

INVESTMENT OPPORTUNITY

AVAILABLE ±2,770 SF FOR SALE

8955 W PICO ST. | LOS ANGELES | CA

FOR MORE INFORMATION PLEASE CONTACT:

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CADRE #00783821


COMMERCIAL REAL ESTATE SERVICES

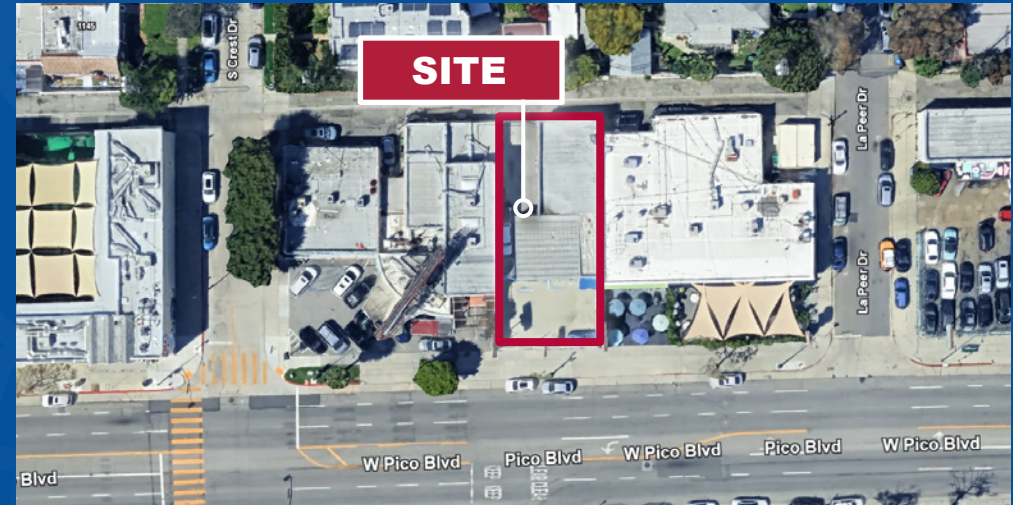
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PROPERTY HIGHLIGHTS

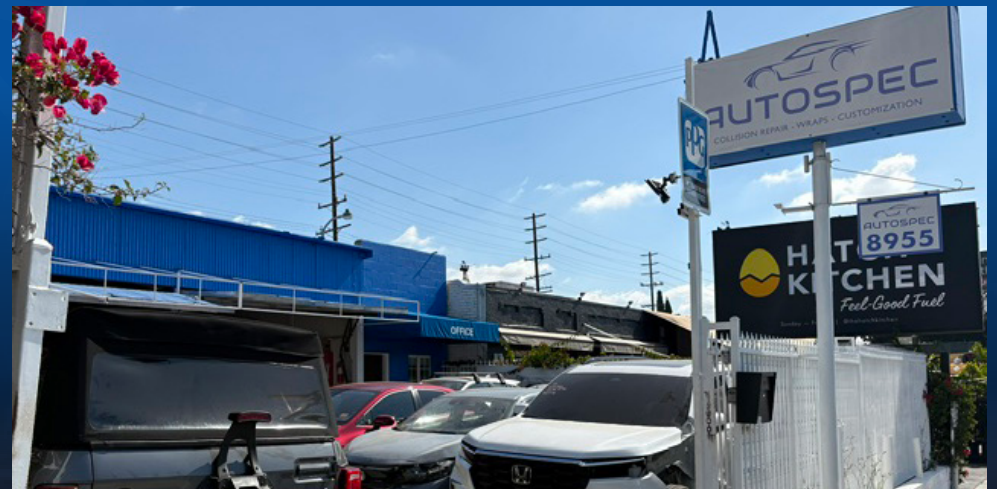
- Property is in the heart of Pico-Robertson Area. One of the most established and densely populated areas in west Los Angeles. This neighborhood serves the residential area of Beverly Hills and Century City.
- Pico Blvd is East-West thoroughfare with heavy traffic
 1. Prime Pico - Robertson area. Pico-Robertson corridor is extremely low turnover with considerable foot traffic
 2. Zoning: C4-1VL-O zoning supports increased floor area ratios and generous height limits, making it an ideal candidate for a multi-story mixed-use development
 3. Demographics: 2-mile radius population of over 320,000; High-income area
- With four years remaining, the lease generates \$13,390 monthly (\$160,700 annually) on a NNN basis, representing a 5.10% cap rate
- APN # 4332-008-002
- Lot Size: 50' x 110', ±5,500 SF
- Building Size: ±2,770 SF
- **Asking Price: \$3,150,000**



