

RETAIL PROPERTY AVAILABLE FOR LEASE IN WEST LOS ANGELES

Rate Reduced!



**Rendering of exterior*



10956 - 10964 Pico Blvd
Los Angeles, CA 90064

PREMISES 10956 Pico: ± 1,400 SF - Retail
 10964 Pico : ± 800 SF - Retail
 Total Building: ± 2,200 SF
 Outdoor Space: ± 1,464 SF
 Can be leased separately

TERM 3 - 5 Years

RATE \$3.75/NNN

PARKING Eleven (11) spaces total - five (5) parking spaces in rear alley and six (6) onsite outdoor parking spaces. Curb cut on Pico goes directly to alley, drive through potential

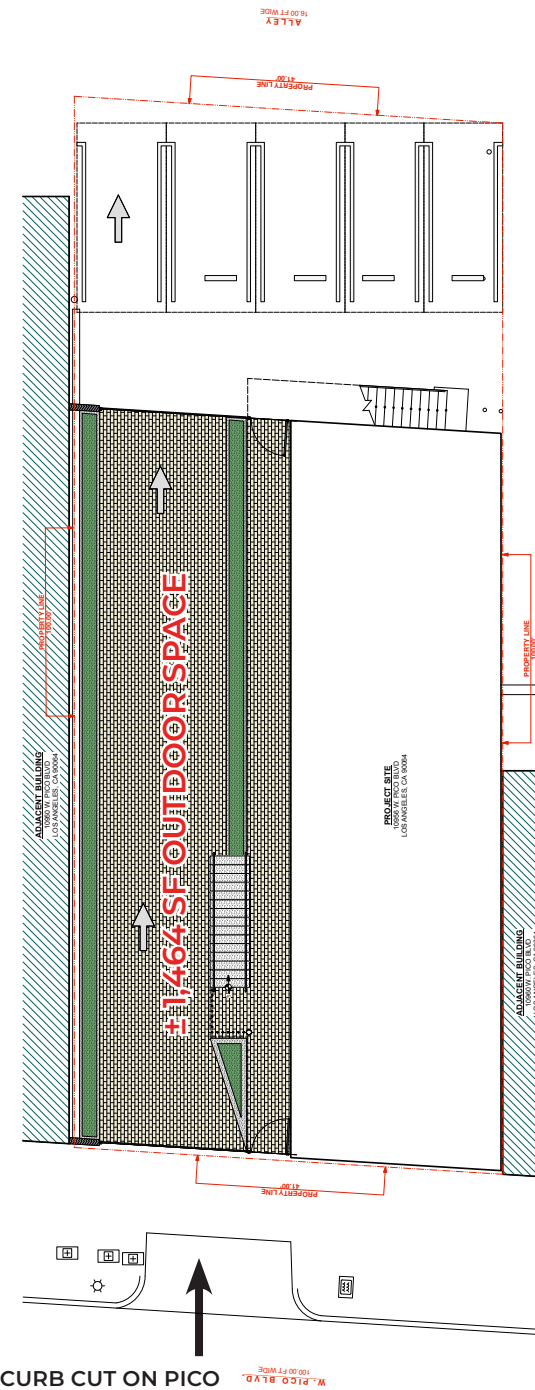
TI ALLOWANCE Available to qualified tenants

- FEATURES**
- Great signalized corner location at Pico and Veteran
 - Major interior and exterior renovation in progress
 - New store front windows
 - New HVAC
 - New paved lot
 - Grandfathered monument sign

