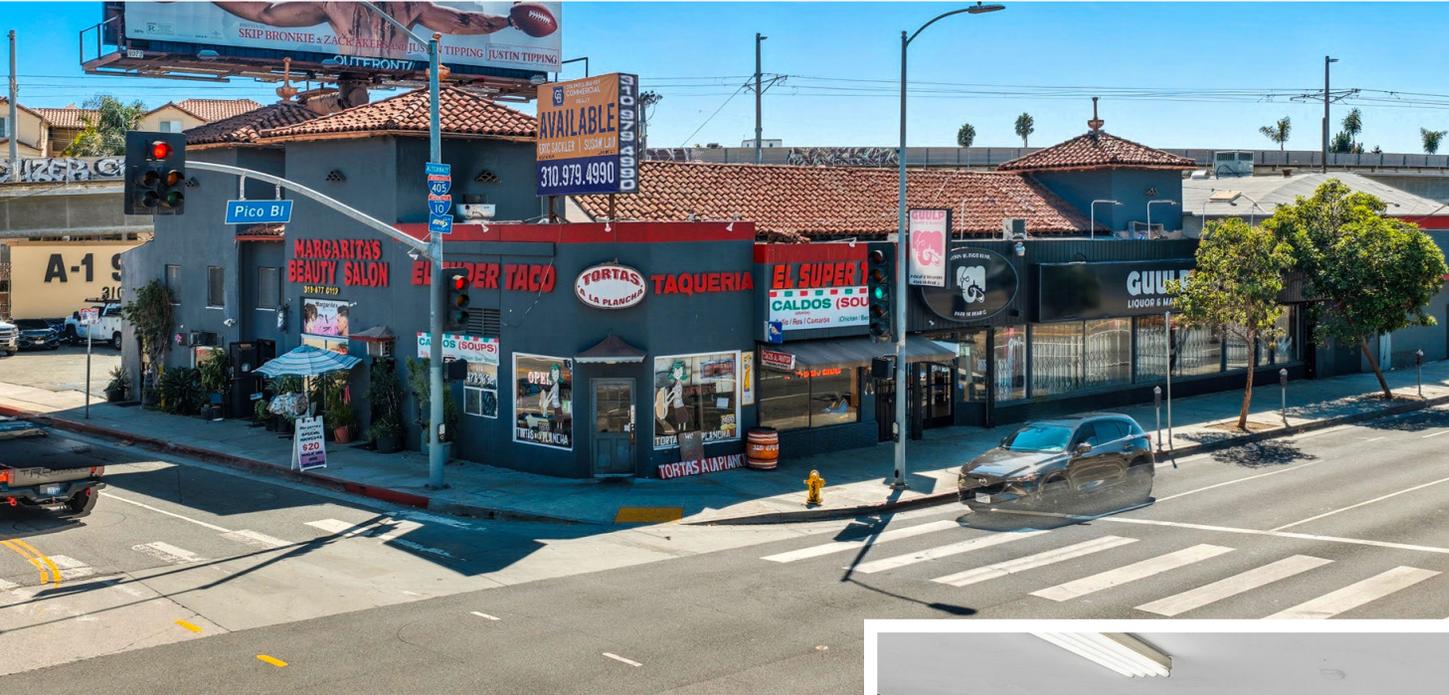


11300 W. PICO BLVD

LOS ANGELES, CA 90404 - SUITE 11304 1/2

≡ FOR LEASE



RETAIL/MIXED USE SPACE

IDEAL FOR: GYM, CREATIVE OFFICE, SHOWROOM



ERIC SACKLER

Director

EricSackler@gmail.com

CalDRE# 01057377

310.979.4990

SUSAN LAU

Broker Associate

SusanLau@gmail.com

CalDRE# 01516710

213.220.5466

