

OFFERING MEMORANDUM – RETAIL/BAKERY PROPERTY FOR SALE WEST LOS ANGELES



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2,940 Square Feet

**10986-10990 West Pico Boulevard,
Los Angeles, CA 90064**

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Cushman & Wakefield is pleased to present a rare opportunity to acquire a retail/bakery building located in the heart of West Los Angeles at 10986-10990 West Pico Boulevard. This 2,940 SF freestanding retail building, originally constructed in 1954, offers exceptional versatility for a wide range of commercial uses. The property is delivered vacant, making it an ideal option for an owner-user seeking immediate occupancy or an investor looking to reposition and capitalize on strong local demand for services and food operators. Situated along highly traveled West Pico Boulevard corridor, between Sepulveda Boulevard and Westwood Boulevard, the building benefits from excellent visibility, consistent traffic counts, and proximity to affluent surrounding neighborhoods including Cheviot Hills, Century City, and Westwood. The site includes five dedicated parking spaces, favorable LAC2 zoning, and sits on a 4,200 SF lot within one of Los Angeles' most desirable infill residential/commercial corridors. This section of Pico Boulevard is known for its strong demographics, boasting a population of more than 327,381 residents within a 3 mile radius (and more coming) and an average household income exceeding \$180,486 creating a robust customer base and long-term value potential. Whether reimagined as a bakery, café, specialty retailer, studio, or other neighborhood-serving business—or held as a high visibility investment—this property offers significant upside in a supply constrained market. The combination of flexible space, prime location makes this a standout acquisition opportunity in West Los Angeles.



OFFERING SUMMARY

| | |
|------------------------|-----------------------------|
| Sales Price: | \$2,000,000 |
| Building Size: | 2,940 SF |
| Total Lot Size: | 4,200 SF (01 Acres) |
| Frontage: | 40' on W Pico Blvd |
| Year Built: | 1954 |
| Parking: | 5 Spaces 1.70/1,000 SF |
| Zoning: | LAC2 |
| APN: | 4256-007-002 |
| Tract No.: | 6935 Lot 5 |

