

FOR SALE

Leased Investment / West Los Angeles Retail Building / Owner User



11747 - 11749 Pico Boulevard Los Angeles CA 90064



Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

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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.

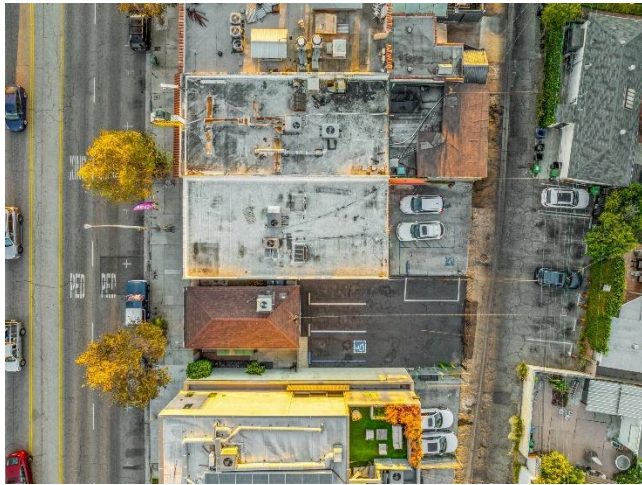
Price

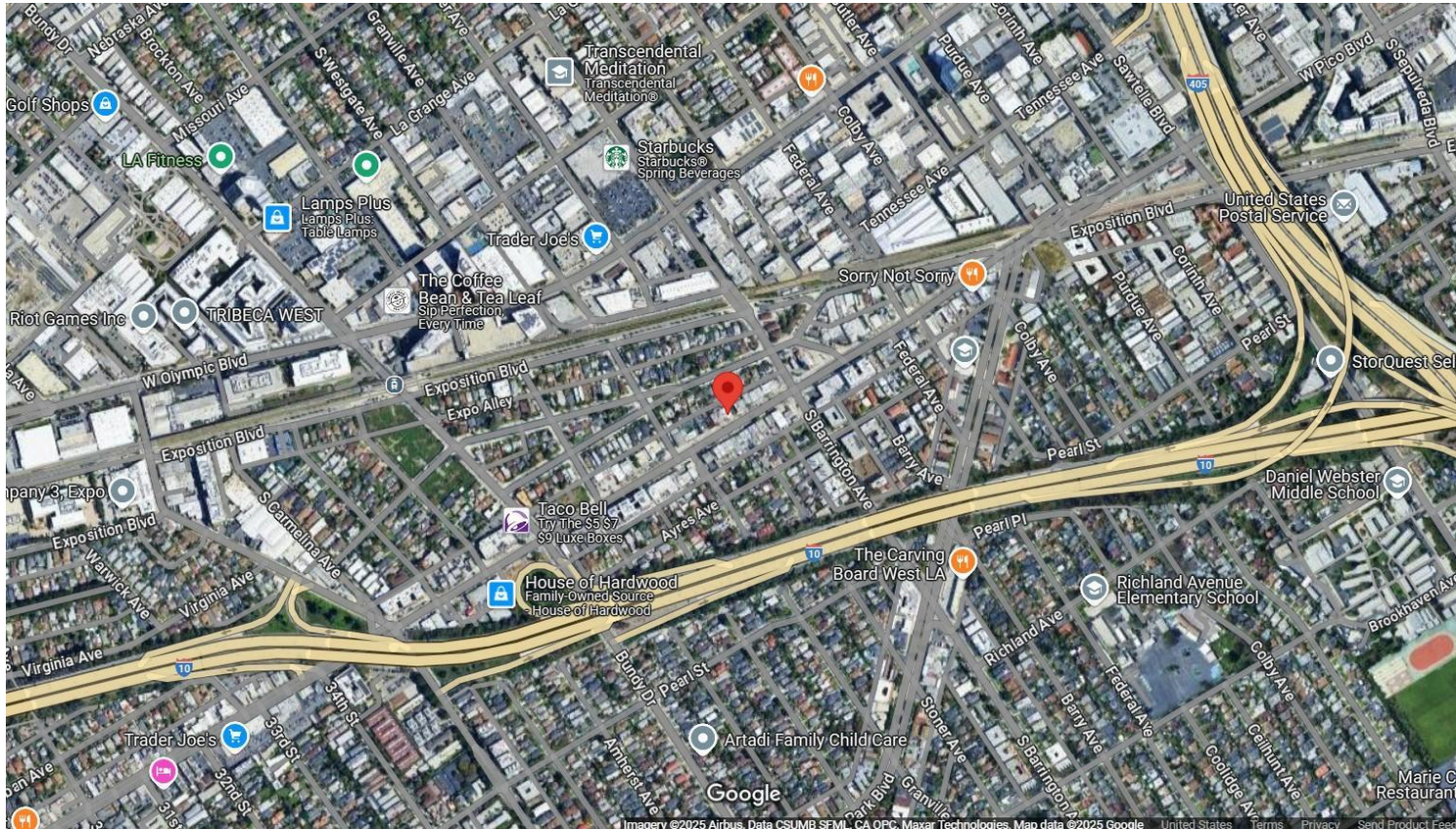
- \$1,689,000.00

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.







1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100
www.muselli.net **DRE BROKER # 00825237**

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy, and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information and check with the local zoning authority to verify that your intended use is allowed.