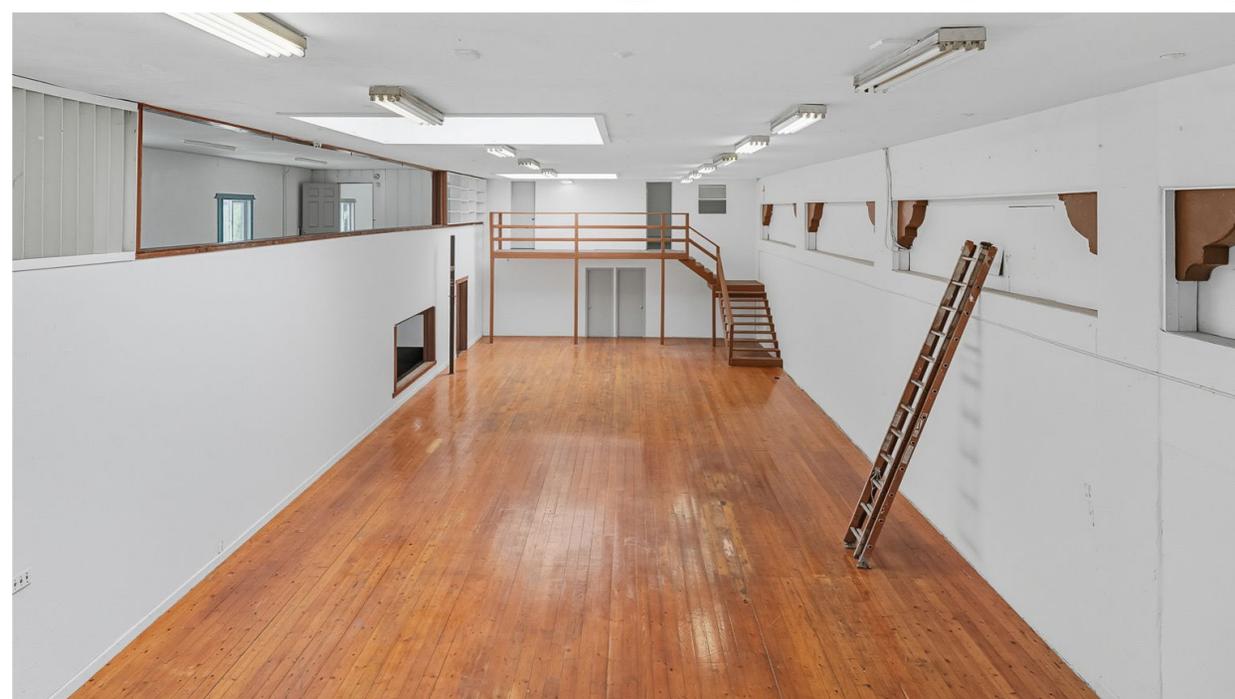
JANET MURADIAN

Director, Compass

Janet.Muradian@compass.com

CalDRE# 01981791

310.855.2049



Property Information

11300 Pico Blvd



SEE VIRTUAL WALK-THROUGH HERE

ADDRESS — 11300 Pico Blvd

SUITE — 11304 1/2

CITY | ZIP — Los Angeles | 90404

RATE — Negotiable

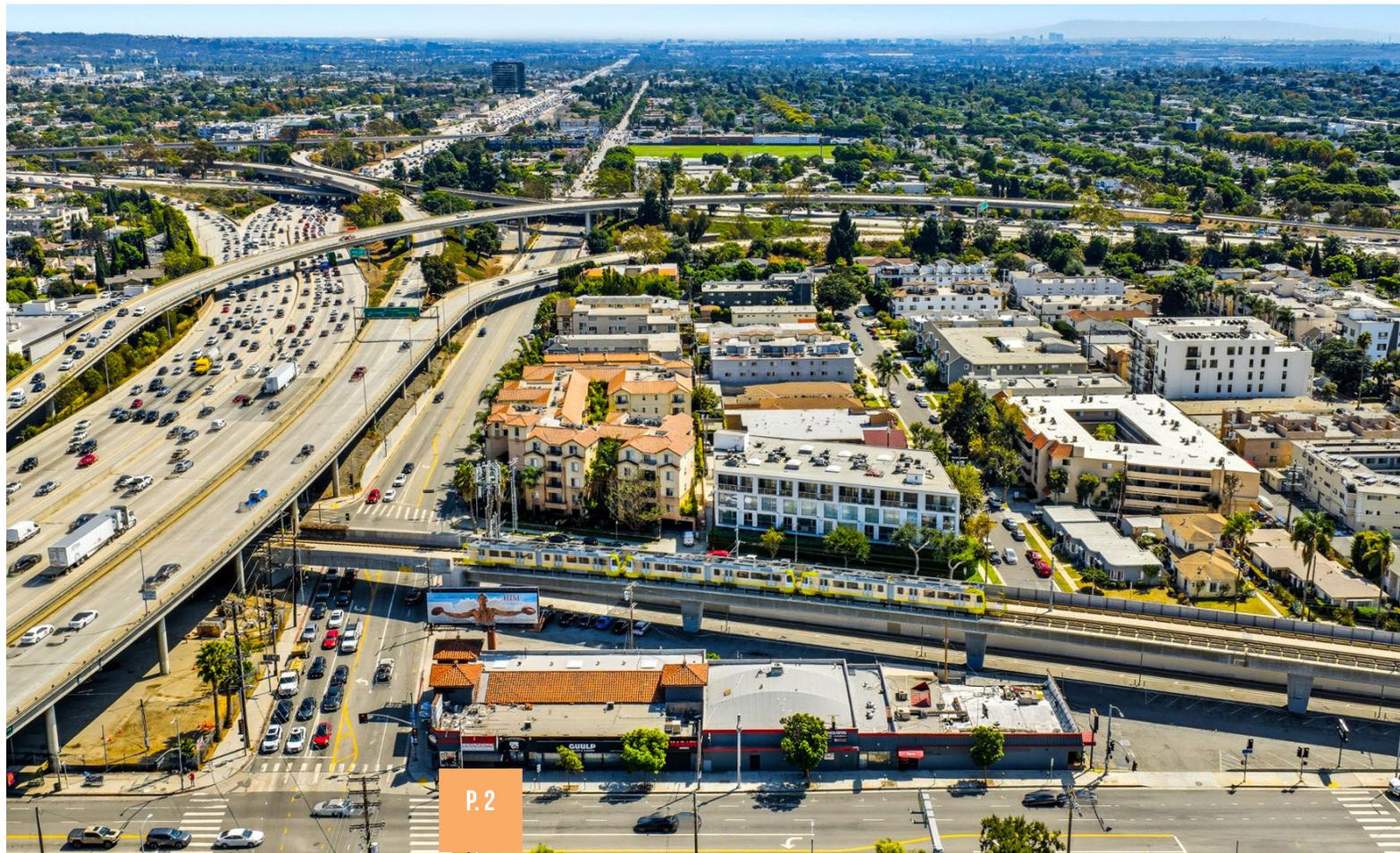
