

PRIME RETAIL SPACE FOR LEASE- ±1,000 SF

JACOUES
Michael
Salon
(310) 234-0341
Parking In Rear

YOUR
SIGN
HERE



10739 W PICO BLVD, LOS ANGELES, CA 90064

cag | COMMERCIAL
ASSET GROUP

- . LOCATION LOCATION LOCATION!!! PRIME WESTSIDE RETAIL SPACE
- . DIRECTLY ACROSS THE STREET FROM THE NEW +/-600,000 SF GOOGLE WESTSIDE OFFICE FACILITY PROJECTED TO OPEN IN 2022
- . FREE STANDING BUILDING WITH GREAT STREET FRONTAGE AND EXCELLENT SIGNAGE
- . RECENTLY RENOVATED INTERIOR AND WITH BRAND NEW STORE FRONT
- . HIGH TRAFFIC COUNT (IN EXCESS OF 54,000 VEHICLES PER DAY)
- . GREAT AMENITIES ALONG PICO BOULEVARD - INCLUDING THE FAMOUS APPLE PAN

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AVAILABLE SPACE

±1,000 SF

TIMING

IMMEDIATELY

RENTAL RATE

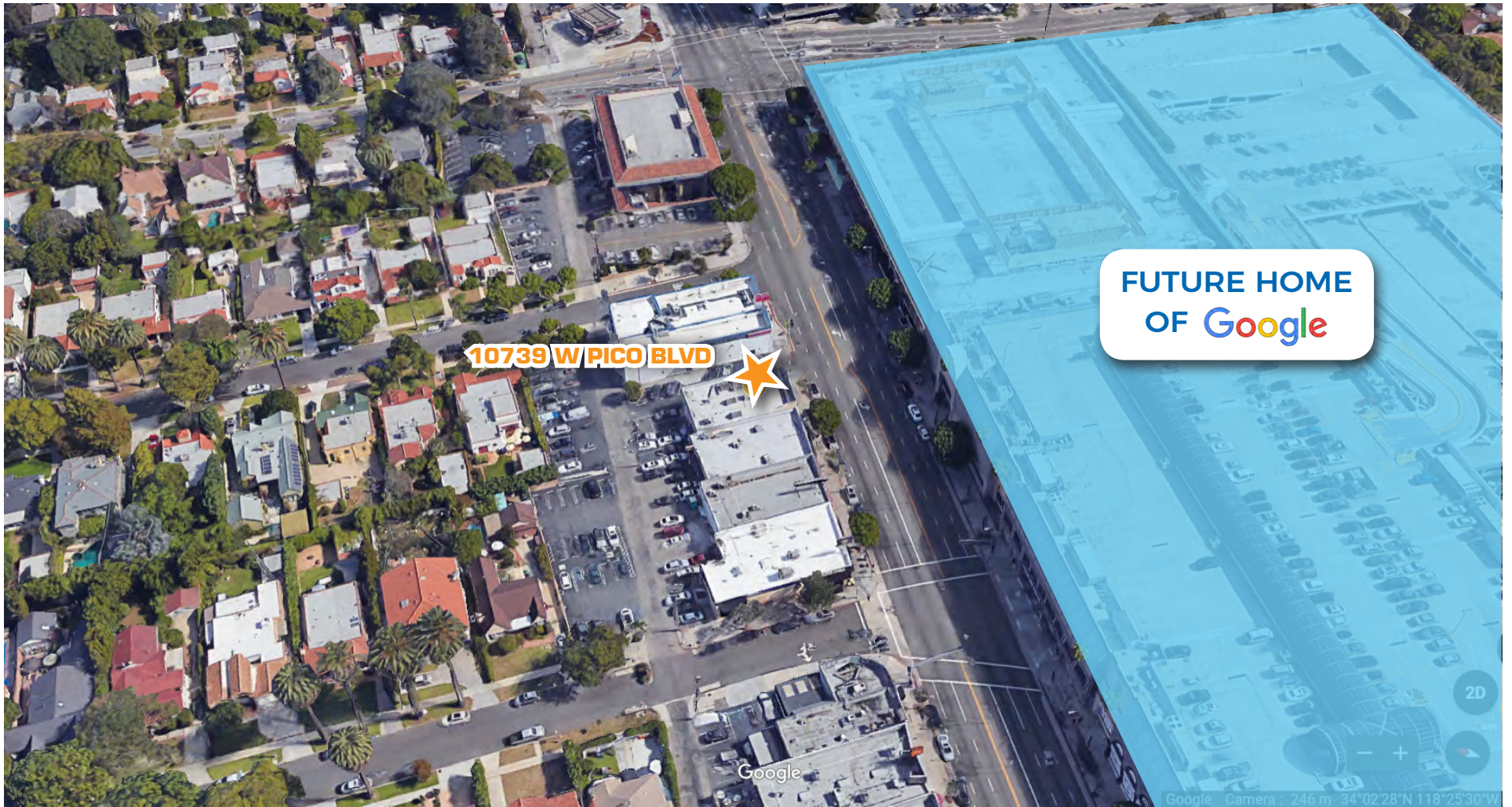
