

# 3614-3620 W Pico Blvd

Los Angeles

FOR SALE



±8,800 RSF plus 17,124 SF LAND

Industrial | Flex | Retail

 **Normal**  
PROPERTIES

## Property Details

<b>Building SF</b>	±8,800 RSF
<b>Land SF</b>	17,124 RSF
<b>Price</b>	Upon Request
<b>APN</b>	5072-026-005
<b>Year Built</b>	1922 (2024 Renovation)
<b>Zoning</b>	C4

## Features & Highlights

This industrial, flex, and retail property offers a compelling opportunity for investors and owner-users. The site features a large on-site parking lot and two retail units, with immediate access to the 10 Freeway and strong connectivity to Mid-City amenities. Recent upgrades—including new HVAC, updated storefronts, modern lighting, and ADA-compliant restrooms—create a turnkey space for retail and creative industrial users.

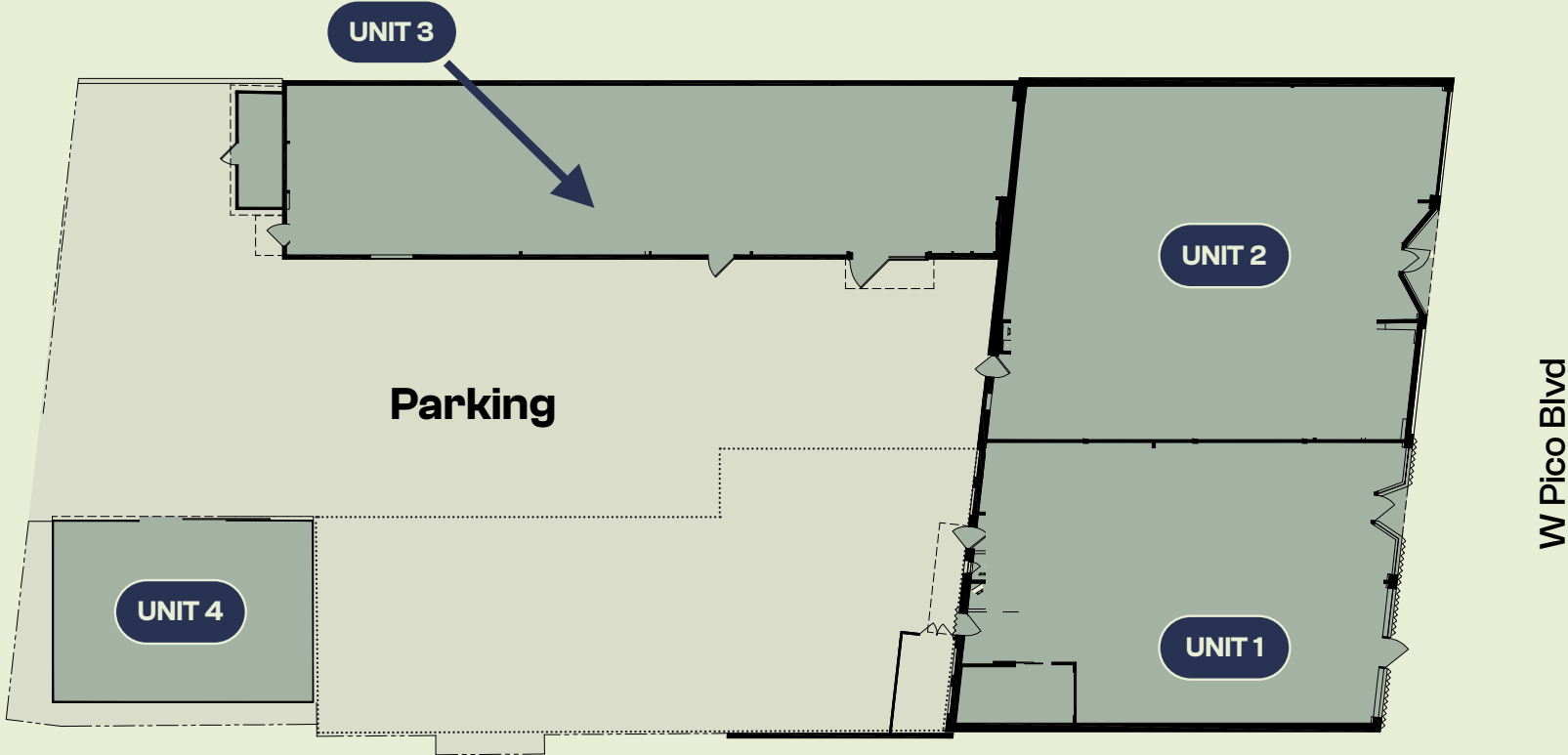


## Rent Roll

Tenant	SF	Exp. Date	Options	Base Rent	Rent \$/SF	NNN Rent	NNN \$/SF	Gross Rent	Gross Rent \$/SF
Unit 1	2,403	01/31/29	Y	\$4,539	\$1.89	\$30	\$0.01	\$4,569	\$1.90
Unit 2	3,003	12/31/29	Y	\$5,542.47	\$1.85	\$838	\$0.28	\$6,380.94	\$2.12
Unit 3	2,300	8/31/26	N	\$2,500	\$1.09	\$200	\$0.09	\$2,700	\$1.17
Unit 4	926	9/31/27	Y	\$1,545	\$1.67			\$1,545	\$1.67
<b>Total</b>	<b>8,632</b>			<b>\$14,126.47</b>	<b>\$1.62</b>	<b>\$1,068</b>	<b>\$0.09</b>	<b>\$15,194.94</b>	<b>\$1.72</b>

## NNN Expenses

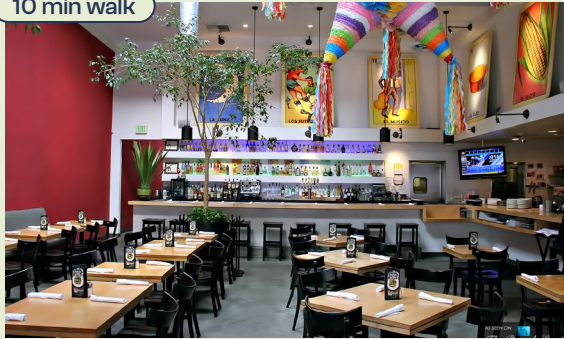
Expense	Annually	Monthly
Insurance Expense	\$22,969	\$1,914
Pest Control Expense	\$660	\$55
Real Estate Tax Expense	\$34,818	\$2,902
Repairs and Maintenance	\$10,172	\$848
Utilities	\$1,187	\$99
<b>Total</b>	<b>\$69,806</b>	<b>\$5,817</b>





## Neighborhood Highlights

10 min walk



**Lotería** offers authentic regional Mexican cuisine, made traditionally, in a modern take on classic mercado-style dining.

8 min walk