SF AVAIL — Approximately 3,500 SF on the ground floor and 1,700 SF mezzanine

PARKING — Large surface parking lot as well as metered street parking available



IDEAL HIGH
TRAFFIC
LOCATION
IN THE HEART OF
WEST LOS ANGELES

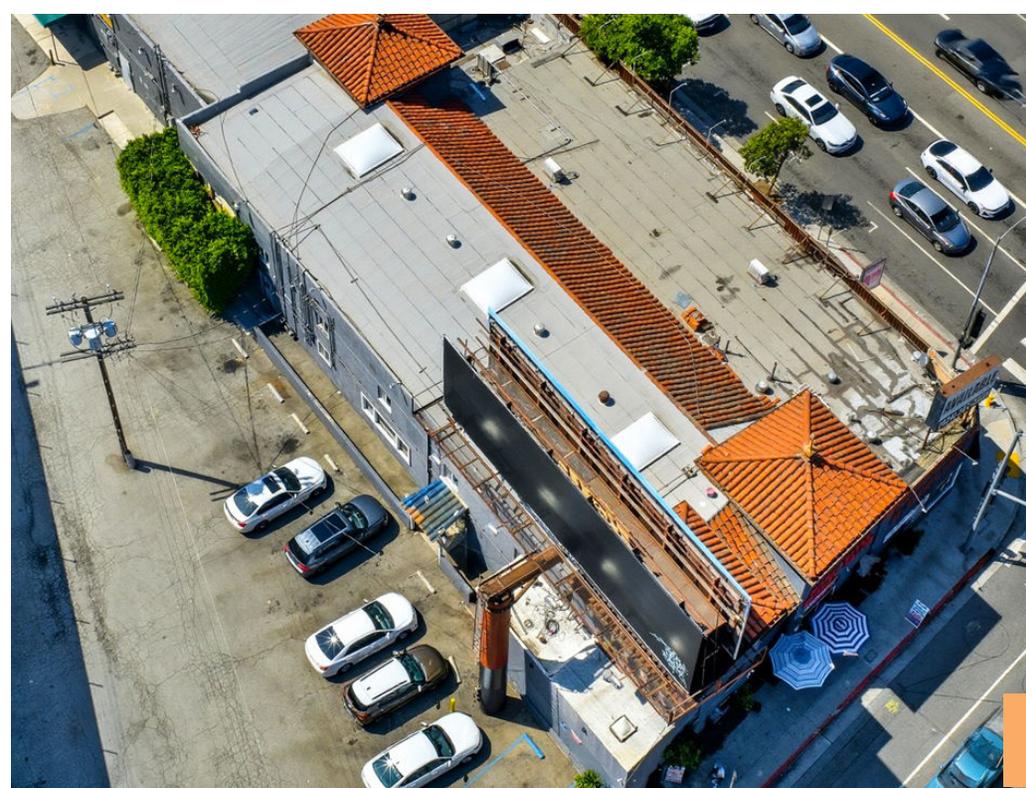
Prime location
surrounded by
West LA's
top restaurants
and shops!



