

PRIME WEST LOS ANGELES RETAIL BUILDING FOR SALE \$3,500,000.00

3,000* +/- SQ. FT. OF BUILDING ON 5,499* +/- SQ. FT. OF LAND



10580 PICO BOULEVARD, WEST LOS ANGELES, CA 90067

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

* Buyer to Verify

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

“PRIME” WEST LOS ANGELES RETAIL BUILDING FOR SALE

LOCATION:	10580 Pico Boulevard West Los Angeles, Ca 90067 (Between Prosser & Manning Avenues)
TENANCY:	See attached rent roll
BLDG. & LOT SIZE:	3,000* +/- sq. ft. of building on 5,499* +/- sq. ft. of land
A.P.N. #:	4318-003-003
PRICE & TERMS:	\$3,500,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LA-C2-1VL* - 1955*
PARKING:	Ten (10) parking spots onsite in rear lot in addition to ample street parking available (Tandem parking)*
SIGNAGE:	Excellent existing signage
COMMENTS:	This sale offers a rare opportunity to purchase a versatile retail property on prime Pico Boulevard!!! Building can be split into three (3) units. Investor or Owner-User opportunity as the current lease is short term. Strong surrounding demographics. New Google Campus nearby!!

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10580 Pico Blvd, Los Angeles, CA 90067

<u>Unit #</u>	<u>Tenant</u>	<u>SqFt</u>	<u>Rent</u>	<u>Rent PSF</u>	<u>Term</u>
10580	Book Store	3,000'***	\$9,000.00	\$3.00	7/31/2025*

\$9,000.00 monthly

\$108,000.00 annually

Expenses:

Taxes @ \$3.0mil	\$43,750.00
Insurance	<u>\$1,910.00</u>
	\$45,660.00

Current Net Income: \$62,340.00

Price: \$3,500,000.00

*No options on current Lease

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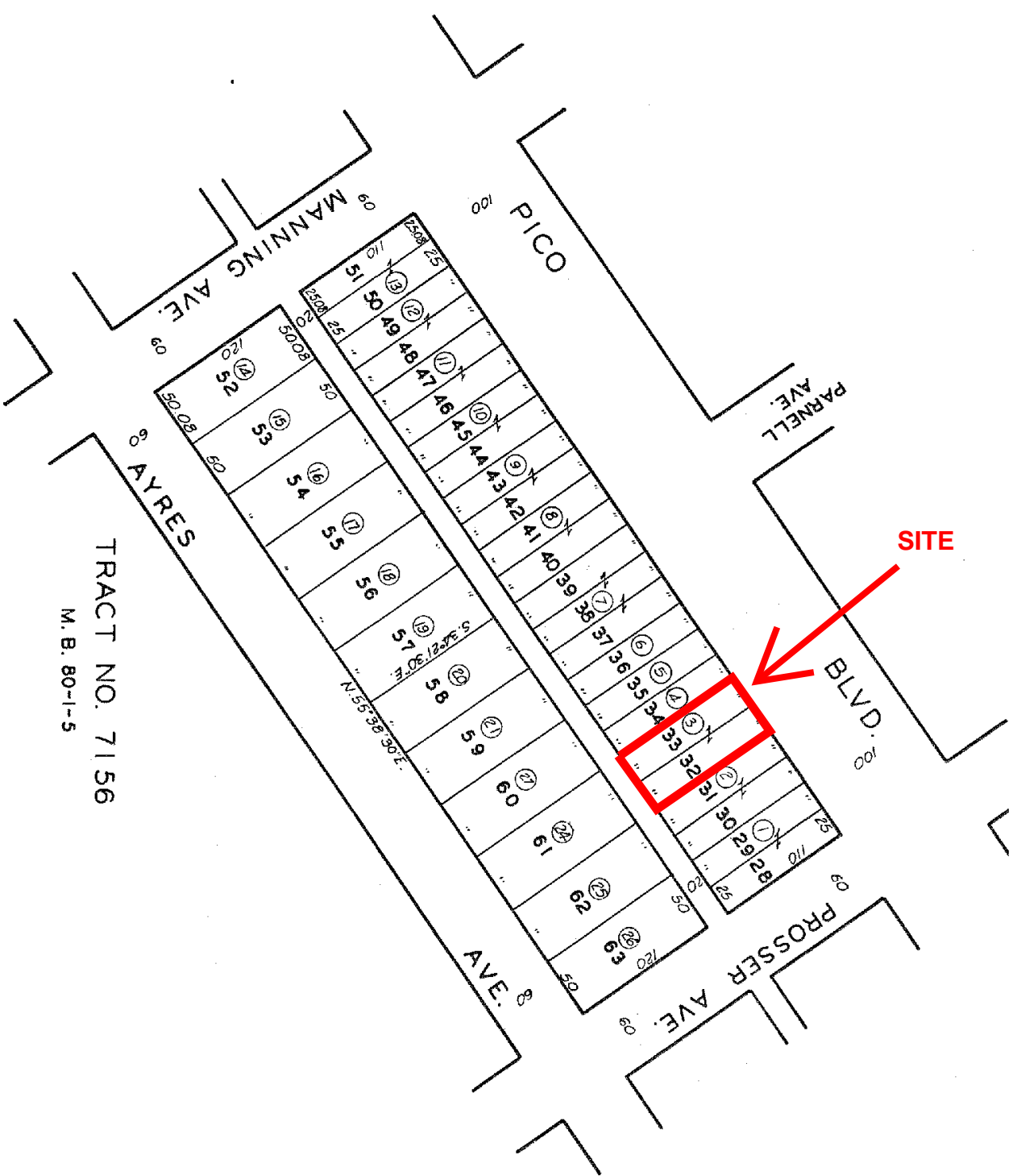
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FOR PREV. ASSM'T. SEE: 960 - 4

TRACT NO. 7156
 M. B. 80-1-5

10580 Pico Boulevard, West Los Angeles, Ca 90067