

MAJOR PRICE REDUCTION!

Sale Price: \$3,500,000 (\$478.53 PSF)

6035

W PICO BLVD

LOS ANGELES • CA 90035

FOR SALE

±7,314 SF RETAIL BUILDING

ON ±9,888 SF OF LAND

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

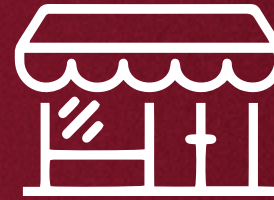
TEAMCLINE

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Located at 6035 W Pico Blvd in Los Angeles, this freestanding retail building offers excellent visibility and versatility in a high-traffic corridor. The property features gated on-site parking and benefits from flexible C4 zoning, allowing for a wide range of commercial uses. With the potential to be demised into multiple units, it presents an ideal opportunity for owner-users or investors seeking multi-tenant income potential. Positioned within a TOC Tier 3 area, the site may also offer added development incentives, making it a strategic asset in a growing and well-connected neighborhood.



Free Standing Retail Building with Gated Parking



Can Potentially Demise into Multiple Units



Flexible C4 Zoning

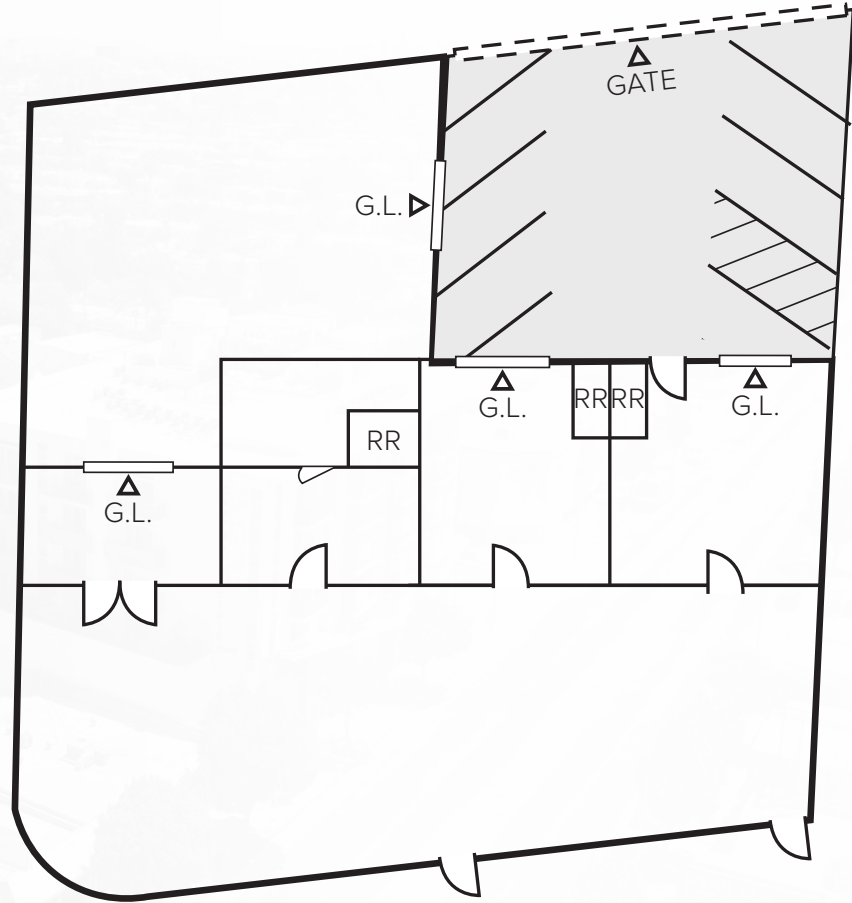


TOC Tier 3

Available SF	±7,314
Prop Lot Size	±9,888
Price	\$3,500,000
Price/SF	\$478.53
Year Built	1948
Parking Spaces	4
Specific Use	General Street Retail
Zoning	C4
APN	5087-016-017

PROPERTY INFORMATION

S CRESCENT HEIGHTS BLVD



W PICO BLVD



PROPERTY SITE PLAN

NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer to Verify.



PROPERTY PHOTOS



PROPERTY PHOTOS







For More Information,
Please Contact

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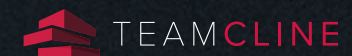
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.