Property Highlights

11300 Pico Blvd

- Prime West Los Angeles Location
- High daily traffic with exceptional visibility along Pico Blvd
- Surrounded by established restaurants, retail, and neighborhood services
- Densely populated trade area with strong consumer spending
- Flexible layout suitable for Gym, creative office, showroom or other retail uses
- Rare availability in a supply-constrained West LA submarket
- Ideal for flagship presence or strategic expansion on the Westside



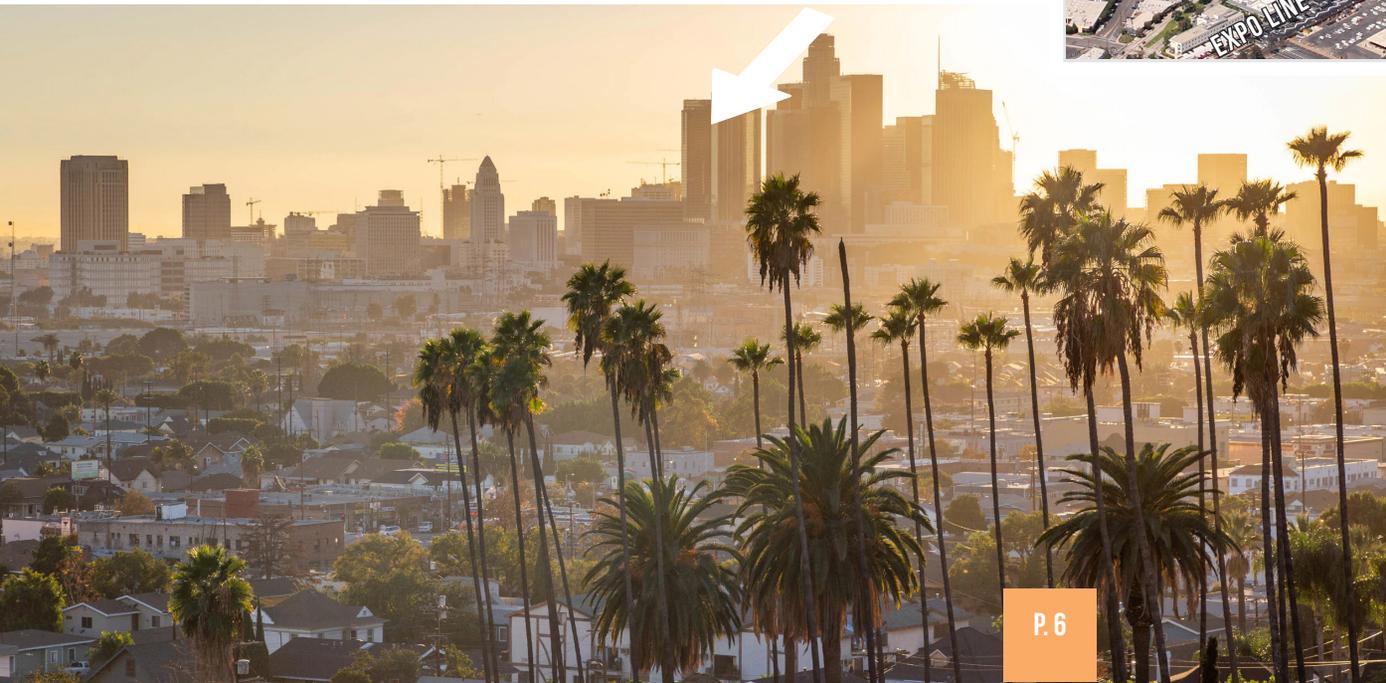
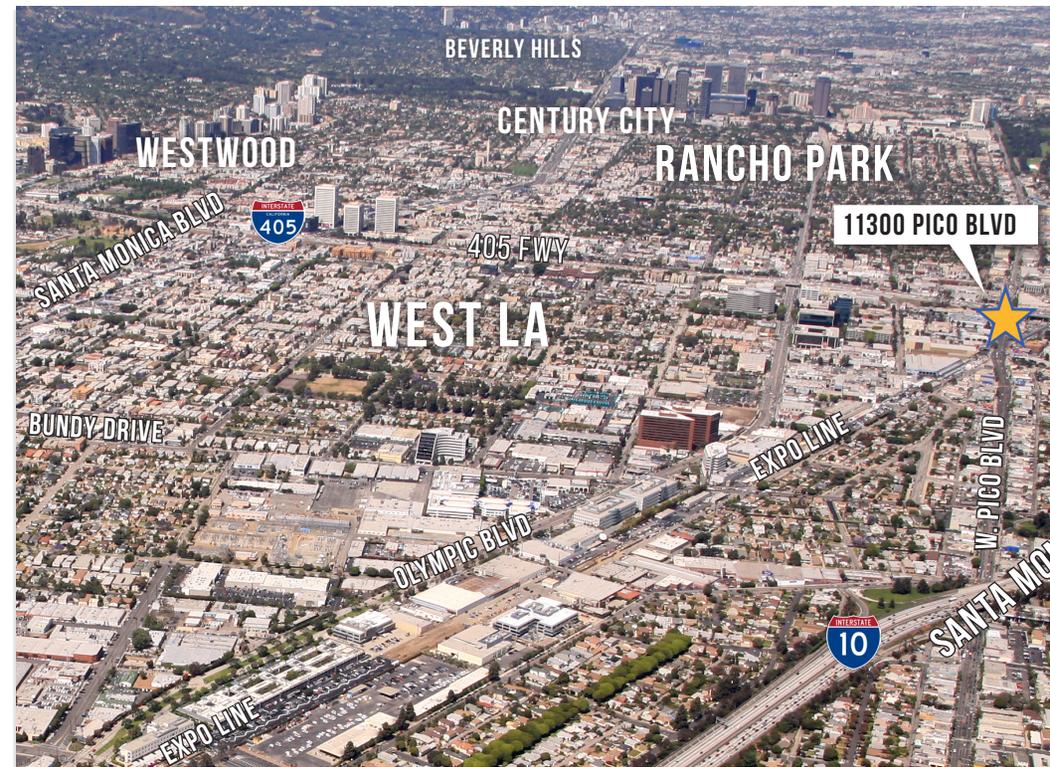




