

# 10505 W Pico Blvd

Los Angeles, CA, 90064

Price: **\$3,050,000**  
GBA: **3,227 SF**  
Lot: **4,633 sqft**  
Year Built: **1940**  
Upgraded: **2011-2024**  
Floors: **2**  
Use: **Dental / Medical**  
Parking: **7 Spaces**



**For  
Sale**

## About the Property

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, and restrooms. The affluent Westside-Rancho Park neighborhood is close to Westwood, Century City and Cheviot Hills. 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.



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## 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.
- 7 Parking spots off the alley.

