

CONCEPTUAL RENDERING
REFERENCE ONLY

FOR SALE

12240 - 12248 W PICO BLVD

WEST LOS ANGELES, CA



*Image Rendering of Residential Development Opportunity

0.19 Acre Development Site with Residential Upside

**AVISON
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THE OPPORTUNITY

Development Potential: The property presents a compelling residential development opportunity. 12240 W Pico Blvd sits within a TOC Tier 3 area, proximate to the Metro E Line and with convenient access to the I-10 Freeway. An application submitted to the City of Los Angeles proposes a six-story, 36-unit residential building with surface level parking and one level of subterranean parking, totaling 28 spaces. No entitlements have been issued; unit count, height, and parking are subject to change. Ownership has separately identified a conceptual alternative of up to 48 units, including seven extremely low-income units, which has not been submitted or reviewed by the City. Buyer to independently verify all zoning, entitlement status, and development rights. The site offers the opportunity to deliver a high-quality multifamily asset tailored to the evolving needs of Los Angeles renters.

12240-12248 W Pico Boulevard, a premier residential development opportunity located in the heart of West Los Angeles. Positioned along the highly desirable Pico Boulevard corridor, this site presents developers and investors with the rare opportunity to capitalize on the continued demand for new housing in one of Southern California's most supply-constrained markets. Ideally situated with convenient access to Interstate 10 and just minutes from Santa Monica, Brentwood, Century City, and Culver City, the property benefits from exceptional connectivity to major employment, entertainment, and lifestyle destinations throughout the Westside. The site's strategic location, combined with strong demographic fundamentals and ongoing demand for multifamily housing, positions it as an attractive investment for developers seeking to deploy capital in one of Los Angeles' most sought-after submarkets.

Prime Westside Location: 12240-12248 W Pico Boulevard is centrally located within a vibrant mixed-use corridor that provides residents with immediate access to an abundance of restaurants, retail amenities, entertainment venues, and everyday services. The property enjoys close proximity to Santa Monica's beaches, employment centers in Century City and West Los Angeles, and numerous educational and healthcare institutions. Convenient access to Interstate 10 allows for efficient regional connectivity, making the location highly desirable for future residents seeking a live-work-play lifestyle.

PROPERTY OVERVIEW

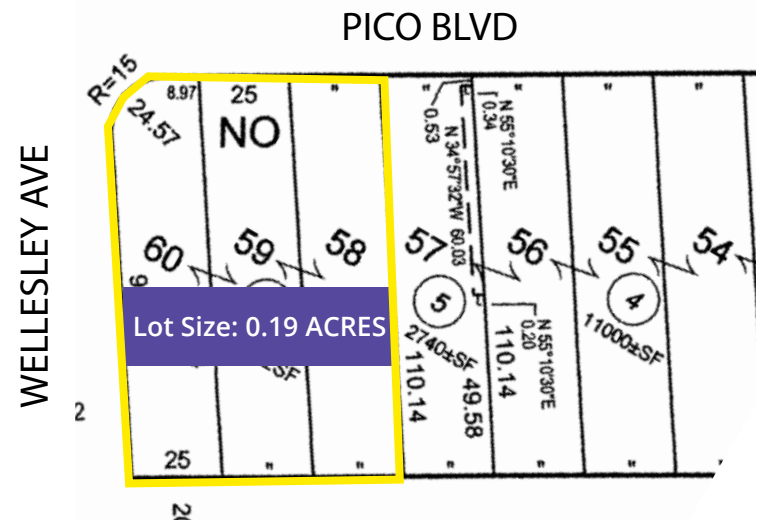
ADDRESS:	12240-12248 W Pico Boulevard Los Angeles, CA 90064
PROPERTY TYPE:	Development Site
LAND SIZE:	± 8,185 SF (0.19 ACRES)
ZONE:	C2-1VL
APN:	APN 4259-040-006
ASKING PRICE:	\$3,750,000

