

Leased Investment / West Los Angeles Retail Building / Owner User



11747 - 11749 Pico Boulevard Los Angeles CA 90064



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Muselli Commercial Realtors, as exclusive advisor to the owner, is pleased to present this 2 tenant single-story retail building in West Los Angeles. Located on Pico Blvd just west of Barrington Ave, the property features 1,800 sf of retail space on an approximately 2,715 C2-1VL Zoned lot.

Highlights

- Unique single-story building on Pico just west of Barrington Avenue.
- A 2-tenant retail building of approximately 1,800 SF (900 SF each tenant).
- First time on the market – the property was built by the seller.
- 2 parking spaces.
- Ample metered and street parking.
- Each unit has a private restroom.

APN

- 4260-029-026

Lot Size

- Approximately 2,715 SF per assessor records.

Zoning

- C2-1VL (Buyer is advised to verify zoning).

Tenants

- 11747 Pico Blvd – AIR Aerial Fitness:
\$3,442.09/month plus NNN (\$231.56/month).
3% annual increases. The lease expires May 31, 2027, with one 5-year option to renew (3% annual increases).
- 11749 Pico Blvd - Super Styling Salon:
\$3,200.00/month plus NNN (\$100.00/month).
This is a fixed-rate lease expiring 9/30/2026 with no options to renew.

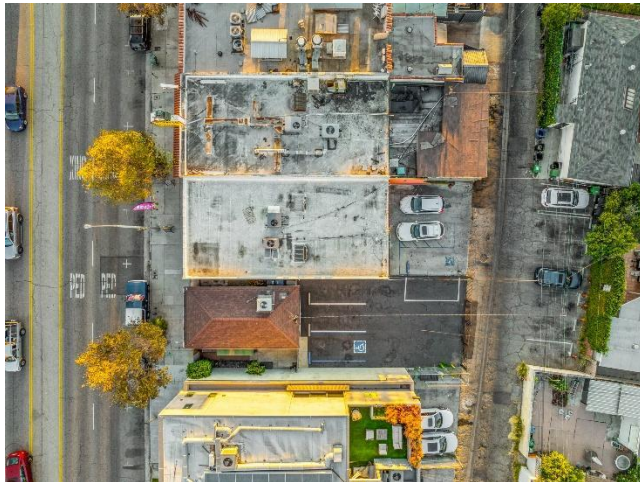
Price

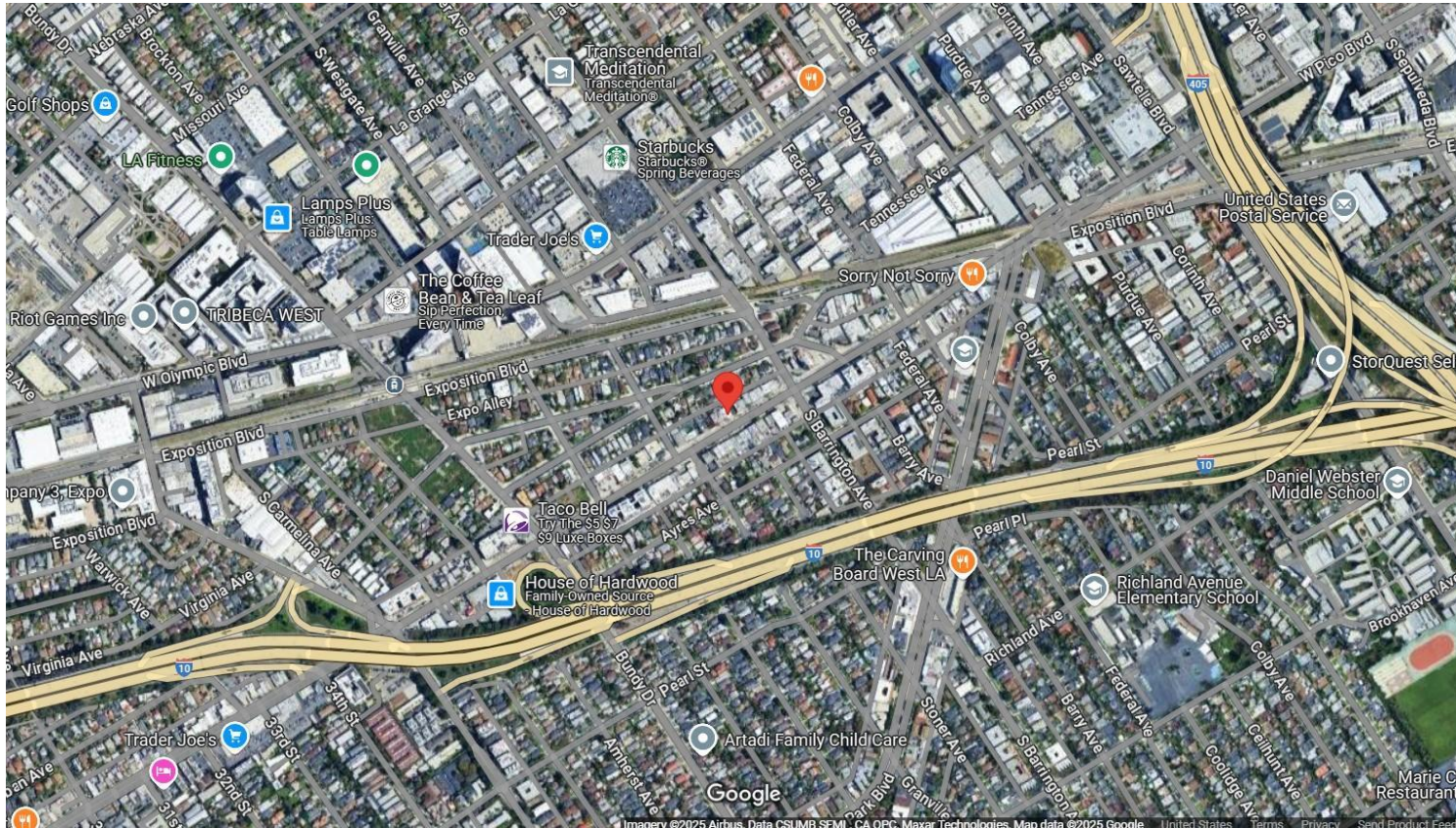
- \$1,689,000.00

Area

- Prime West LA location is just West of Barrington and East of Bundy Drive.
- Walk to restaurants, retail, and many amenities nearby.
- Within a 10-minute drive are the I-10 or 405 Freeways. Near Brentwood, Santa Monica, West Los Angeles, Beverly Hills, Venice, and Mar Vista.
- The Metro Expo Rail Line is nearby and Metro Buses runs on Pico Boulevard.







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