

# 10505 W Pico Blvd Los Angeles, CA, 90064 Dental/Medical office



List Price: \$3,050,000 | GBA 3,227 sqft | Lot 4,633 sqft



## Property Summary

List Price:	<b>\$3,050,000</b>
GBA SqFt:	<b>3,227 sqft</b>
Lot SqFt:	<b>4,633 sqft</b>
Year Built:	<b>1940</b>
Upgrades:	<b>2011-2024</b>
Parking:	<b>7 spaces</b>
Floors:	<b>1st- 1,605 sqft</b> <b>2nd- 1,017 sqft</b> <b>Storage- 605sqft</b>

## Executive Summary

This two-story dental/ medical office building at 10505 W Pico Blvd., located in LA Westside near Rancho Park/Century City area, presents a prime investment or owner-user opportunity. The building has been improved in a series of upgrades, currently functioning as a professional dental office. The high-quality remodeled office has a lobby, front desk workspace, treatment rooms,

lab rooms, private office, restrooms. There is a significant second floor with kitchen and staff dining room and a loft apartment. The property has a private gated parking lot. The ground floor professional office and 2<sup>nd</sup> floor apartment allows for flexible occupancy.

The affluent Westside-Rancho Park neighborhood is close to Westwood, Century City and Cheviot Hills. The property's high visibility on Pico Blvd. benefits from consistent high traffic volume and easy access.

The property offers an excellent opportunity for an owner-user or investor looking to secure a long-term location in one of LA's most desirable business districts.



## Property Information

- 1940 Original Building 1 story
- 1978 Remodel of original building adding 2nd flr. Dental office buildout with new wiring, plumbing, and alarm system.
- 2011 Major remodel of 1st floor and the addition of 7 car concrete parking lot, landscaping.
- 2014 Remodel of 2nd floor and loft apartment.
- 2023 New electric gate at parking lot and new roof.
- 2024 Building exterior remodeled with a new facade and new paint.

Dental Office is approximately 1,605 sqft plus storage and features:

6 treatment rooms, entry lobby, business office, private office, sterilization room, laboratory, patient bathroom, and private bathroom.

The 2nd floor is approximately 1,017 sqft not including loft and features:

Staff lunchroom with kitchen, bathroom, large attic storage room, Loft apartment with separate entrance, living room, kitchen, upstairs bedroom, private bathroom, wall to wall closet, 3 small storage rooms. The loft bedroom was built according to code but without a building permit.

The building was used as a dental practice. The property is now vacant and ready for your imagination or keep it as medical space . Previous rent was \$9,250 per month NNN.



# Property Layout



FLOOR 1