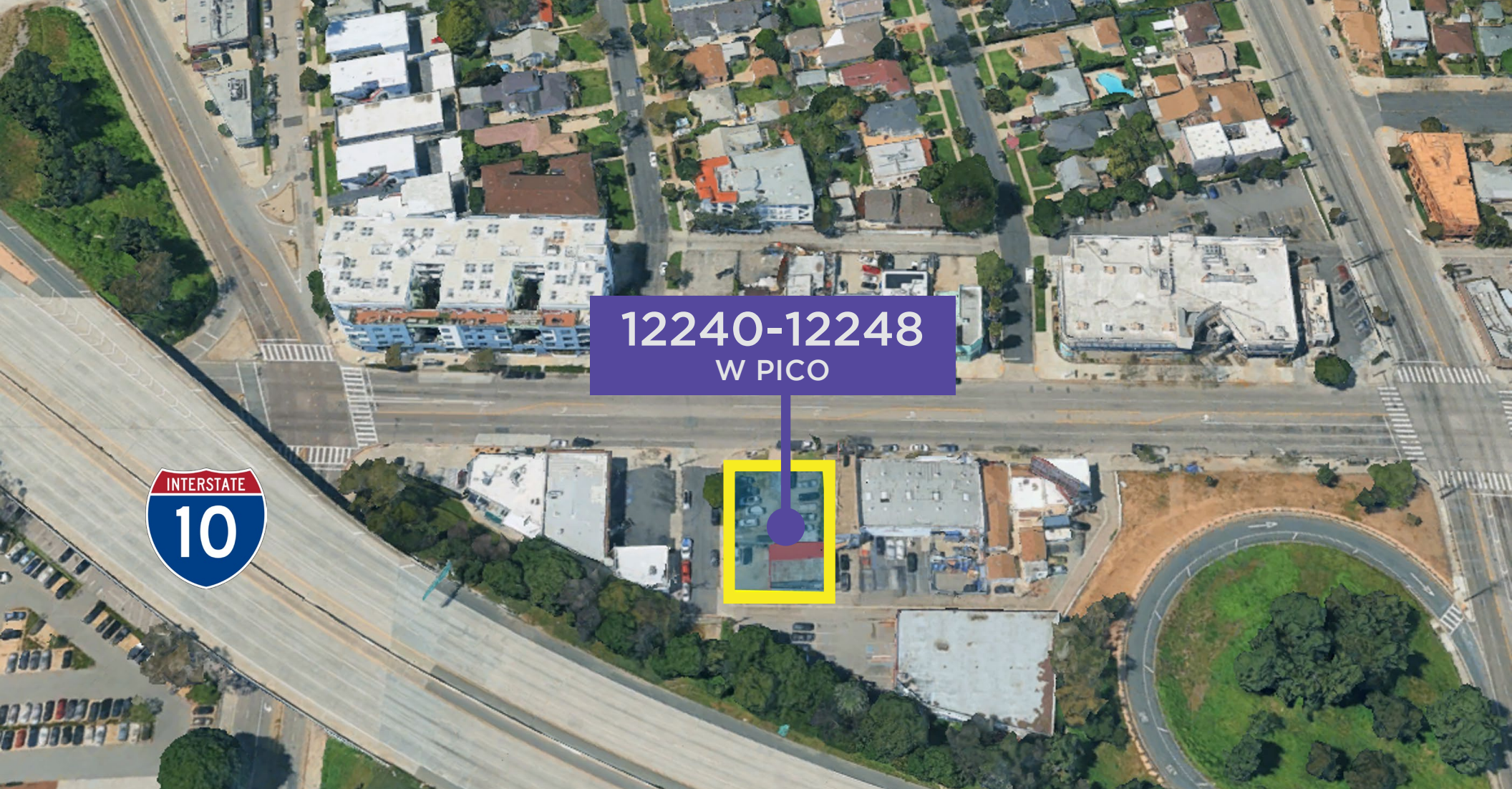
INVESTMENT HIGHLIGHTS

TOC Tier 3 development site on West Pico Blvd, proximate to major transit and the I-10 Freeway.

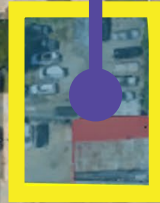
Submitted application for a proposed six-story building, with 36 units.

No entitlements have been issued; unit count, height, and parking remain subject to change, and buyer to independently verify all development rights.





12240-12248
W PICO



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