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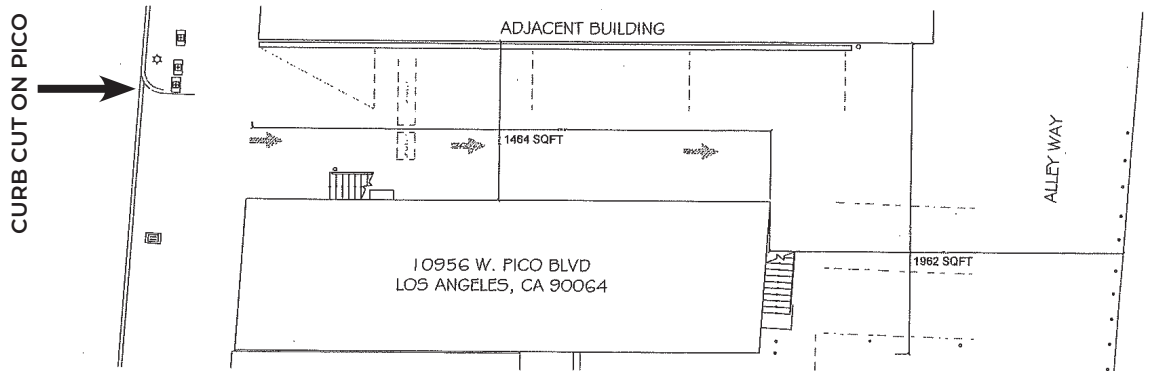
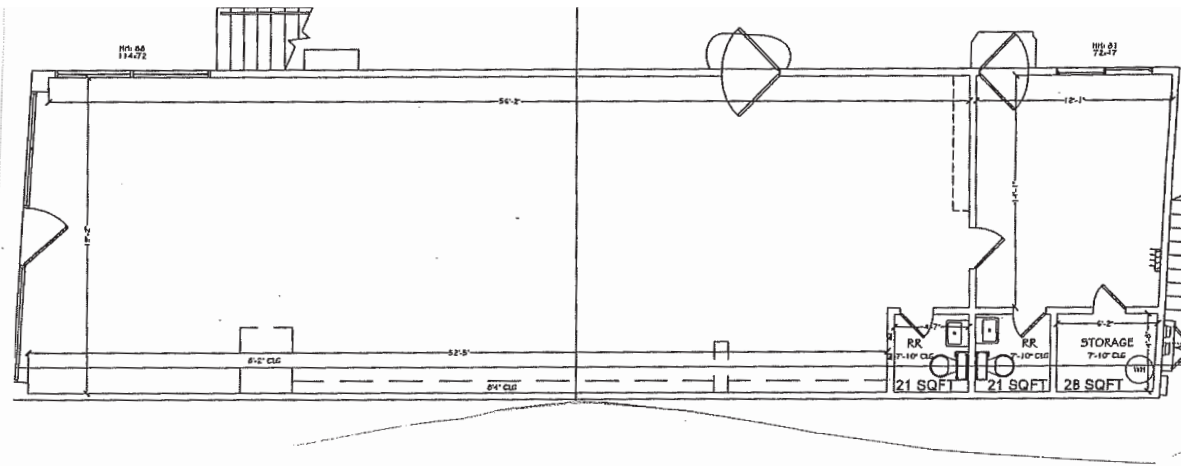
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10956 PICO BLVD



First Floor Retail

- Approximately 1,400 SF
- 2 Bathrooms
- Office and storage rooms
- High ceilings
- Concrete floors
- Large display storefront windows
- 7 Parking spaces

Plus Approximately 1,467 SF Enclosed Year Open Area Included in Price:

- Retail space opening to outside open area
- Enclosed outdoor space curb cut on Pico to enclosed yard
- Curb cut on Pico creates a drive through to serve retail tenants

