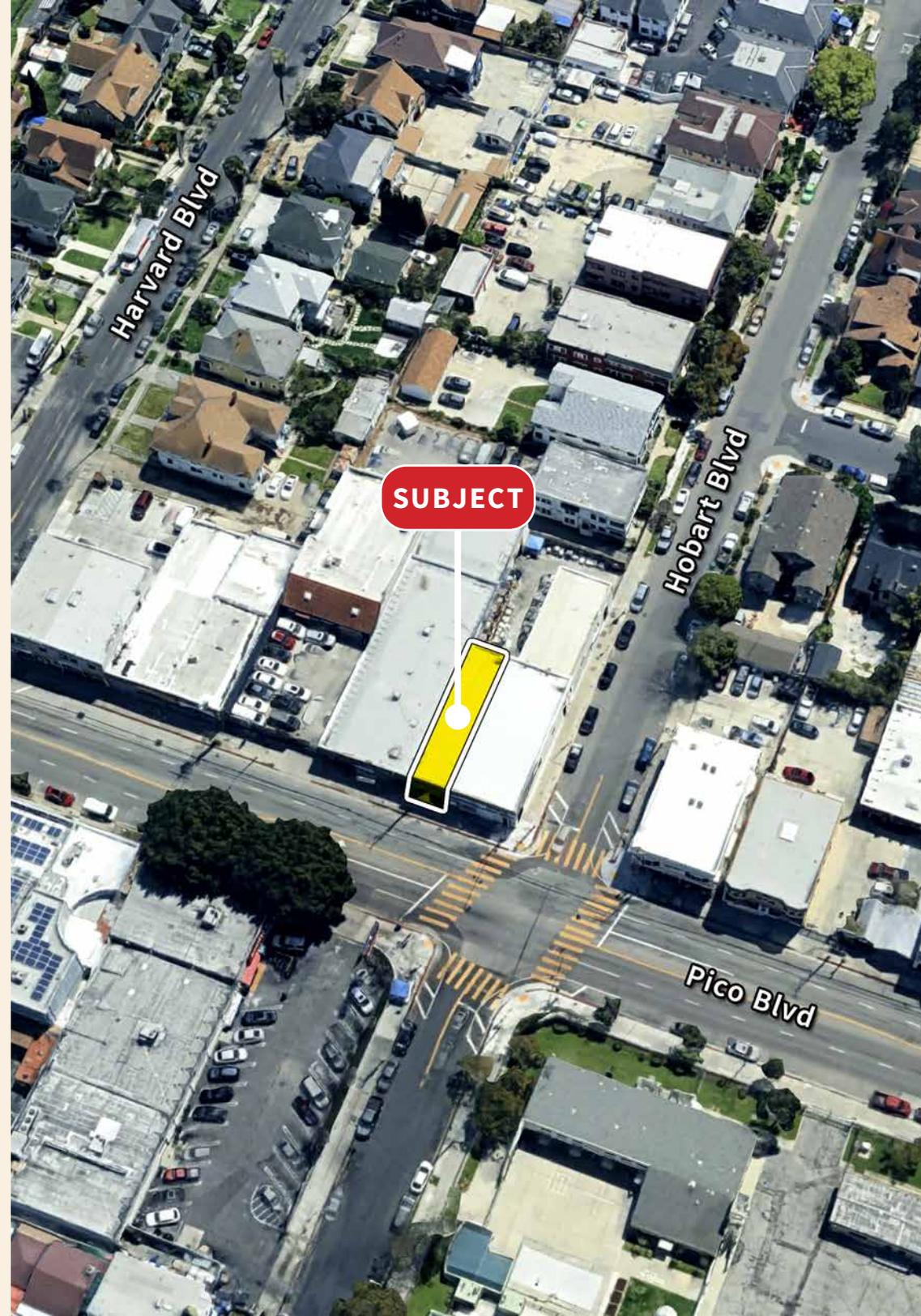
Property Highlights

- 1,700± SF refurbished retail unit for lease
- Abundant shared parking lot off Hobart Blvd
- Light and bright with large front window
- 200 amps/240 volts/3 wire power service
- One restroom
- Heavy traffic exposure with excellent signage
- 19,907 vehicles per day traffic count (2025)
- Signalized corner of Pico Blvd & Hobart Blvd
- Located 2 blocks east of Western Avenue
- Easy access from Santa Monica I-10 freeway

