

Excellent signage
facing two major
streets

8801

W. Pico Boulevard

Over 80,000 Vehicles
Per Day



PRIME PICO ROBERTSON LEASE OFFERING

conroy

PROPERTY SUMMARY

Address ❖ 8801 W Pico Blvd.

Property Type ❖ Retail – Single Tenant

Lease Rate ❖ **\$4.25 NNN (\$1.00/SF/Mo.)**

Year Built ❖ 1925

APN ❖ 4332-014-018

Rentable SF ❖ 2,400 SF

Total Building SF ❖ Approx. 10,753 SF

Lot SF ❖ Approx. 5,377 SF

Parking ❖ 4 Spaces (2 Tandem)

Zoning ❖ LAC2



WALKSCORE®



98

Walker's
Paradise

Daily errands
do not require a
car.



62

Good
Transit

Many nearby public
transportation
options



61

Very
Bikeable

Biking is
convenient for
most trips

AVE OF THE STARS

FOX SEARCHLIGHT
FOX SPORTS
FOX | STUDIO LOT
GRACIE FILMS
FX

CENTURY CITY

CENTURY CITY MEDICAL PLAZA
CAA
Fairmont
CENTURY PLAZA
LOS ANGELES
WATT
COMPANIES

WESTFIELD MALL

Westfield amc CENTURY CITY
bloomingdales NORDSTROM
macy's lululemon athletica

RODEO DRIVE

Dior
BALENCIAGA
SAINT LAURENT PARIS
LACOSTE

BEVERLY HILLS

GOLDEN TRIANGLE



La Bottega

Bolder Fitness

SIGNALIZED
CORNER

8801
W. Pico Boulevard

ALLEY ACCESS

ROBERTSON BLVD

PICO BOULEVARD

OVERVIEW

A rare opportunity to secure an anchor tenancy at 8801 W. Pico Boulevard—an exceptionally visible corner in Pico-Robertson. Approved for dental and medical use, the property is ideally suited for healthcare and wellness operators seeking long-term stability in a high-demand location.

Featuring expansive storefront windows, dual street exposure, and strong signage potential, the space offers a compelling platform for establishing a neighborhood anchor or flagship presence.



Highlights

- Prime signalized corner location in the heart of Pico-Robertson
- Fully approved for dental and medical use
- Exceptional visibility with dual street frontage and expansive storefront windows
- Prominent signage opportunities facing two major thoroughfares
- Exposure to over 80,000 vehicles per day
- Located within a dense infill residential market with strong household incomes
- Walk Score of 98 (“Walker’s Paradise”) with strong pedestrian activity
- Surrounded by established retail, dining, and neighborhood amenities
- Rare opportunity for a healthcare or wellness anchor tenancy in a supply-constrained market
- Convenient 27-car metered parking lot located directly behind the property
- Additional subterranean on-site parking available
- Ideal for dental, medical, cosmetic, wellness, or specialty healthcare operators
- Strategic central Los Angeles location with convenient access to Beverly Hills, Mid-City, West Hollywood, and Century City

8801 W Pico Boulevard



Facing 2 major streets



Rear Parking Lot





Interior Layout



PICO ROBERTSON

A High-Demand West Los Angeles Multifamily Submarket



Pico-Robertson is a centrally located West Los Angeles neighborhood positioned just south of Beverly Hills, east of Century City, and north of the I-10 Freeway. The area benefits from excellent regional connectivity via Pico Boulevard, Robertson Boulevard, La Cienega Boulevard, and nearby freeway access, allowing convenient commutes to major employment centers including Beverly Hills, Century City, Culver City, West Hollywood, and Downtown Los Angeles. This strategic location makes Pico-Robertson particularly attractive to renters seeking proximity to high-density job hubs without sacrificing neighborhood character. The neighborhood is widely recognized as the heart of Los Angeles' Jewish community and features a strong concentration of kosher markets, restaurants, synagogues, schools, and cultural institutions. West Pico Boulevard and South Robertson Boulevard serve as the primary commercial corridors, offering a walkable mix of neighborhood-serving retail, dining, and services, while the surrounding residential streets maintain a quieter, community-oriented feel. This balance of walkability and residential stability supports long-term tenancy and consistent renter demand.



