PRICE REDUCTION!

RETAIL BUIDLING FOR SALE OR LEASE

West Los Angeles Owner/User Retail



11822 - 11824 West Pico Boulevard Los Angeles CA 90064

MUSELLI COMMERCIAL REALTORS

www.muselli.net

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

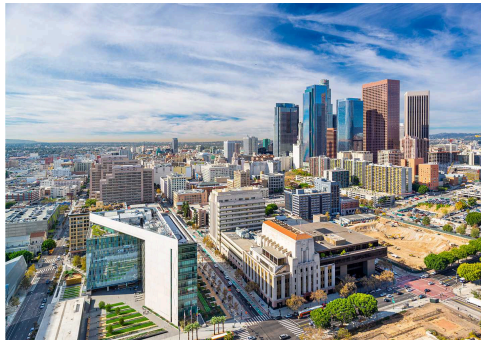
11822 - 11824 West Pico Boulevard Los Angeles CA 90064

Museli Commercial Realtors is pleased to present a rare opportunity to own a freestanding commercial building for exclusive single-tenant occupancy in the heart of West Los Angeles, just west of Barrington.

Located along the highly trafficked Pico Boulevard corridor in the desirable Sawtelle neighborhood, 11822 W. Pico Blvd offers exceptional visibility, a Walk Score of 94, and easy access to the Westside's premier residential and commercial communities. Surrounded by popular restaurants, retailers, and a strong daytime population, the property provides an ideal setting for a flagship showroom, creative office, wellness concept, or retail destination.

Price/Lease Rate: ~~$1,900,000.00~~ **$1,750,000.00**
$3.25/sf NNN. **Available 1/1/2027**

Size:
Building Size: Approximately 1,975 SF per assessor records.
Lot Size: Approximately 2,748 SF per assessor records.



Parking: 2 parking spots in the rear of the building. Ample metered and street parking.

Highlights:
Reception area
Large open studio space
Exposed wood beams
3 back offices
2 large restrooms

Ideal Uses: Creative Office • Showroom • Retail Flagship • Wellness • Design Studio • Professional Services • Boutique Fitness • Specialty Food • Beauty & Personal Care



APN:
4259-039-004

Current Tenant: The Pilates Cave: Lease expires 12/31/2026 with no options to renew.

Zoning: C2-1VL. Buyer is advised to verify zoning and allowable uses.

Demographics:
620K+ population within 5 miles
$119K median household income within 5 miles
$1.1M+ median home values
35K+ residents within 1 mile
94 Walk Score
Strong daytime population
Prominent Pico Blvd visibility

MUSELLI
COMMERCIAL REALTORS

Photos

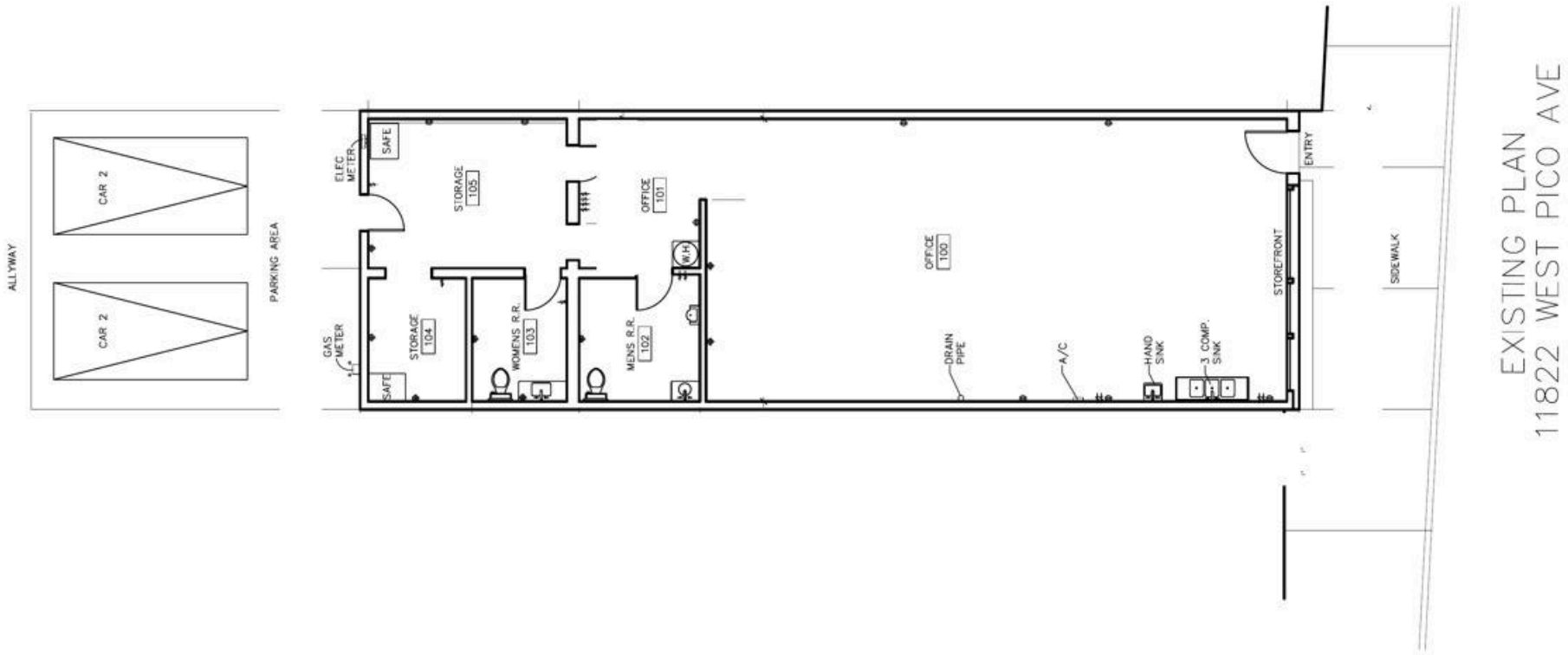








FLOOR PLAN



*Floorplan is not 100% accurate

MUSELLI
COMMERCIAL REALTORS

Location Map



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.