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PHOTOS



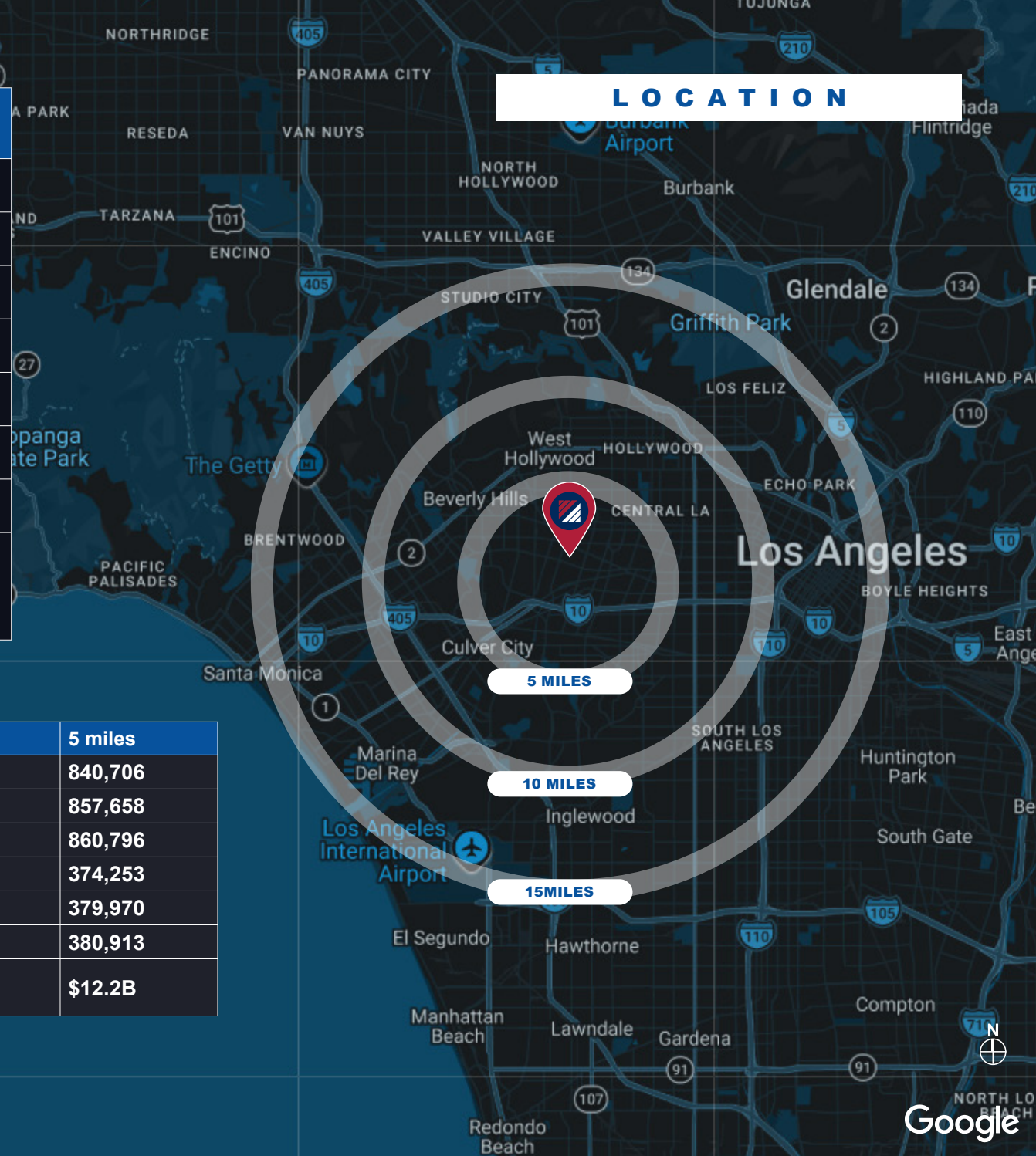
PROPERTY INFO

Building Size	±2,770 SF
Lot Size	±0.13 SF
Year Built	1949
Construction	Wood Frame
Zoning	C4-1VL-0
Frontage	Pico Blvd
Type	Auto Repair
Location	Excellent Positioning Along Highly Traveled Pico Boulevard Corridor