\$3.85 PSF/NNN

NNN=APPROX. \$0.78 PSF/MONTH

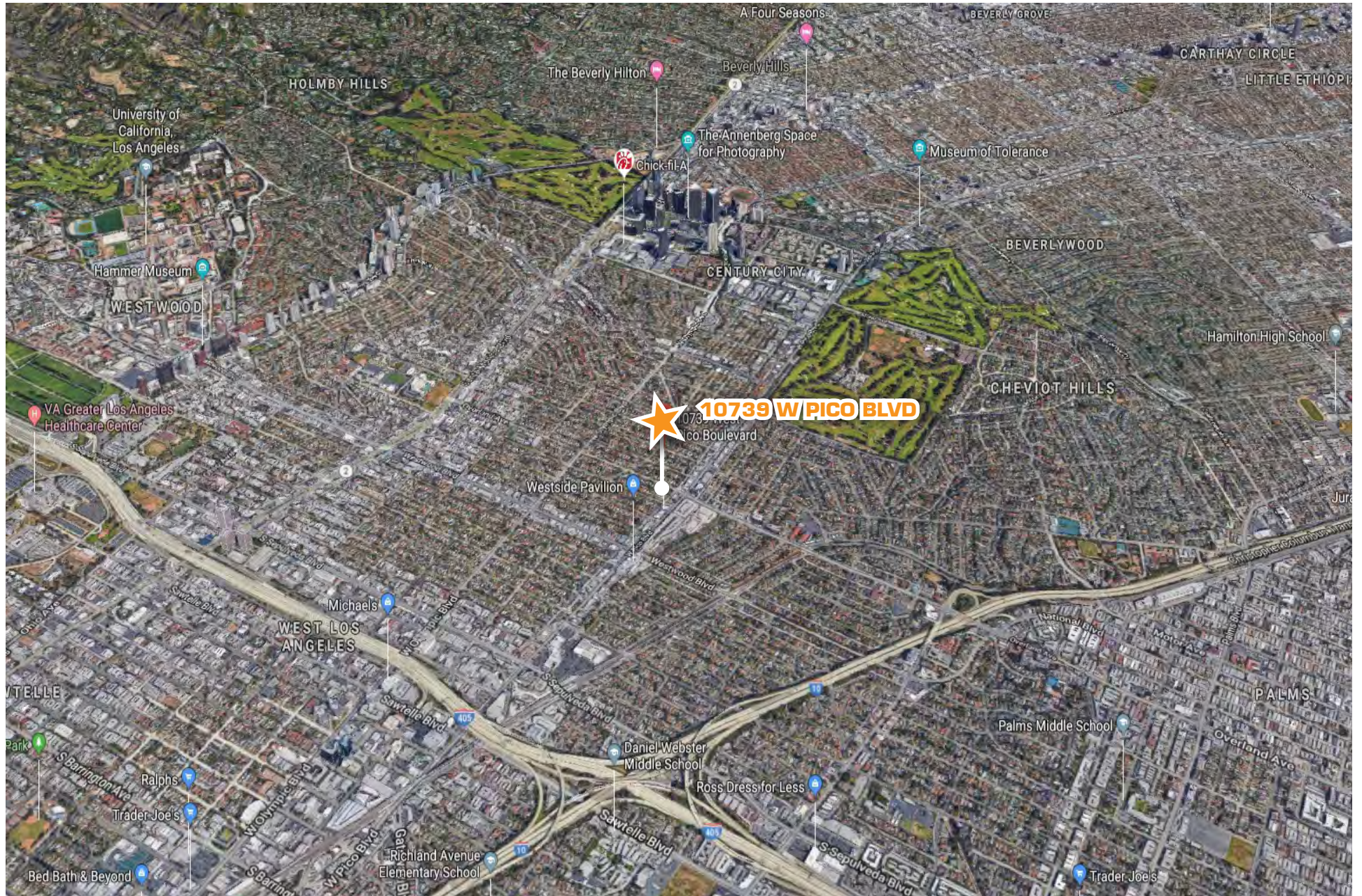


GOOGLE, INC. HAS LEASED THE ENTIRETY OF THE 600,000 SF CREATIVE OFFICE CAMPUS, WHICH IS TO BE CALLED ONE WESTSIDE. THE 14-YEAR LEASE IS TO COMMENCE UPON THE COMPLETION OF 2022.

AERIAL



AERIAL







DEMOGRAPHICS

TOTAL POPULATION 2019

1 MILE: 32,938

3 MILE: 325,829

5 MILE: 735,505

MEDIAN HOUSEHOLD INCOME

1 MILE: \$101,198

3 MILE: \$81,645

5 MILE: \$83,849

MEDIAN AGE

1 MILE: 40.10

3 MILE: 38.60

5 MILE: 39.70

WALK SCORE

79

TRANSIT SCORE

67

JACOUES
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JEWELRY

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310-274-7341 JEWELERS ON PREMISES 310-477-7277

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