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BUILDING HIGHLIGHTS

Delivered Vacant

Ideal for owner-users or investors

Prime West Los Angeles Location

Excellent frontage along West Pico Blvd

Strong Demographics

Affluent households and dense population base

Flexible Retail Layout

Suitable for a variety of commercial uses

Value-Add Opportunity

through re-positioning or re-demising

Infill, high-barrier-to-entry market

Border of Rancho Park Neighborhood with substantial residential density

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Area Amenities

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Surrounding Area



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Future Area Developments



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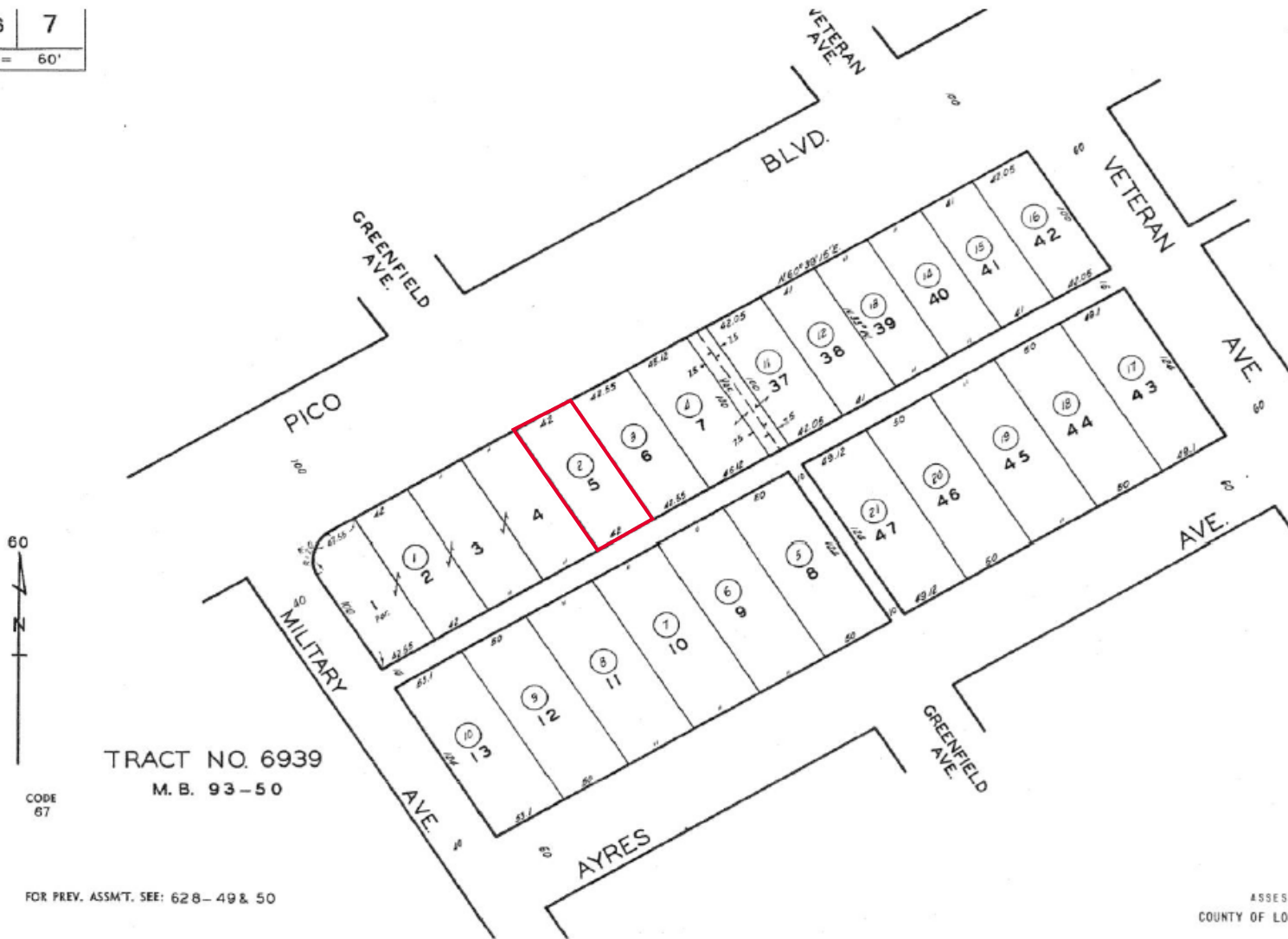
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Parcel Information

| | |
|-------------------|--------------------------|
| APN | 4256-007-002 |
| Year Built | 1954 |
| Zoning | LAC2 |
| Lot# | 5 |
| Tract | 6939 |
| Lot Size | 0.0964 Acres 4,200 SF |
| Gross Area | 2,940 |

4256 | 7
SCALE 1" = 60'