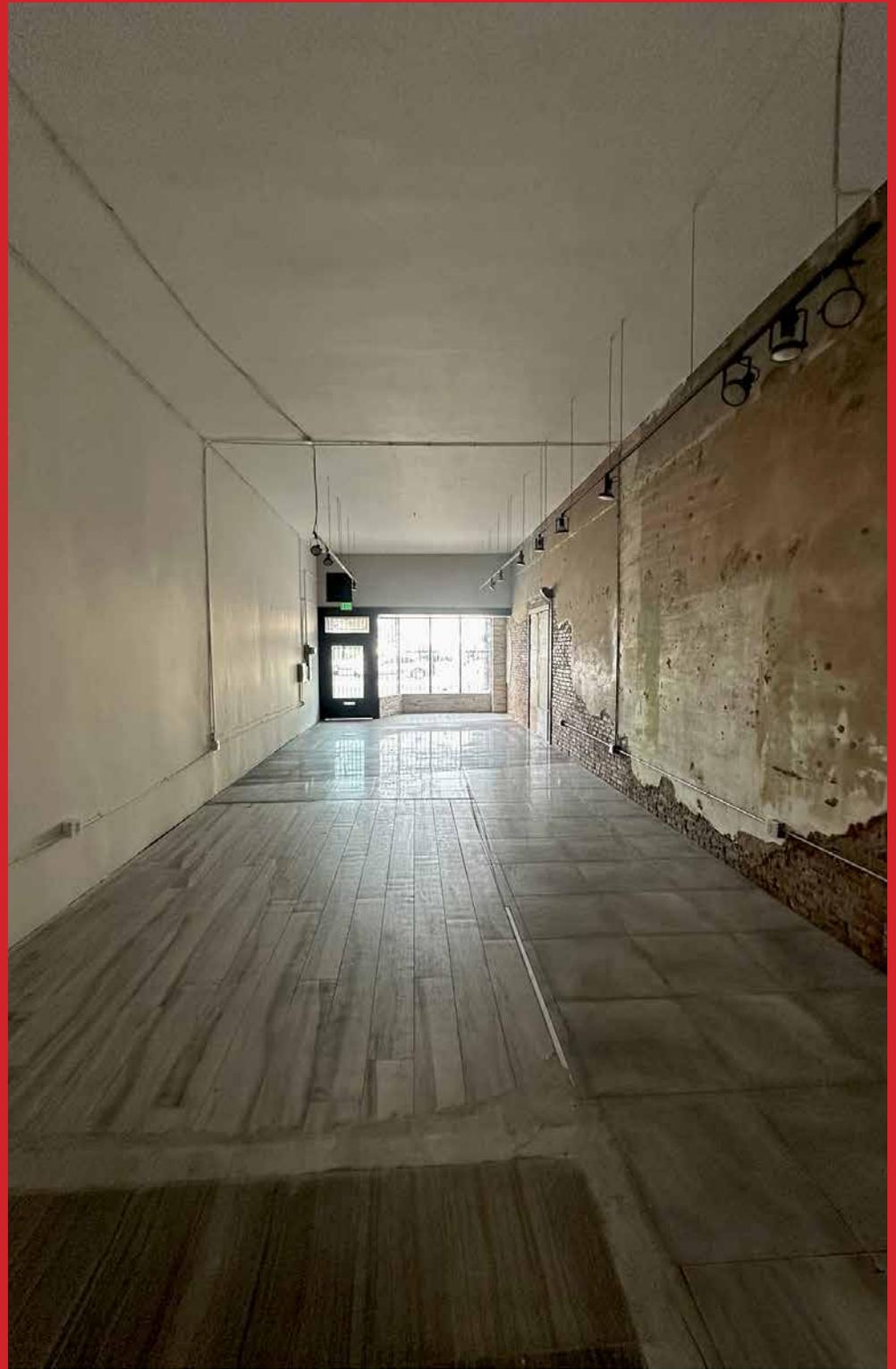
**Lease Rental: ~~\$3,250~~ \$2,000 Per Month
(\$1.18 Per SF Gross)**

