

PRIME WEST LOS ANGELES THREE (3) UNIT RETAIL BUILDING FOR SALE \$2,100,000.00

2,400* +/- SQ. FT. OF BUILDING ON 4,676* +/- SQ. FT. OF LAND



10941-43 PICO BOULEVARD, LOS ANGELES, CA 90064

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

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DRE: 00966353

Alex S. Paley

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DRE: 02073925

* Buyer to Verify

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

“PRIME” WEST LOS ANGELES THREE (3) UNIT RETAIL BUILDING FOR SALE

LOCATION:	10941-43 Pico Boulevard Los Angeles, Ca 90064 (Between Western & Kelton Avenues)
TENANCY:	See attached rent roll
BLDG. & LOT SIZE:	2,400* +/- sq. ft. of building on 4,676* +/- sq. ft. of land
A.P.N. #:	4322-009-018
PRICE & TERMS:	\$2,100,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LA-C2-1VL* - 1947*
PARKING:	Six (6) 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!!! Investor or Owner-User opportunity as one unit is vacant. Strong surrounding demographics. New Google Campus nearby!!

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10941-10943 Pico Blvd, Los Angeles, CA 90064

<u>Unit #</u>	<u>Tenant</u>	<u>SqFt</u>	<u>Rent</u>	<u>Rent PSF</u>	<u>Term</u>
10941	Salon/Spa	800'	\$3,191.00	\$3.99	1/31/2026*
10941 ½	Rug	800'	\$2,850.00	\$3.56	5/31/2026*
10943	Vacant	<u>800'</u> 2,400'**	<u>\$3,200.00</u> \$9,240.00	\$4.00	Vacant*

\$9,240.00 monthly

\$110,880.00 annually

Expenses:

Taxes @ \$2.1mil	\$26,250.00
Insurance	\$1,570.00
Water	<u>\$1,300.00</u>
	\$29,120.00

Net Income: \$81,760.00 @ 3.9% cap rate

Price: \$2,100,000.00

*No options on any Leases

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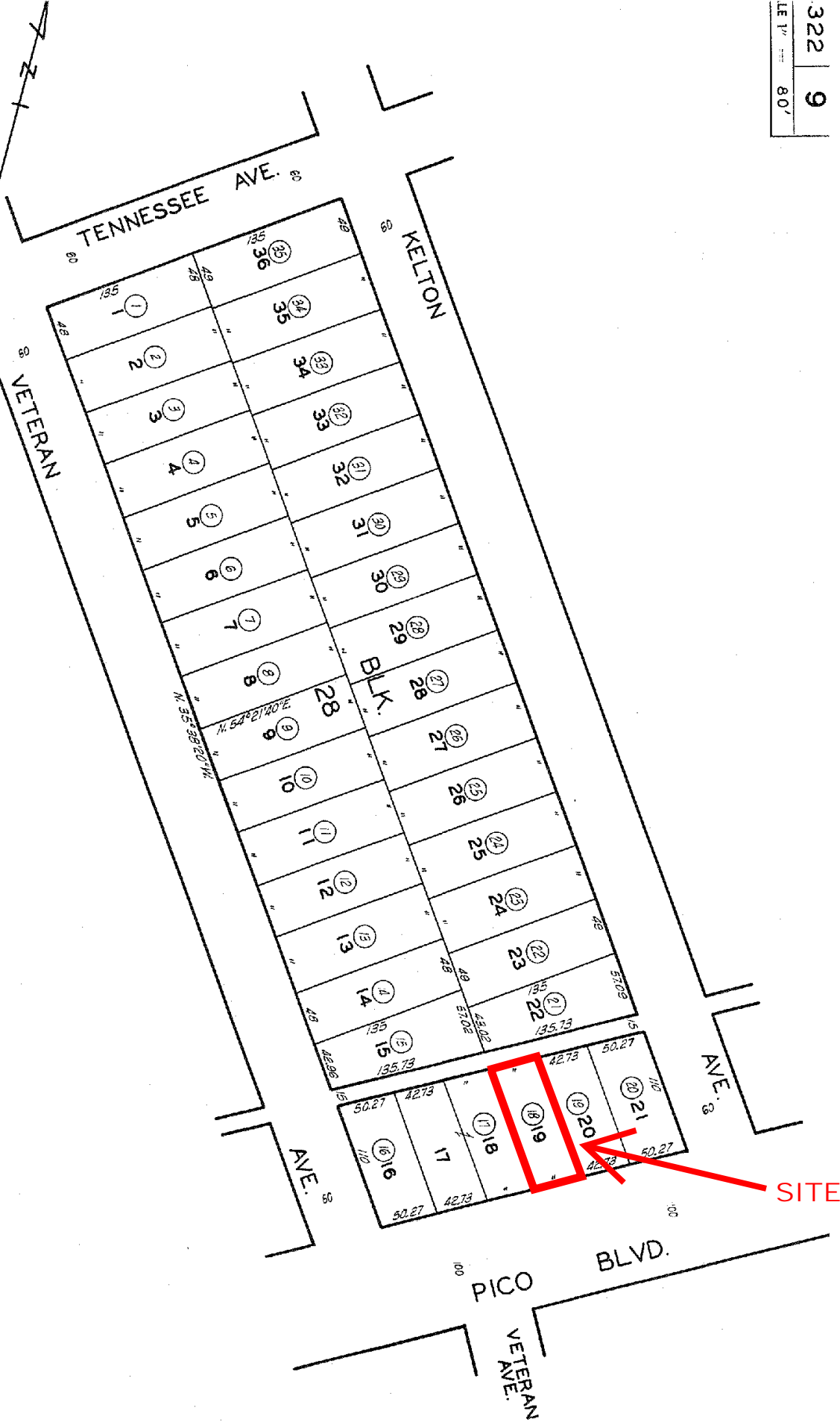
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CODE
 67

FOR PREV. ASSMT. SEE: 655-19

TRACT NO. 5609
 M. B. 60-34-36



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