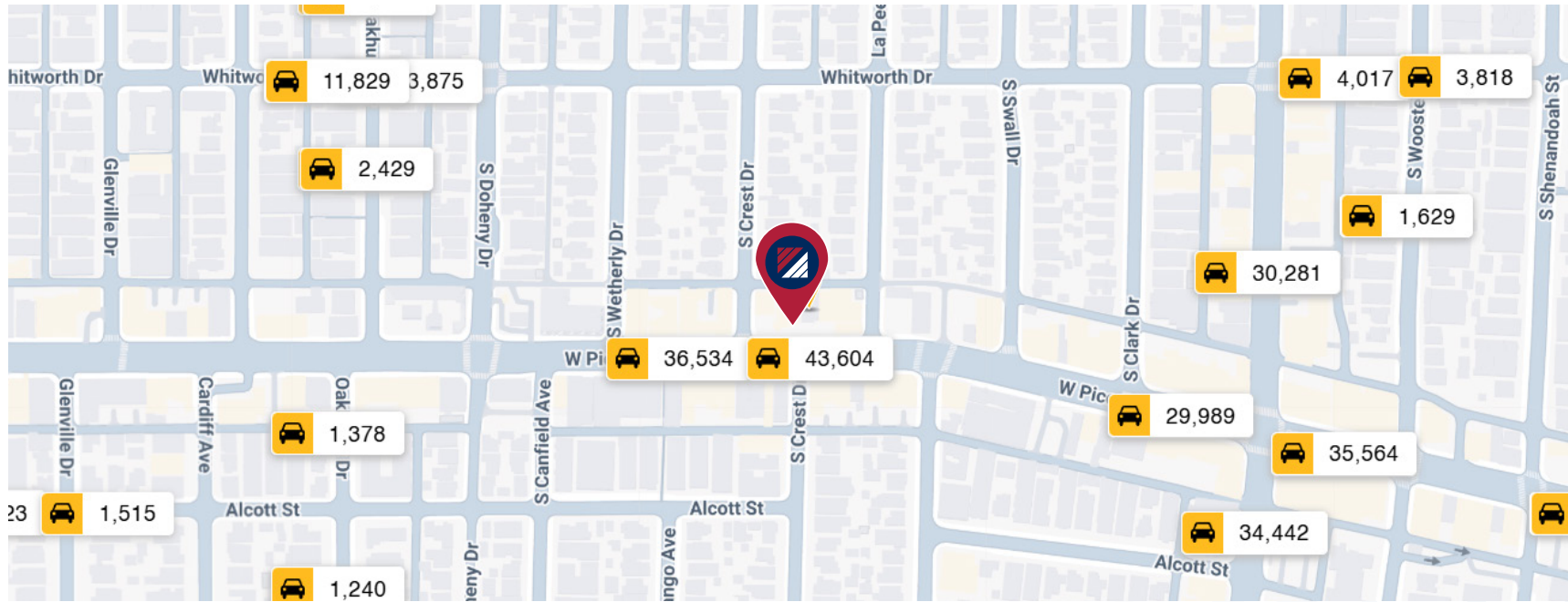
DEMOGRAPHICS

	1 mile	3 miles	5 miles
2020 Population	44,603	325,044	840,706
2025 Population	44,135	328,840	857,658
2030 Population Projection	43,984	329,415	860,796
2020 Households	19,210	152,748	374,253
2025 Households	18,840	153,090	379,970
2030 Household Projection	18,736	153,009	380,913
Total Specified Consumer Spending	\$668.7M	\$5.2B	\$12.2B