PREMIER WESTSIDE LOCALE

Despite its low-key profile, Pico-Robertson is defined by one of the strongest and most cohesive cultural identities in the city. Along Pico Boulevard east of Robertson Boulevard, kosher delis, bakeries, specialty markets, and synagogues line the street, creating a vibrant corridor rooted in decades of tradition and community. This cultural backbone provides the neighborhood with a distinct sense of place that is rarely found in more transient urban submarkets.

Just off the main corridors, residential streets such as Corning Street, Bedford Street, and Shenandoah Street transition into a quieter, highly walkable environment dominated by multifamily housing. These blocks are densely populated by young professionals and long-term renters who value Pico-Robertson's central location and convenient access to nearby employment hubs including Beverly Hills, Century City, Culver City, and West Hollywood. The combination of cultural depth, walkability, and proximity to major job centers continues to support strong multifamily demand and long-term neighborhood stability.



AREA PROFILE

Multifamily demand in Pico-Robertson is driven by its central location, cultural amenities, and proximity to major employment nodes in professional services, healthcare, entertainment, and technology. Renters are drawn to the neighborhood's walkability, access to daily necessities, and proximity to parks, schools, and community institutions. Ongoing infill development and mixed-use projects along Pico Boulevard signal continued investor and developer interest, particularly for upgraded or repositioned assets.

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
KAISER PERMANENTE	• 6,184
SONY PICTURES STUDIOS, INC.	• 4,600
CBS BROADCASTING	• 3,500
CA HOSPITAL MEDICAL CENTER	• 3,000
HBO	• 1,650
CENTINELA HOSPITAL	• 1,500
TBWA/CHIAT/DAY	• 1,300
RALPHS	• 1,206
CEDARS-SINAI	• 1,201



World-Class BRANDS



GUCCI



Dior

SAINT LAURENT
PARIS

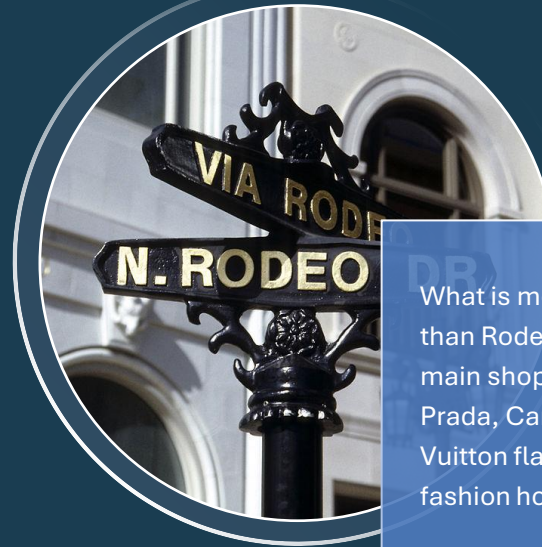
THE PENINSULA
BEVERLY HILLS

The
Beverly
Hills

the
BEVERLY HILTON®



Nearby Landmarks



Rodeo Drive

What is more synonymous with Beverly Hills than Rodeo Drive, the city's world-renowned main shopping district? House of Givenchy, Prada, Cartier, Chanel, Gucci and the Louis Vuitton flagship stores are just a few of the fashion houses in the easily walkable area

The City of Beverly Hills features 16 hotels with nearly 2,400 rooms in a variety of styles, price points, and options—from Five Star, Five Diamond fullservice suites to European-style boutique properties. Legendary hotels with star-studded histories provide an immersive Old Hollywood experience

Luxury Hotels



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