

PRIME WEST LOS ANGELES RETAIL BUILDING FOR SALE \$2,400,000.00

3,000* +/- SQ. FT. OF BUILDING ON 5,499* +/- SQ. FT. OF LAND



10580 PICO BOULEVARD, WEST LOS ANGELES, CA 90064

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

“PRIME” WEST LOS ANGELES RETAIL BUILDING FOR SALE

LOCATION:	10580 Pico Boulevard West Los Angeles, Ca 90064 (Between Prosser & Manning Avenues)
TENANCY:	See attached rent roll
BLDG. & LOT SIZE:	3,000* +/- sq. ft. of building on 5,499* +/- sq. ft. of land
A.P.N. #:	4318-003-003
PRICE & TERMS:	\$2,400,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LA-C2-1VL* - 1955*
PARKING:	Ten (10) parking spots onsite in rear lot in addition to ample street parking available (Tandem parking)*
SIGNAGE:	Excellent existing signage
COMMENTS:	This sale offers a rare opportunity to purchase a versatile retail property on prime Pico Boulevard!!! Building can be split into three (3) units. Investor or Owner-User opportunity as the current lease is short term. Strong surrounding demographics. New Google Campus nearby!!

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10580 Pico Blvd, Los Angeles, CA 90064

<u>Unit #</u>	<u>Tenant</u>	<u>SqFt</u>	<u>Rent</u>	<u>Rent PSF</u>	<u>Term</u>
10580	Book Store	3,000'*	\$9,250.00	\$3.08	7/31/2026**

\$9,250.00 monthly

\$111,000.00 annually

Expenses:

Taxes @ \$2.4mil \$30,000.00***

Insurance \$2,142.00
\$32,142.00

Current Net Income: \$78,858.00

Price: \$2,400,000.00

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** Buyer can vacate Tenant with 90 days written notice. No options on current Lease

*** Based on 1.25%

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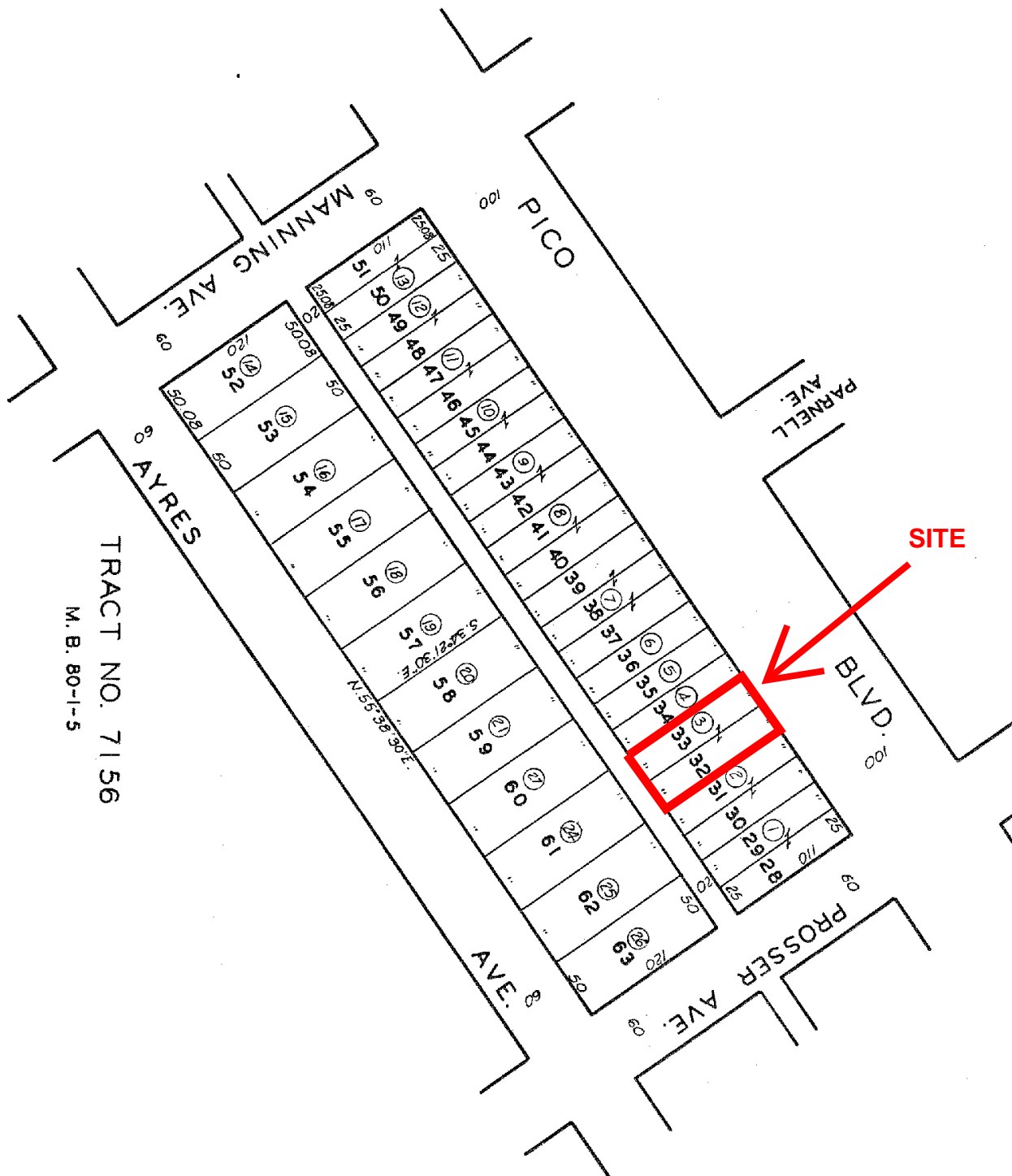
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CODE
67



FOR PREV. ASSMT. SEE: 960 - 4



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