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Building Aerial Overview

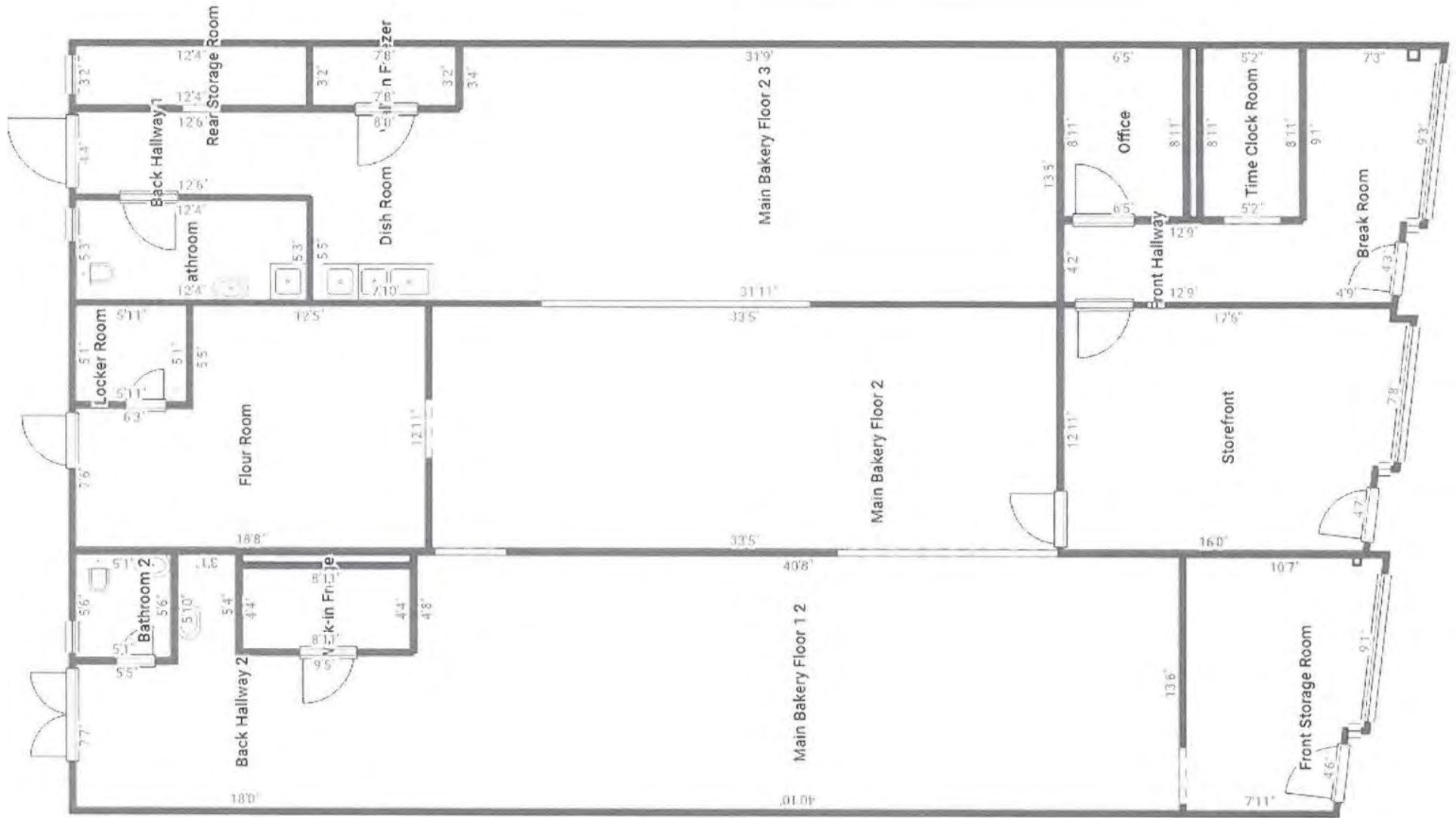


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Floor Plan



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Photos