Prime location in West Los Angeles

Situated in the heart of West Los Angeles, Sawtelle is a thriving and strategically located neighborhood offering a high-demand commercial and industrial market. Known for its strong economic foundation, diverse business landscape, and exceptional connectivity, Sawtelle presents an ideal opportunity for investors looking to acquire a portfolio in a premier location.

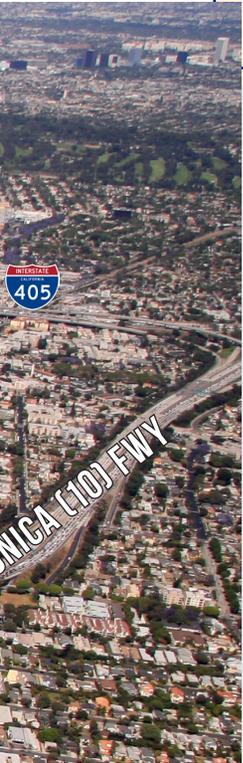
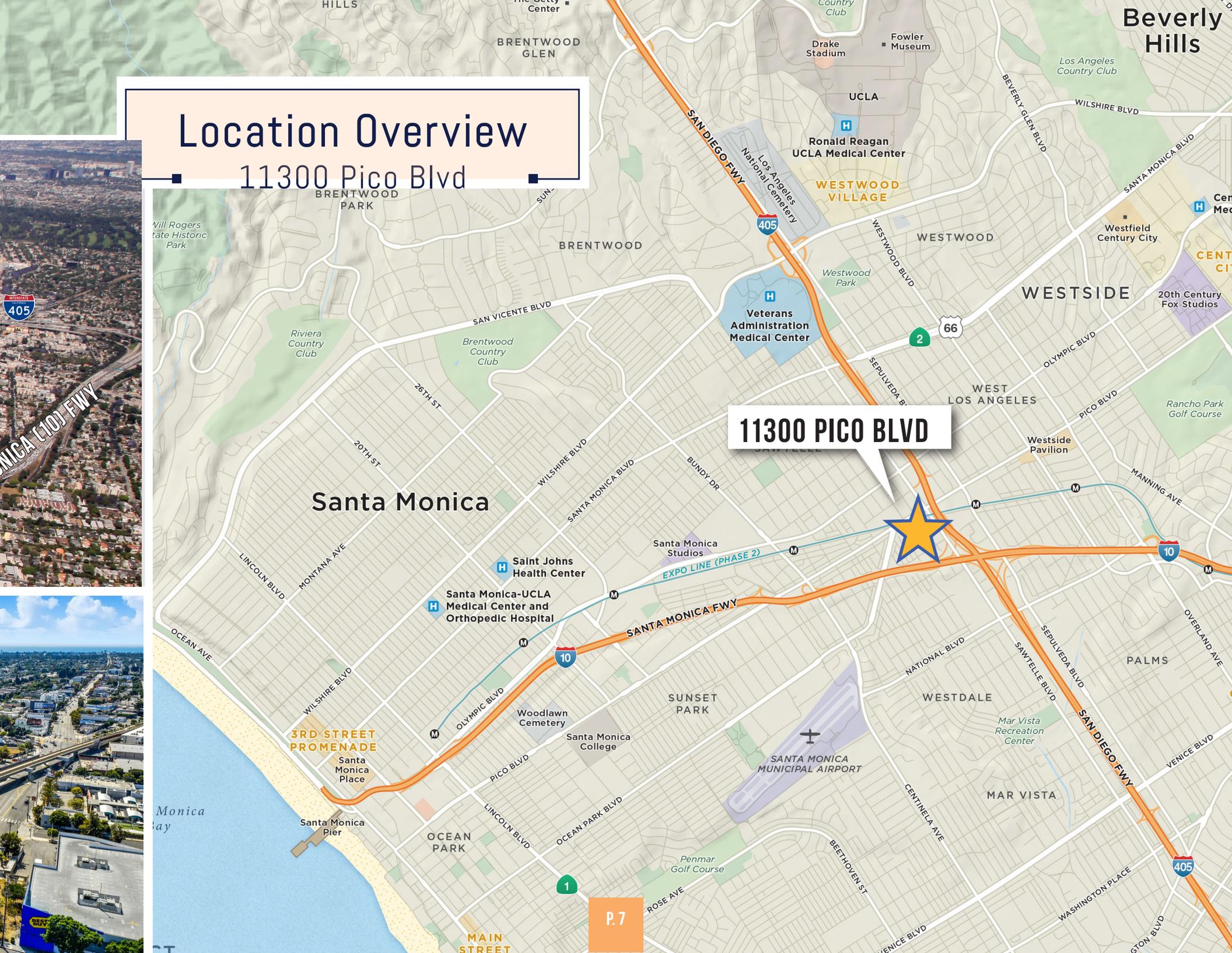
With proximity to major employment hubs, including Silicon Beach, Century City, and Santa Monica, Sawtelle benefits from consistent demand across multiple industries, including tech, media, e-commerce, and logistics. The area's industrial sector remains resilient, supported by Los Angeles' booming economy and the increasing need for flexible warehouse, distribution, and production spaces.



