

Low Rental Rate - \$1.85 Per SF - High Traffic Retail Store For Lease!
11919 PICO BLVD, WEST LOS ANGELES, CA 90064



11919 PICO BOULEVARD, WEST LOS ANGELES, CA 90064

2,500 SF Retail

\$1.85 per SF per month + NNN charges of \$.57 per SF per month.

Available NOW!

Description

- Open floor with high ceilings.
- Back area for offices and storage.
- 2 access doors to the alley for shipping and receiving.
- 2 bathrooms.
- NNN's are approximately \$.57 per SF.
- Located at the intersection of Pico Boulevard and Westgate Avenue.
- 9,500 SF Strip Center on 16,553 SF corner lot. C2 Zoning.

Parking

19 shared parking spaces at no additional charge.

Prior Use

Massage Massa Massa.

Tenants On-Site

Smart Wash, Posture Movement, Food Mart, and Habayit Restaurant.

Market Area Tenants

Best Buy, Ralphs, Trader Joe's, Allans's Pet Center, Bed Bath & Beyond, Don Antonio's, Taco Bell, Home Carpets & Window Treatments,

Area

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

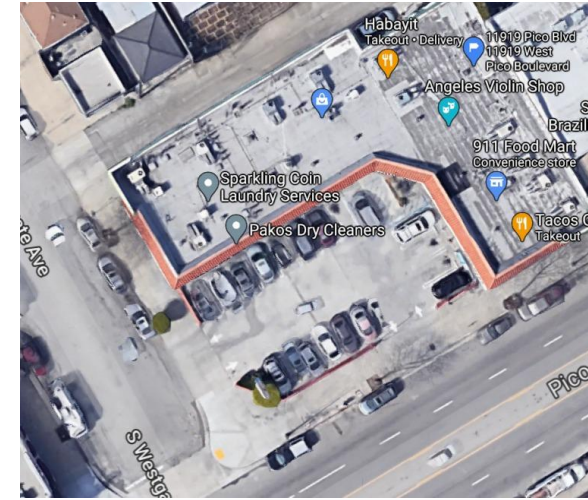
\$90,000.00 median household income.

348,000 households.

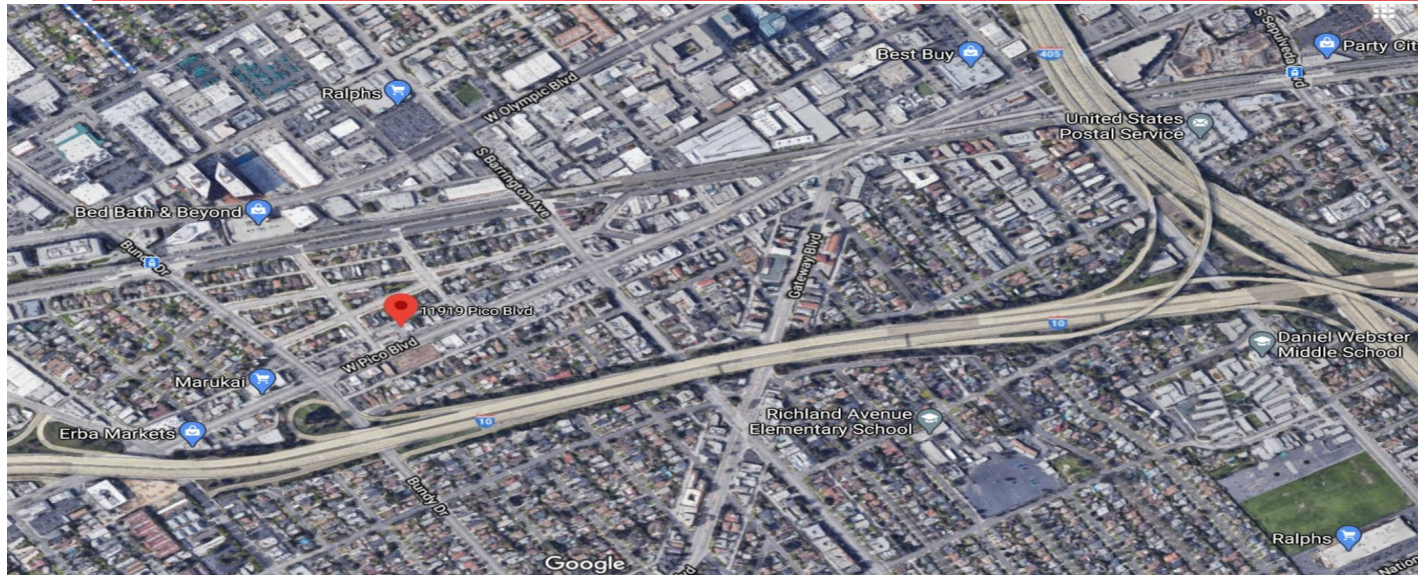
379,000 daytime employees.

The average age is 39.

43,000 cars per day at the intersection of Pico Boulevard and Westgate Avenue



Interior Photos & Aerial View



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