

NEW LISTING!

West Los Angeles Retail Corner For Lease



11588 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

Small retail space available on the ground floor at 11588 Pico Boulevard. This corner space would serve the 18-unit apartment building above as well as the surrounding neighborhoods.

- Available Space** Approximately 700 square feet. All ground floor.
- Lease Rate** \$3,000 per month NNN. NNNs are \$250/month
- Term** 2 - 5 Years
- Space Highlights** Corner retail space on Pico Boulevard.
This space will serve the above 18 apartment units.
Ideal for general retail.
- HVAC** Yes
- Bathroom** 1 bathroom
- Parking** Ample Street parking
- Area** A Prime Westside location just East of Barrington Avenue.
Close to the 405 and 10 Freeways.

Nearby Tenants: Property is adjacent to Japantown on Sawtelle Boulevard, Best Buy, Anawalt, Smart and Final, Stoner Park and much more!

Demographics

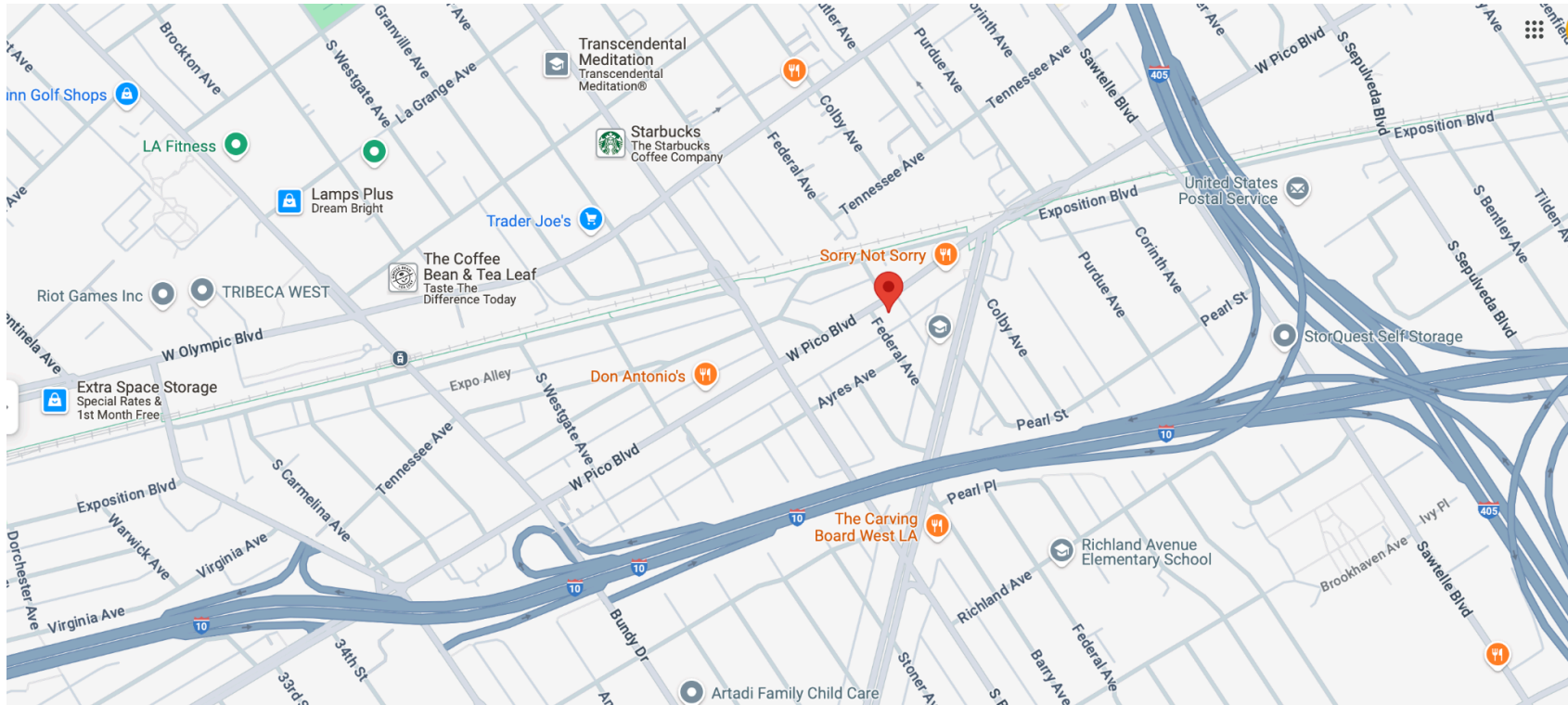
Radius	2 miles	5 miles	10 miles
2024 Household	73,039	285,895	854,800
Median Household Income	\$100,334	\$106,573	\$78,891
Daytime Employees	127,013	581,514	1,199,274
Traffic Count	457,917 Vehicular Traffic within .19 miles of the property. Data from 2022 survey.		



Photos



Map View



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

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