Location Overview

11300 Pico Blvd

11300 PICO BLVD



Floor Plan

Suite 11304 1/2

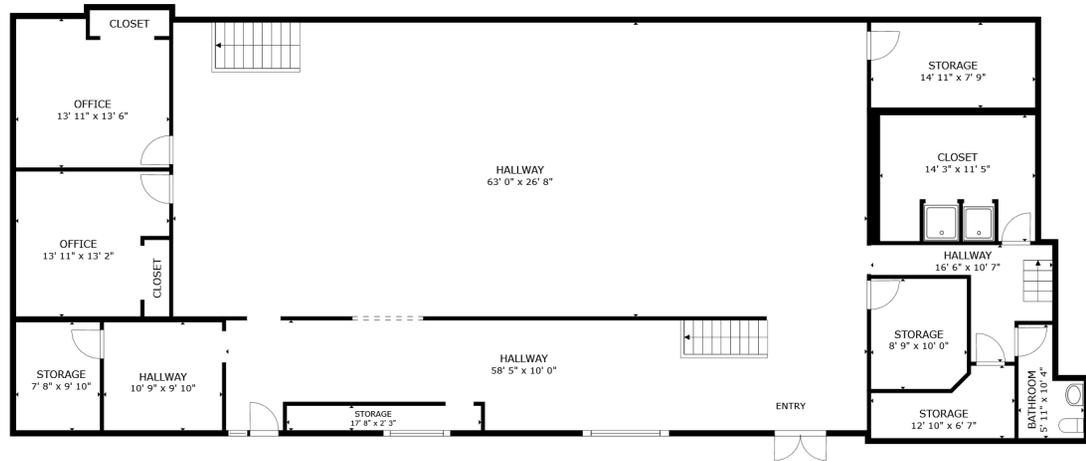


SEE VIRTUAL WALK-THROUGH HERE

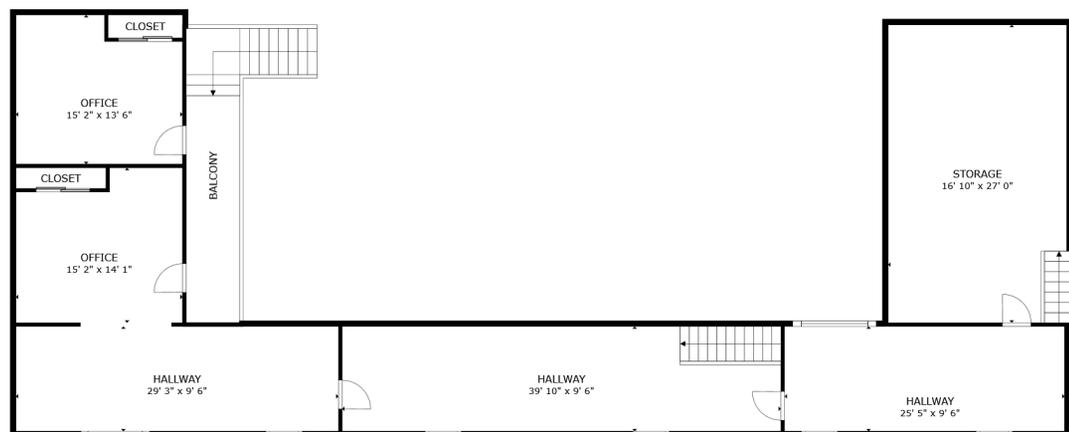
Size Approximately 3,500 SF on the ground floor and 1,700 SF mezzanine

Rate Negotiable + NNN approx \$1,300/month

Available Immediately



FLOOR 1



FLOOR 2

An aerial photograph showing a city street scene. At the top, a multi-lane road with a yellow center line and white lane markings has several cars and a blue truck. Below the road is a large building with a grey roof, partially under renovation with exposed concrete and steel. A section of the building has a red-tiled roof. To the right of the building is a parking lot with several cars. At the bottom of the image, a train track with multiple tracks and overhead power lines runs parallel to the street. A yellow line is drawn on the road, curving around the building.