**Gus's World Famous Fried Chicken** is known for its crispy, juicy fried chicken and casual Southern-style dining, served with classic sides like baked beans and coleslaw.

7 min walk



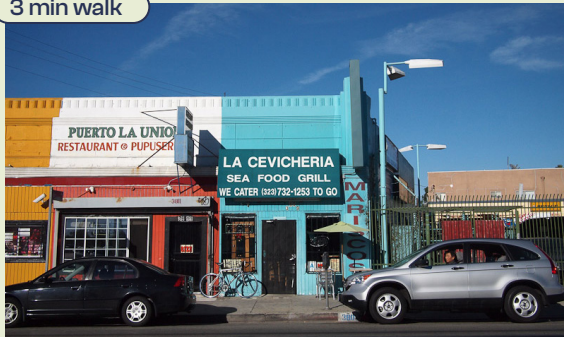
**It's Coffee & Tea** is a cozy local café known for quality coffee, tea, and pastries, offering a relaxed, welcoming atmosphere.

5 min walk



**Catch One** is a vibrant nightclub known for its lively atmosphere and diverse music scene

3 min walk



**La Cevicheria** is a cozy spot for authentic Mexican seafood, known for fresh, flavorful ceviche and a welcoming atmosphere.

3 min walk



**6 Avenue Cafe** is a relaxed neighborhood spot for coffee, tea, and light bites—ideal for a quick stop or casual work session.

4 min walk



**The History Coffee** is a stylish coffee shop known for artisanal brews, offering a relaxed setting for meeting friends or enjoying a quiet moment.

5 min walk



**Pasta Sisters** is a beloved Italian spot known for fresh handmade pasta and authentic, hearty dishes.



The property is positioned along the highly trafficked corridor of West Pico Boulevard in Los Angeles, a central artery that connects Downtown, Koreatown, and Mid-City. This stretch of Pico benefits from a dense, diverse population base and consistent daily traffic driven by both local residents and commuters. Surrounded by a mix of established retail, neighborhood-serving businesses, and emerging concepts, the area continues to see steady reinvestment and adaptive reuse. Its central location and accessibility create strong fundamentals for a range of uses, while the evolving character of the corridor positions it as an increasingly attractive destination for creative retail, service-oriented businesses, and experiential operators.

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