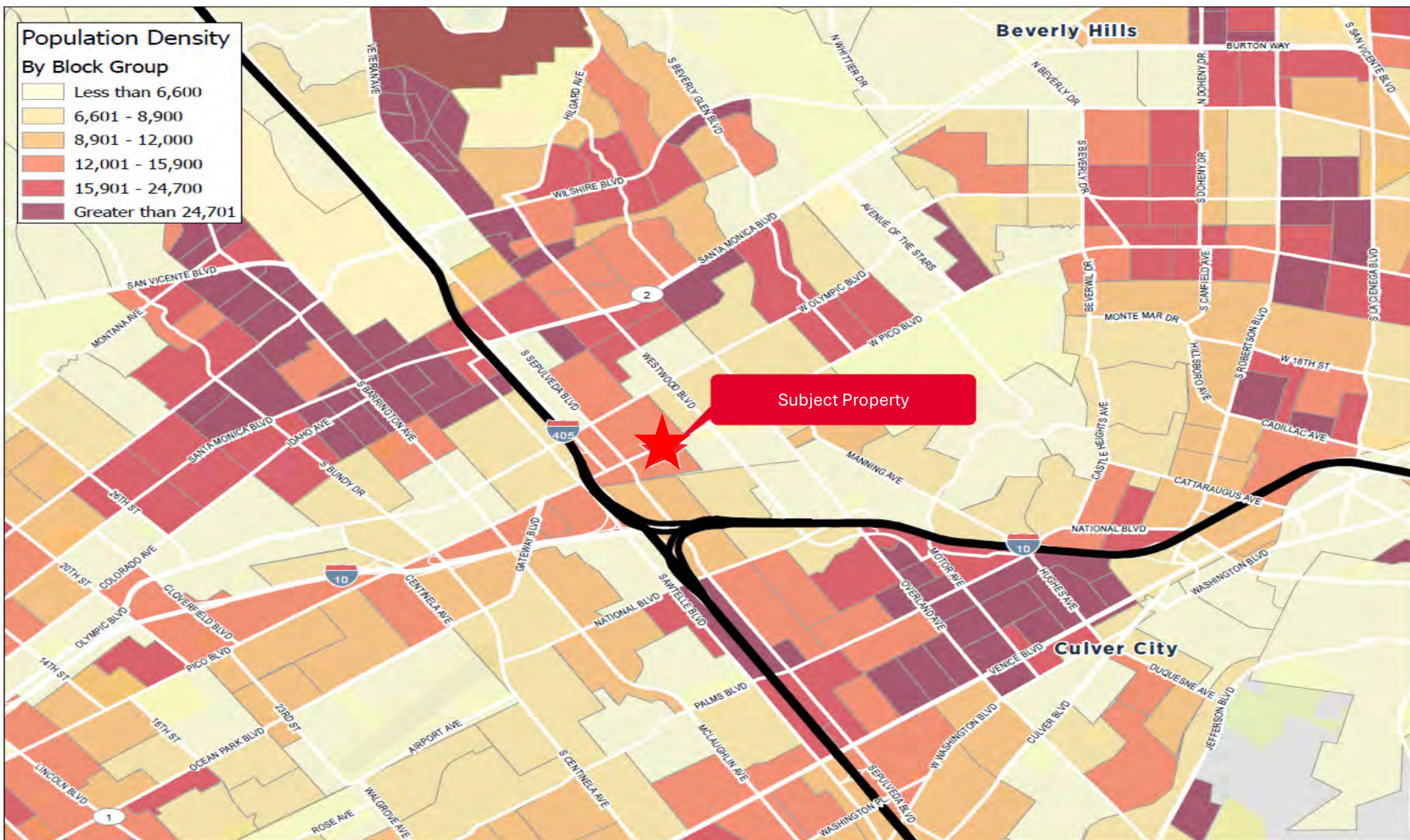


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Demographics



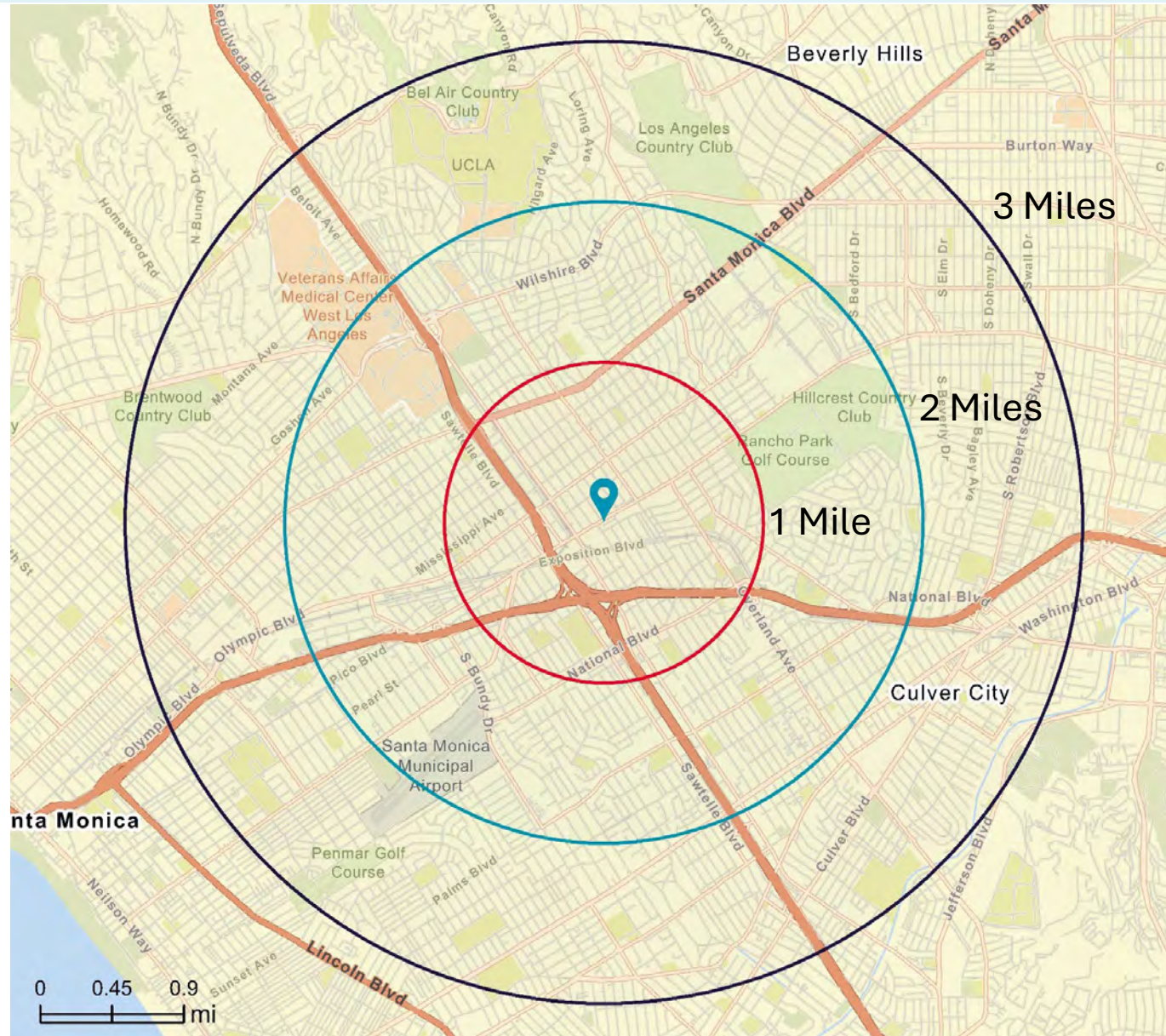
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Demographics

| 2025 | 1 Mile | 2 Miles | 3 Miles |
|--------------------------|-----------|-----------|-----------|
| Total Population | 32,715 | 155,422 | 327,381 |
| Total Households | 14,090 | 72,823 | 143,429 |
| Median Household Income | \$126,188 | \$115,311 | \$115,884 |
| Average Household Income | \$190,238 | \$176,089 | \$180,486 |