Aerial Overview

11300 Pico Blvd

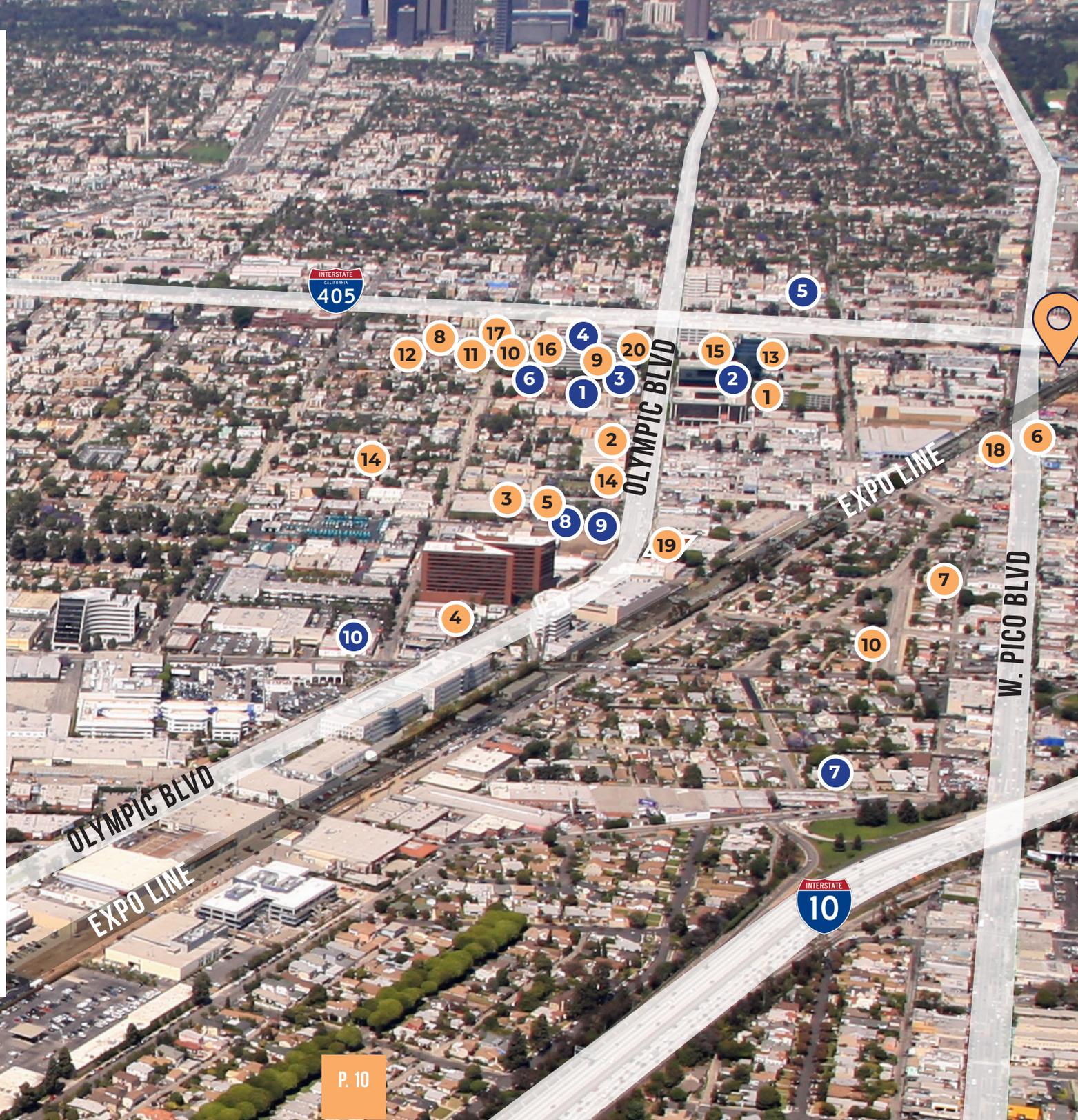
11300 PICO BLVD

Restaurants (top 20)

- 1 Il Moro Restaurant
- 2 MoguMogu West LA
- 3 Starbucks
- 4 The Coffee Bean & Tea Leaf
- 5 Angeles Tacos
- 6 Sorry Not Sorry
- 7 The Talpa Restaurant & Bar
- 8 BBQ Chicken Sawtelle
- 9 Black Sheep Burgers
- 10 Marugame Udon
- 11 Hermanito
- 12 Dong Ting Noodle
- 13 El Super Taco
- 14 Dunkn'
- 15 Organico
- 16 Torisoba Sumiya
- 17 Seoul Tofu
- 18 The Rosegold Salsoon
- 19 Motoring Coffee
- 20 Tatsu Ramen

Shopping

- 1 Michaels
- 2 Best Buy
- 3 Marshalls
- 4 Home Goods
- 5 Smart & Final
- 6 Daiso
- 7 Marukai Market
- 8 Ralphs
- 9 Trader Joes
- 10 Staples



Amenities



**COLDWELL BANKER
COMMERCIAL
REALTY**



**ERIC SACKLER
& ASSOCIATES**

11661 San Vicente Blvd | Suite 1001 | Los Angeles, CA 90049

WWW.ERICSACKLER.COM

ERIC SACKLER

EricSackler@gmail.com

CalDRE #01057377

310.979.4990

SUSAN LAU

SusanLau@gmail.com

CalDRE #01516710

310.979.3960

JANET MURADIAN

Janet.Muradian@compass.com

CalDRE #01981791

310.855.2049

Call For More Information!

O: 310.979.4990

Broker and Owner make no representations or warranties regarding the accuracy of square footage, lot size, zoning, permitted uses, or any other information contained herein. All information has been obtained from sources deemed reliable but is not guaranteed. Tenant and Tenant's agents are strongly advised to independently verify all details to their own satisfaction, including but not limited to: square footage, lot dimensions, building measurements, permitted uses, zoning regulations, and property condition. The premises are offered for lease in "as-is" condition. Broker is not acting as a legal or tax advisor. Interested parties should consult with their own professional advisors.