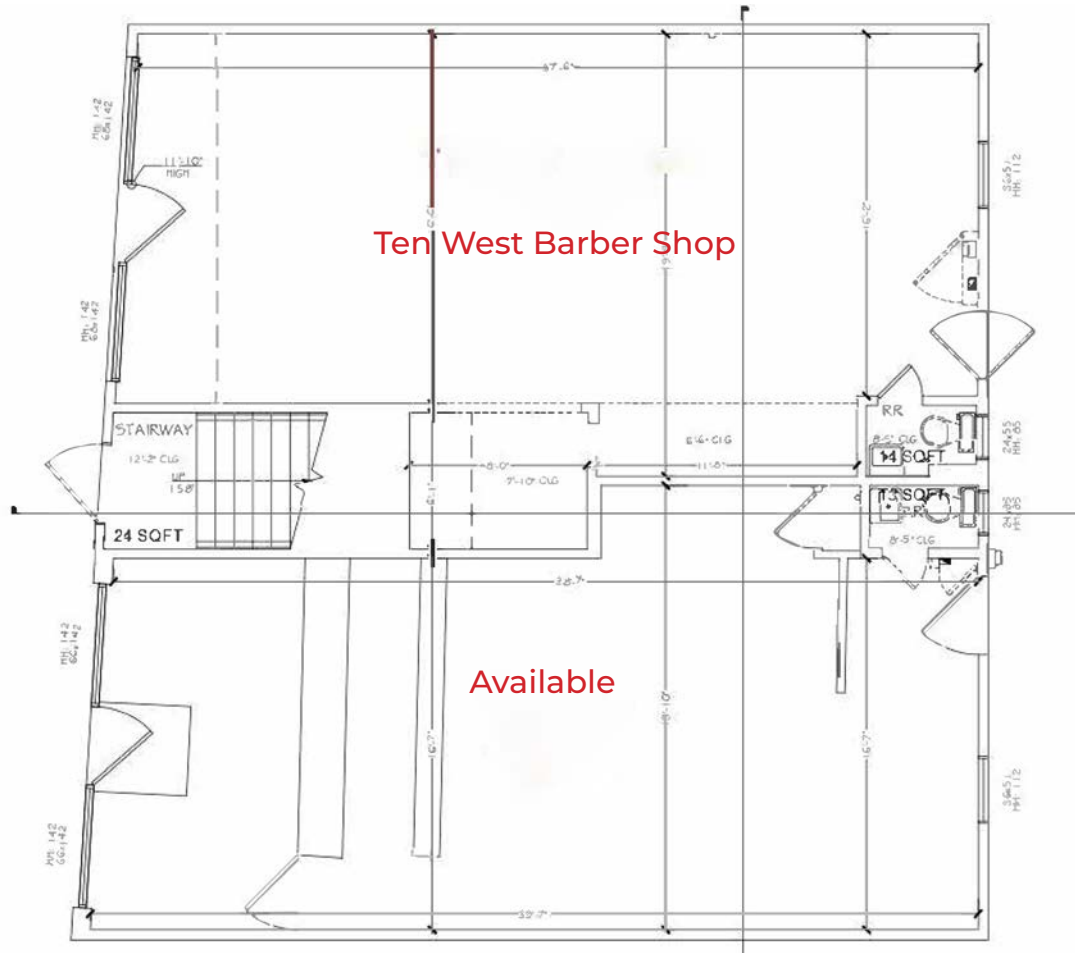


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10964 PICO BLVD



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NEARBY DEVELOPMENTS



The site of the former Norm's restaurant to be built into a 6 story, 89-unit apartment building

[0.1 mi away]

595-unit multifamily complex with 15,000 SF of commercial space

[0.3 mi away]



UCLA Research purchases Westside Pavilion for expansion of Scientific research

[0.7 mi away]

Creative office campus West End - 234,089 SF

[0.9 mi away]



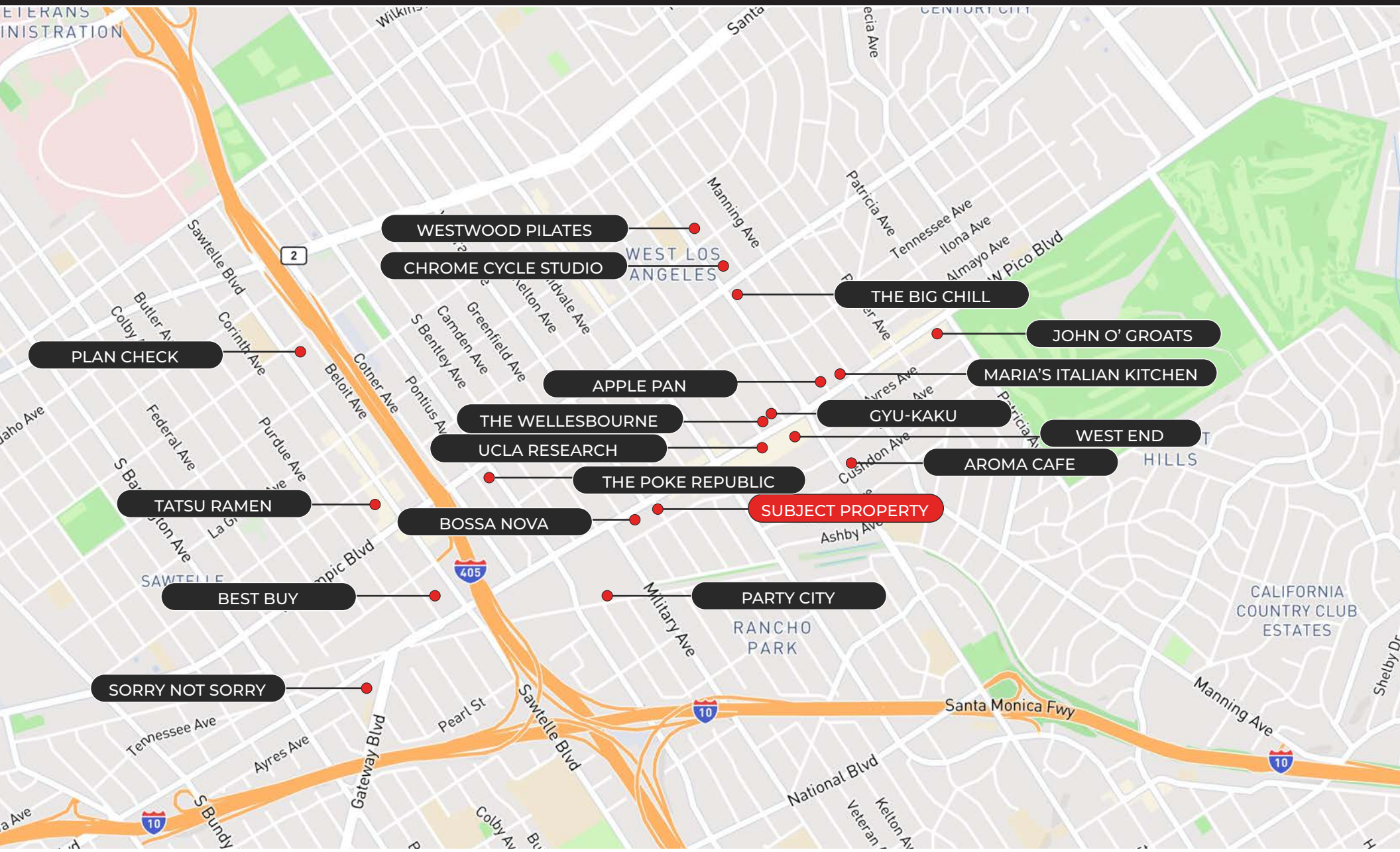
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AMENITIES MAP



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