LOCATION



TRAFFIC COUNTS

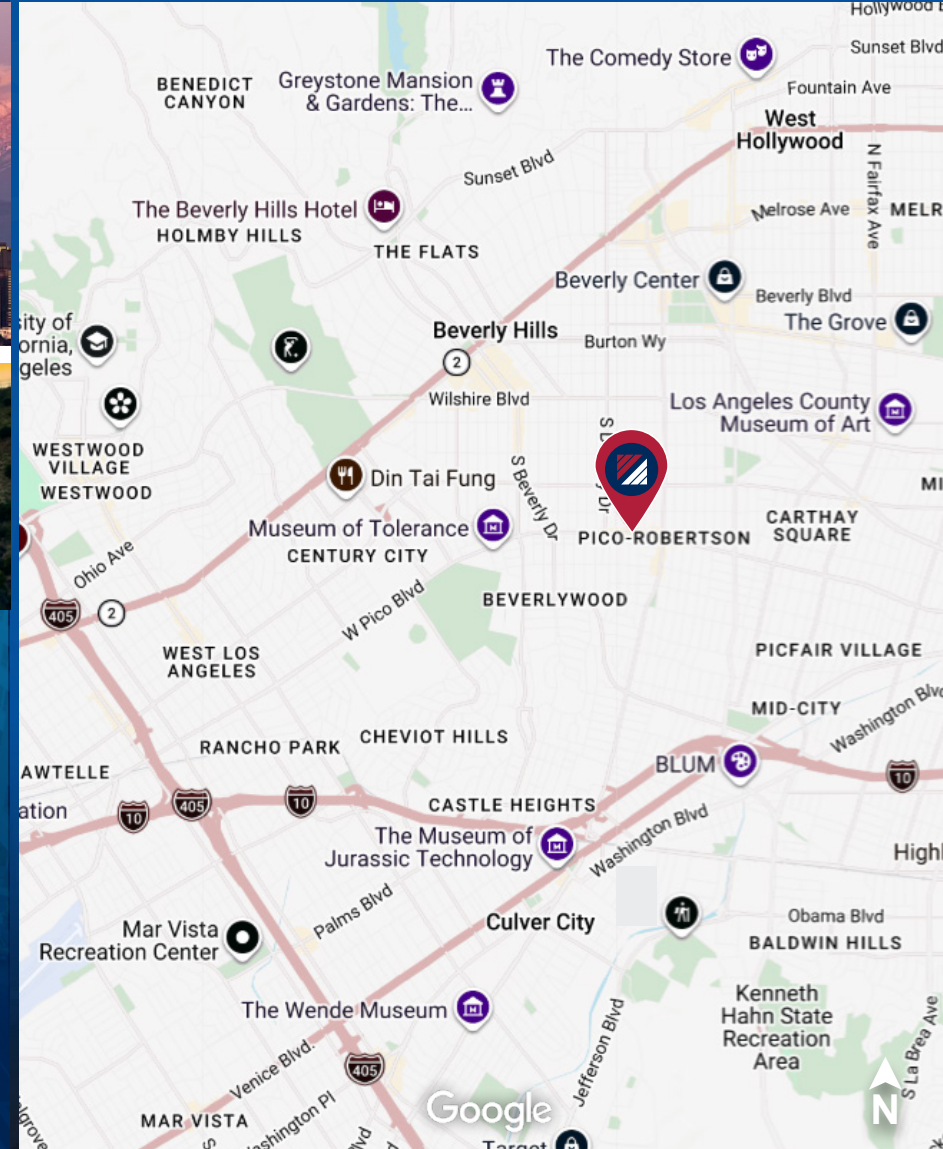


STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
W Pico Blvd	S Crest Dr W	42,864	2025	0.02 mi
W Pico Blvd	S Wetherly Dr W	36,547	2025	0.06 mi
W Pico Blvd	S Clark Dr W	29,558	2025	0.18 mi
S Oakhurst Dr	Whitworth Dr N	2,404	2025	0.21 mi
S Robertson Blvd	W Pico Blvd S	30,139	2025	0.21 mi
Whitworth Dr	S Oakhurst Dr W	13,711	2025	0.21 mi
S Oakhurst Dr	W Pico Blvd N	1,363	2025	0.22 mi
S Robertson Blvd	Alcott St S	34,281	2025	0.23 mi
S Canfield Ave	Cashio St S	1,662	2025	0.23 mi
Whitworth Dr	S Oakhurst Dr E	11,689	2025	0.24 mi

Traffic Counts data derived from CoStar

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ABOUT DOWNTOWN LOS ANGELES

Downtown Los Angeles (DTLA) spans approximately 5.84 square miles and serves as the economic heart of the city. It is home to over 500,000 residents and more than 100,000 businesses, ranging from tech startups to major multinational corporations. DTLA also employs more than 400,000 people across various sectors, including finance, entertainment, and manufacturing. The area's blend of historical charm and modern development makes it a key player in both the local and global economy, with a continually growing population and workforce.

GOLD ACCOUNT

ELEVATED PERSONAL BANKING

CALBANKTRUST.COM/GOLD

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