

# FOR SALE



**Boutique 2-Story Creative Office/Retail Environment**  
Central Silicon Beach / West LA Location

**11605 W. Pico Blvd**  
Los Angeles, CA 90064



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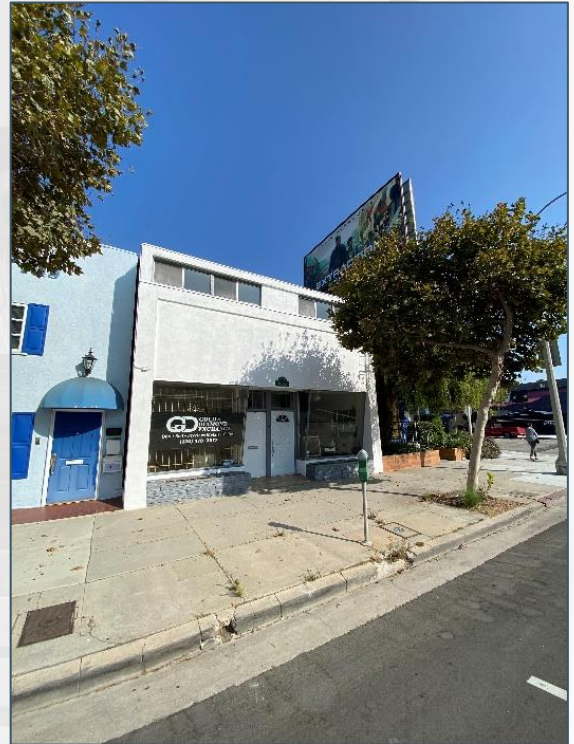
# Property Description

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The subject property consists of a two-story retail / office building located in West Los Angeles between Barrington Ave and Sawtelle Blvd on Pico Blvd, just west of the 405 Freeway.

This prime westside location is just one mile west of Google's new office project at the former Westside Pavilion, and offers easy access to both the 10 and 405 Freeways. This location also provides convenient access to Santa Monica and Venice beaches (Silicon Beach). This expanding area is home to many new residential and multifamily buildings and commercial developments, including urgent care and surgical centers in the immediate area.



The subject property is configured for two tenants, side by side, on the ground floor and offers an open office upstairs which includes a small kitchen and restroom with shower. Additionally, the property has supplemental storage in the rear yard accessible via the alley. There have been several 2019 upgrades to the property including roof refurbishment, exterior and interior painting, flooring and fixtures.

This is an excellent opportunity for an owner / user to own their own location in West Los Angeles.

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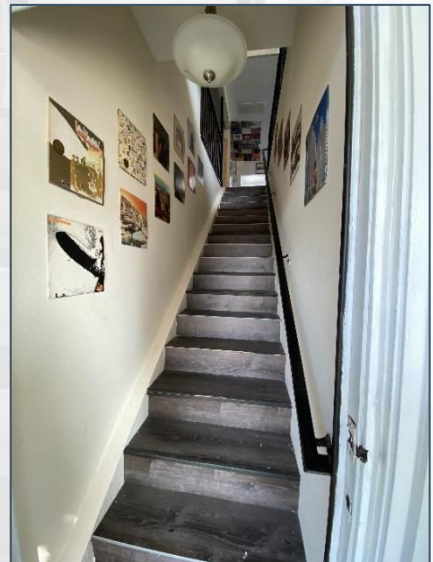
**Sale Price:** \$2,495,000  
**Building Size:** 2,326 SF  
**Lot Size:** 2,546 SF  
**APN:** 4260-027-022  
**Zoning:** LAC2  
**Year Built:** 1953



## Description:

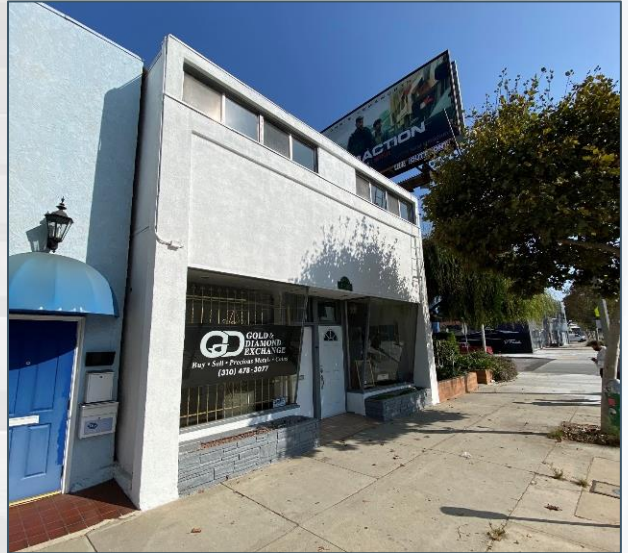
- Multi or Single tenant creative space / retail storefront presence
- Owner/User opportunity with income
- 2019 renovation including roof
- Operable upstairs windows
- Spacious open upstairs kitchen
- Restrooms on both floors including private shower
- Existing Recording Studio & ISO booth
- Additional outside storage buildings
- Yard & parking (3:1,000 possible).
- Three (3) separate 200 Amp, 240 Volt power service
- Immediate access to the 10 & 405 Freeway
- Nestled in between the Expo Sepulveda and Expo Bundy Metrorail stations
- Abundant restaurant and residential in the immediate area (Walk Score=92)

\* Per public records.



