

RETAIL FOR LEASE
West Los Angeles High Traffic Retail for Lease



11923 Pico Boulevard, Los Angeles, CA 90064



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11923 Pico Boulevard is located in a prime West Los Angeles location strip center. The previous tenant was a personal trainer. This space has exposed ceilings, lots of natural light and an ADA bathroom. Schedule a tour today!

Unit Size	Approximately 985 SF. \$2.95 per SF plus NNN charges of \$0.57 per SF per month.
Available	<i>Available now!</i>
Parking	17 shared customer parking spaces at <i>No Cost.</i>
Features	Open space with exposed ceiling. ADA bathroom with shower. Rear loading with ramp. Previously occupied by a personal training studio.
Property Details	9,500 SF Retail Strip Center on 16,553 SF corner lot with C2 Zoning.
Tenants On-Site	Smart Wash, Massage, Food Mart, and Habayit Restaurant.
Surrounding Area Tenants	Best Buy, Ralphs, Trader Joe's, Allan's Pet Center, Bed Bath & Beyond, Don Antonio's, Taco Bell, Home Carpets & Window Treatments.
Area	The centralized West Los Angeles location provides easy access to reach customers from Westwood, Beverly Hills, Santa Monica, Brentwood, Marina Del Rey, Pacific Palisades, West Los Angeles, Culver City, West Hollywood, and Venice. The 405 and 10 Freeways are within 1 mile.
Demographics Traffic Counts 3-Mile Radius	\$90,000.00 median household income. 348,000 households. 379,000 daytime employees. The average age is 39. 43,000 cars per day at the intersection of Pico Boulevard and Westgate Avenue.

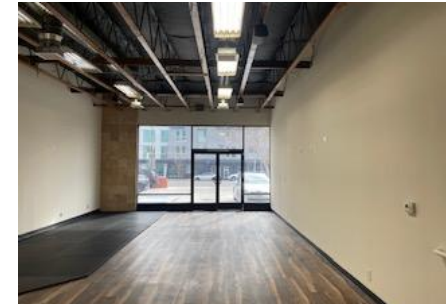
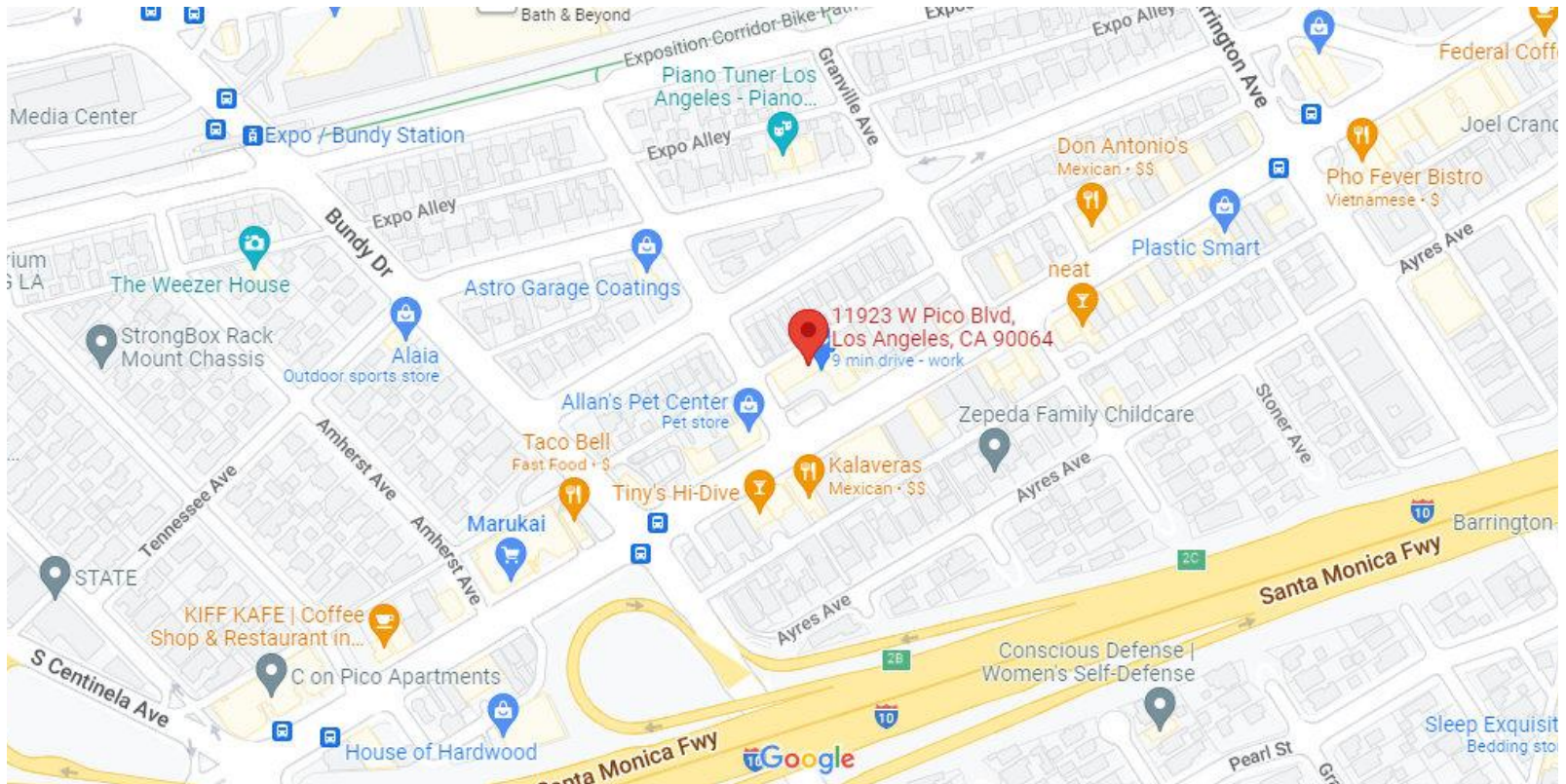


Photo Gallery



Property Location Overview



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DRE BROKER # 00825237

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