

West Los Angeles Owner User Retail Building for Sale



11737 Pico Boulevard Los Angeles CA 90064



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Muselli Commercial Realtors, as exclusive advisor to the owner, is pleased to present this single tenant one story retail building in West Los Angeles. Located along the highly trafficked Pico Boulevard corridor in West Los Angeles, 11737 W. Pico Blvd sits in the heart of the desirable Sawtelle neighborhood—an area known for its strong demographics, diverse dining scene, and steady pedestrian activity. The location boasts a Walk Score of 94, reflecting a “walker’s paradise” environment with strong foot traffic and convenient access to surrounding amenities. Surrounded by a mix of local businesses and residential density, the property is positioned within a vibrant Westside submarket where demand is driven by affluent households and a dense daytime population. The area’s central location and connectivity continue to support long-term retail viability and consistent tenant interest.

Highlights

- Unique single-story building on Pico just west of Barrington Avenue
- Single tenant retail building of approximately 1,500 SF
- Currently occupied by Blue Pooch Dog Grooming (month to month lease)
- Reception area
- Kitchenette/break room
- Small office
- 2 Large open areas
- 1 restroom
- Room where the dogs get washed
- 2 rear entrances
- Gated parking in the rear of the property for 2 - 3 cars
- Ample metered and street parking
- Built in 1946

Price

- \$1,250,000.00

APN

- 4260-029-029

Lot Size

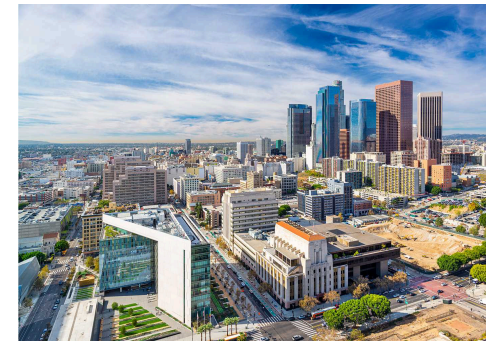
- Approximately 2,557 SF per assessor records.

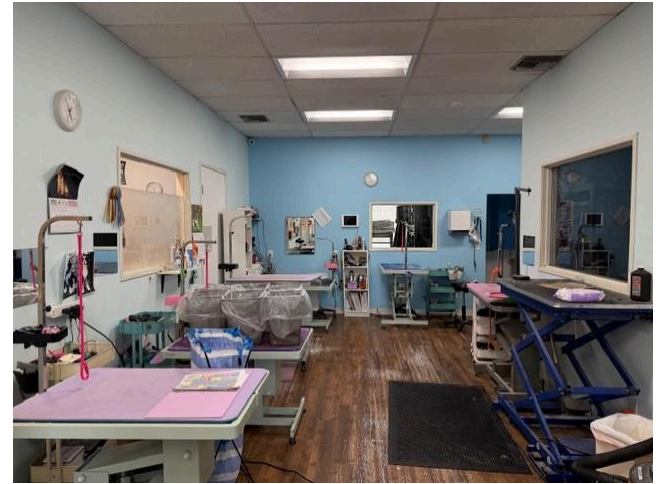
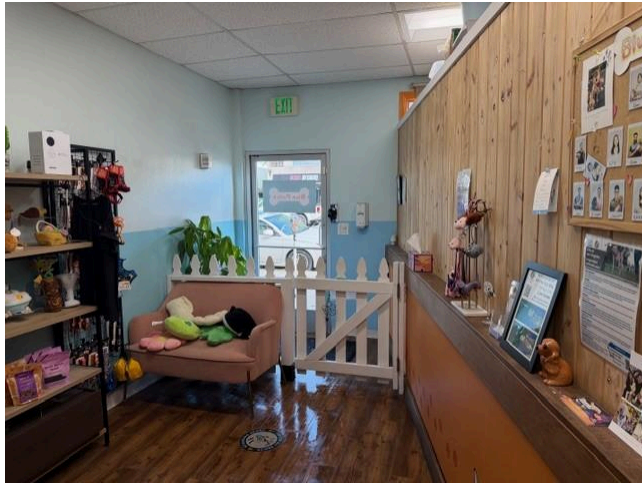
Zoning