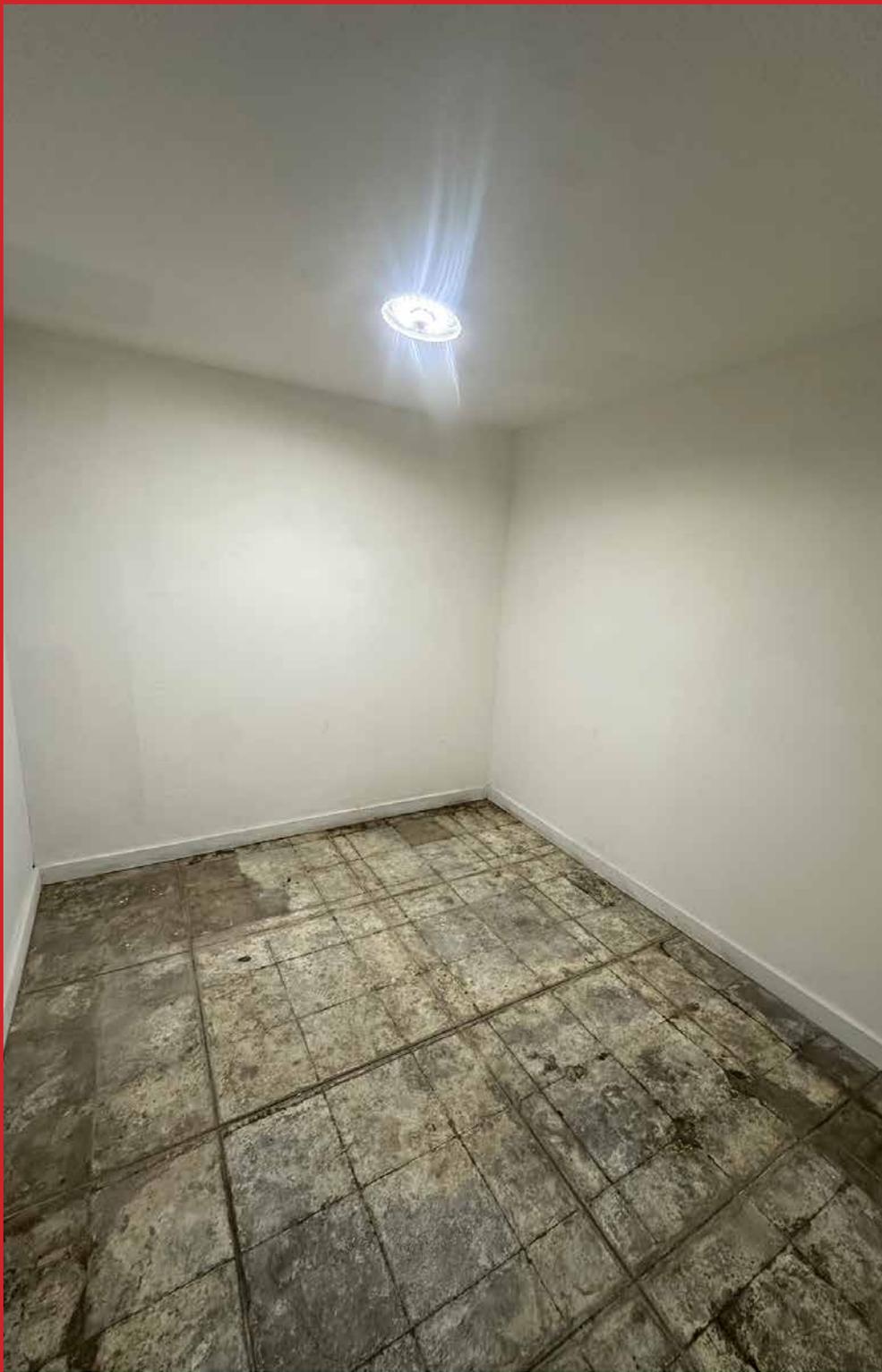
Term: 2-5 Years

One Month Free Rent!