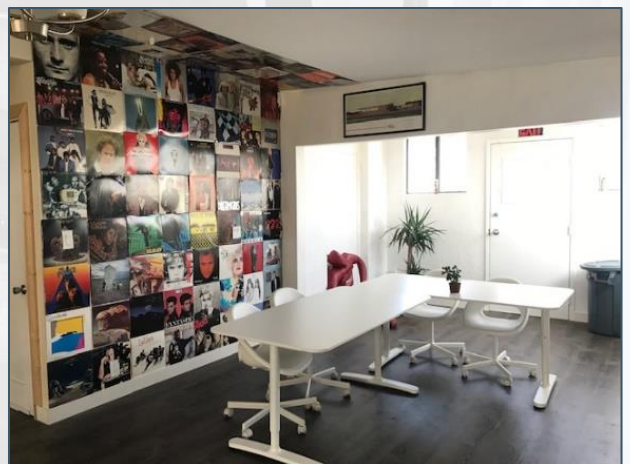
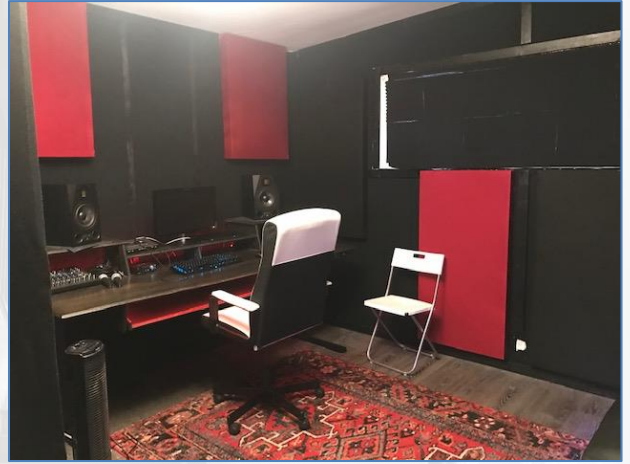
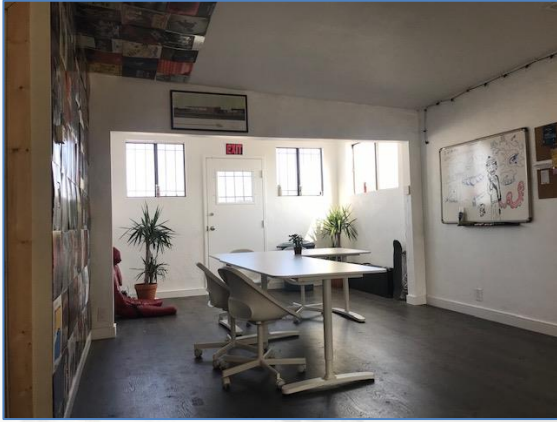
# Photos

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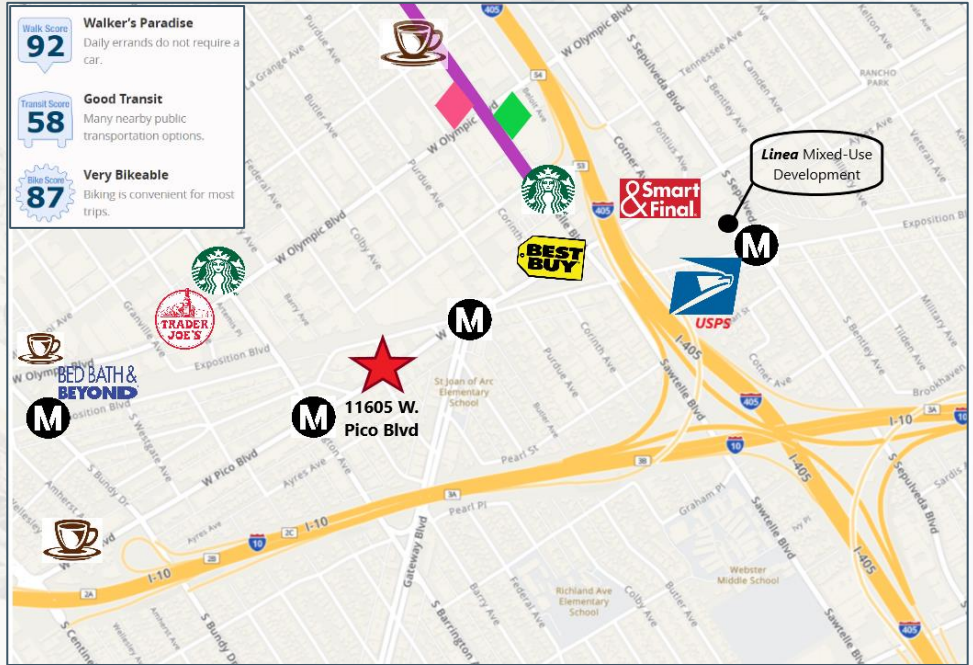
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# Location

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Conveniently located approximately ¼ mile from the 405 & 10 freeways.



Restaurants within walking distance (approx. 1,000 feet) include:

- |               |                  |
|---------------|------------------|
| Mori Sushi    | Pho Fever Bistro |
| Don Antonio's | Cheng Du Chinese |
| The Talpa     | That Pizza Place |
| Coco King     | Ciccero's        |
| Chutneys      | Subway           |

The **Silicon Beach** area is home to leading technology companies and other corporate giants such as Google, Hulu, Ring, Red Bull, Snapchat, Oculus VR, Beachbody, Riot Games, Thrive Market, The Honest Company, Dollar Shave Company, and LegalZoom, among others.

Restaurant Row is home to dozens of restaurants and cafes along a 3-block stretch of Sawtelle.

-  *The Olympic Collection*
-  **One WESTSIDE**

Other major technology companies that opened offices in the region include Yahoo!, YouTube, BuzzFeed, Facebook, Salesforce, AOL, Sony, MySpace, Amazon.com, Apple, and Netflix.



*Linea Mixed-Use Development*



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