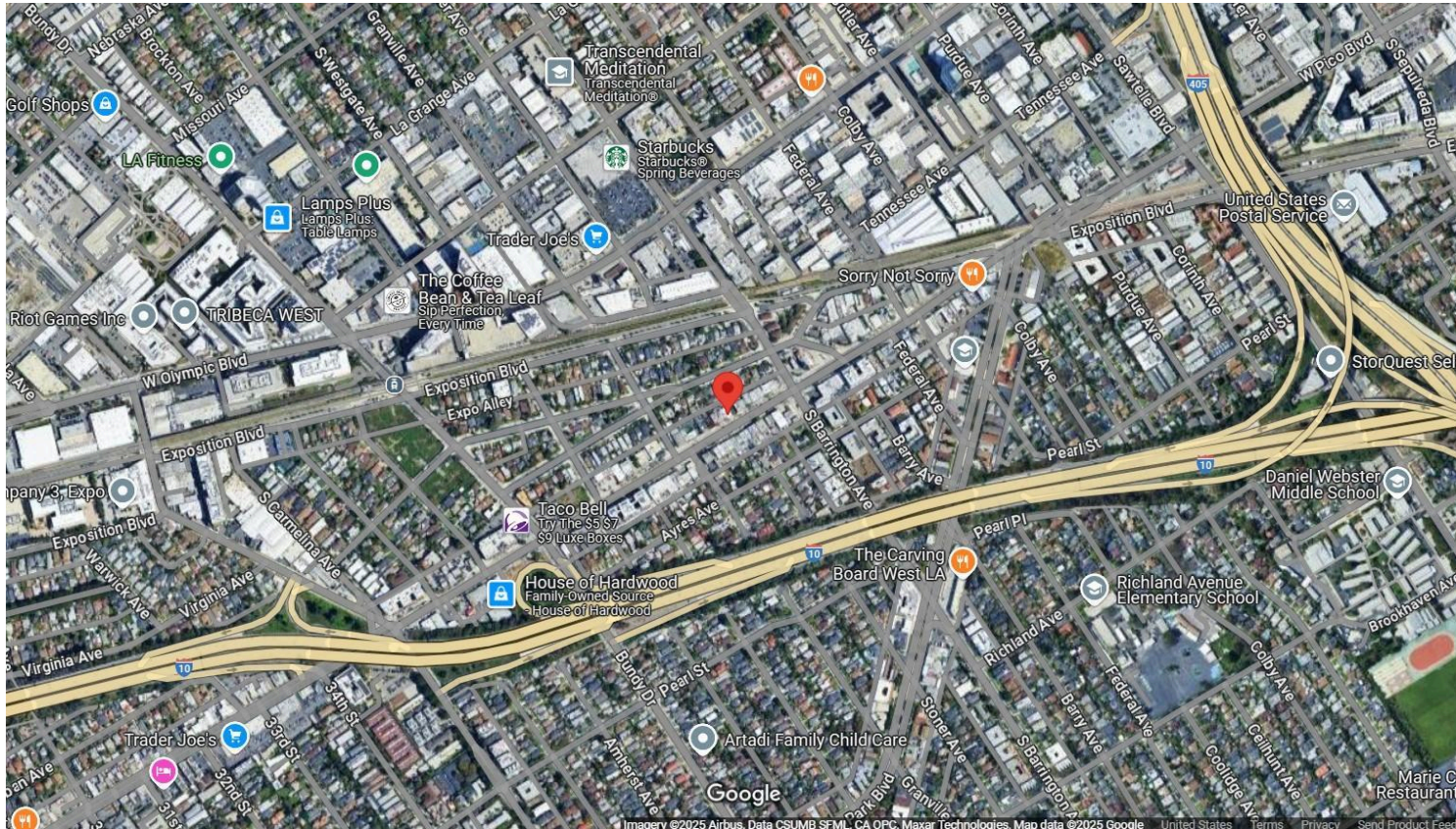
- C2-1VL (Buyer is advised to verify zoning and allowable uses).

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 run on Pico Boulevard







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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.