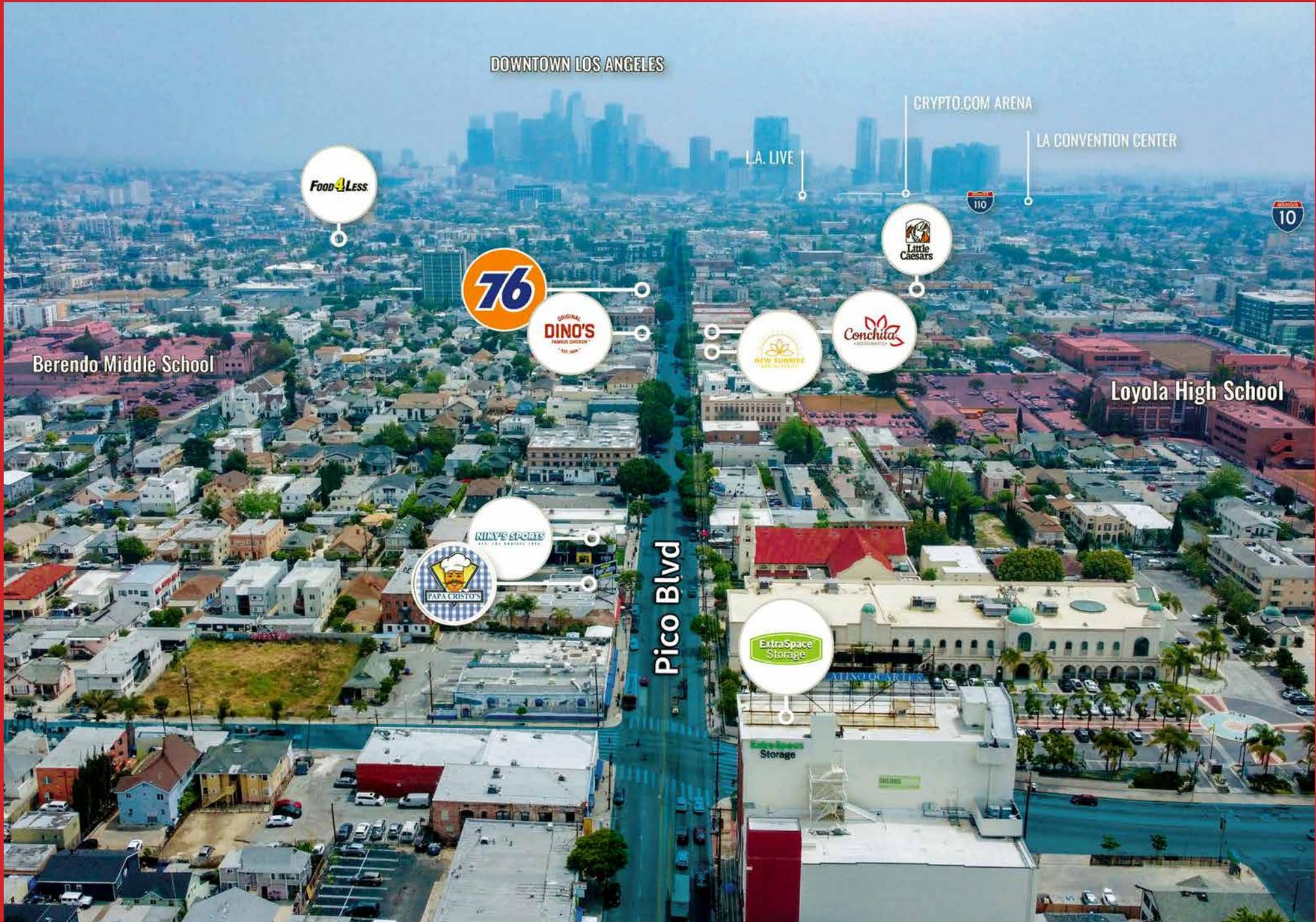






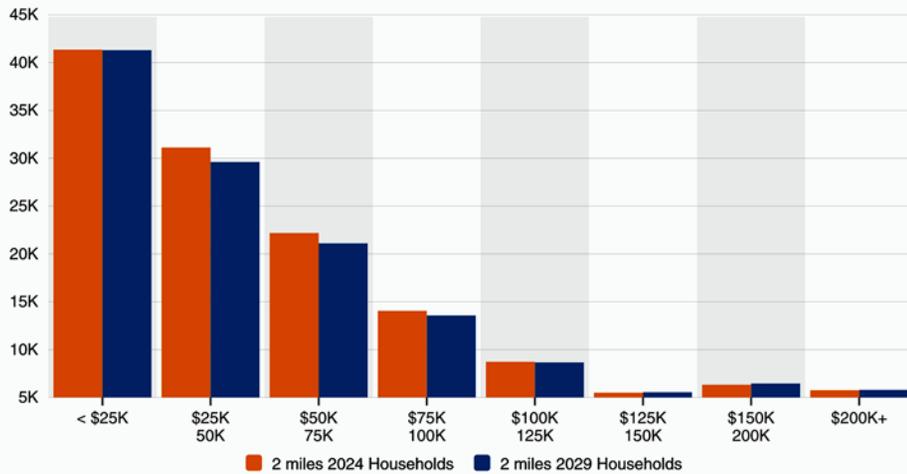


NEIGHBORHOOD AMENITIES

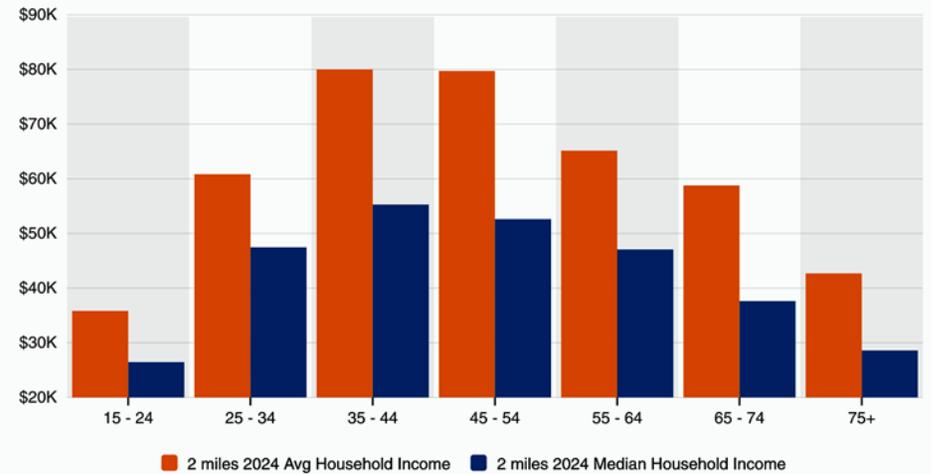


NEIGHBORHOOD DEMOGRAPHICS

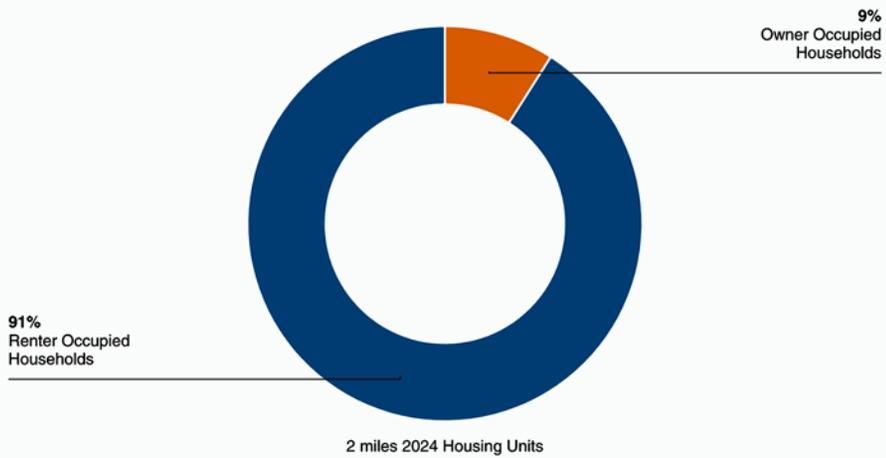
Household Income



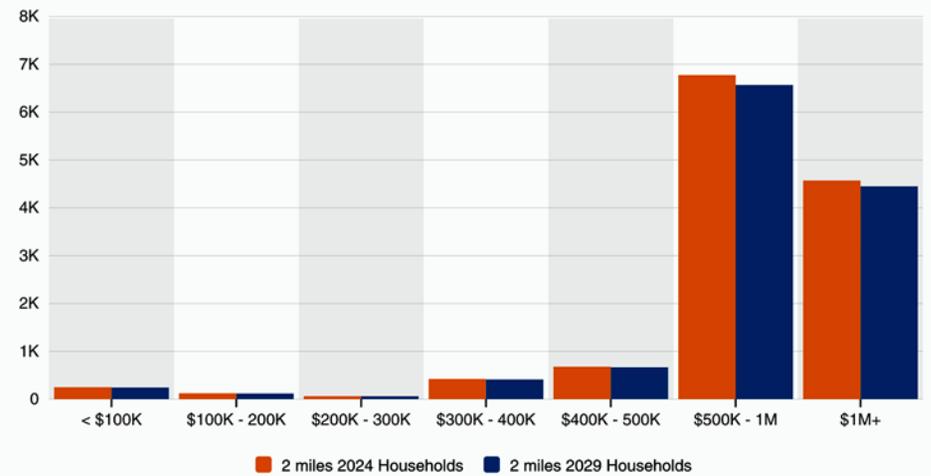
Household Income By Age



Housing Occupancy



Home Values



FOR LEASE

2958 W PICO BLVD, LOS ANGELES, CA 90006

1,700± SF Retail Space

Heavy Traffic Location With Excellent Exposure

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

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Exclusively offered by



Jeffrey Jankaew
213.222.1202 office
562-980-2415 mobile
jjankaew@majorproperties.com
Lic. 02253639



Samuel P Luster
213.222.1200 office
818.584.4344 mobile
sam@majorproperties.com
Lic. 02012790