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Demographics

| | 1 Mile | 2 Miles | 3 Miles |
|----------------------------------|-------------|-------------|-------------|
| Population Summary | | | |
| 2025 Total Population | 32,715 | 155,422 | 327,381 |
| 2025 Group Quarters | 278 | 6,052 | 25,020 |
| 2025 Total Daytime Population | 46,677 | 222,191 | 513,304 |
| Workers | 32,907 | 158,621 | 368,695 |
| Residents | 13,770 | 63,570 | 144,609 |
| Household Summary | | | |
| 2025 Households | 15,141 | 75,652 | 147,155 |
| 2025 Average Household Size | 2.14 | 1.97 | 2.05 |
| 2025 Families | 7,502 | 32,029 | 65,126 |
| 2025 Average Family Size | 2.85 | 2.79 | 2.90 |
| Housing Unit Summary | | | |
| 2025 Housing Units | 16,549 | 83,785 | 161,437 |
| Owner Occupied Housing Units | 37.1% | 29.1% | 29.8% |
| Renter Occupied Housing Units | 54.4% | 61.2% | 61.4% |
| Vacant Housing Units | 8.5% | 9.7% | 8.8% |
| Median Household Income | | | |
| 2025 | \$126,188 | \$115,311 | \$115,884 |
| Median Home Value | | | |
| 2025 | \$1,504,630 | \$1,581,182 | \$1,665,325 |
| Per Capita Income | | | |
| 2025 | \$88,665 | \$85,958 | \$81,426 |
| Median Age | | | |
| 2025 | 38.6 | 37.4 | 36.3 |
| 2025 Households by Income | | | |
| Household Income Base | 15,141 | 75,652 | 147,155 |
| <\$15,000 | 5.8% | 7.3% | 7.7% |
| \$15,000 - \$24,999 | 4.5% | 4.1% | 4.3% |
| \$25,000 - \$34,999 | 3.1% | 4.0% | 4.1% |
| \$35,000 - \$49,999 | 5.9% | 6.1% | 6.1% |
| \$50,000 - \$74,999 | 11.3% | 11.5% | 11.5% |
| \$75,000 - \$99,999 | 9.6% | 10.7% | 10.2% |
| \$100,000 - \$149,999 | 15.6% | 16.3% | 15.4% |
| \$150,000 - \$199,999 | 12.3% | 12.0% | 11.5% |
| \$200,000+ | 31.9% | 28.0% | 29.2% |
| Average Household Income | \$190,238 | \$176,358 | \$180,486 |

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Demographics

| | 1 Mile | 2 Miles | 3 Miles |
|---|---------------|-----------------|-----------------|
| 2025 Population by Race/Ethnicity | | | |
| Total | 32,715 | 155,423 | 327,381 |
| White Alone | 53.6% | 55.1% | 55.7% |
| Black Alone | 2.7% | 3.6% | 4.0% |
| American Indian Alone | 0.4% | 0.6% | 0.8% |
| Asian Alone | 23.8% | 20.8% | 18.2% |
| Pacific Islander Alone | 0.1% | 0.1% | 0.2% |
| Some Other Race Alone | 6.3% | 7.9% | 9.1% |
| Two or More Races | 13.0% | 11.8% | 12.0% |
| Hispanic Origin | 14.8% | 16.8% | 19.0% |
| Diversity Index | 72.7 | 73.4 | 74.5 |
| 2025 Consumer Spending | | | |
| Apparel & Services: Total \$ | \$61,712,031 | \$292,562,126 | \$580,504,763 |
| Education: Total \$ | \$48,627,548 | \$223,190,208 | \$449,067,404 |
| Entertainment/Recreation: Total \$ | \$97,149,182 | \$451,409,863 | \$899,032,635 |
| Food at Home: Total \$ | \$175,987,787 | \$836,971,477 | \$1,669,359,402 |
| Food Away from Home: Total \$ | \$106,005,807 | \$498,115,879 | \$991,800,929 |
| Health Care: Total \$ | \$161,975,639 | \$760,754,461 | \$1,511,216,769 |
| HH Furnishings & Equipment: Total \$ | \$68,026,514 | \$317,351,888 | \$630,674,617 |
| Personal Care Products & Services: Total \$ | \$25,816,028 | \$122,328,827 | \$242,900,064 |
| Shelter: Total \$ | \$688,199,920 | \$3,214,231,927 | \$6,434,641,180 |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$67,926,284 | \$311,971,657 | \$618,306,539 |
| Travel: Total \$ | \$93,038,584 | \$421,264,568 | \$840,925,523 |
| Vehicle Maintenance & Repairs: Total \$ | \$29,510,619 | \$140,804,511 | \$279,846,847 |

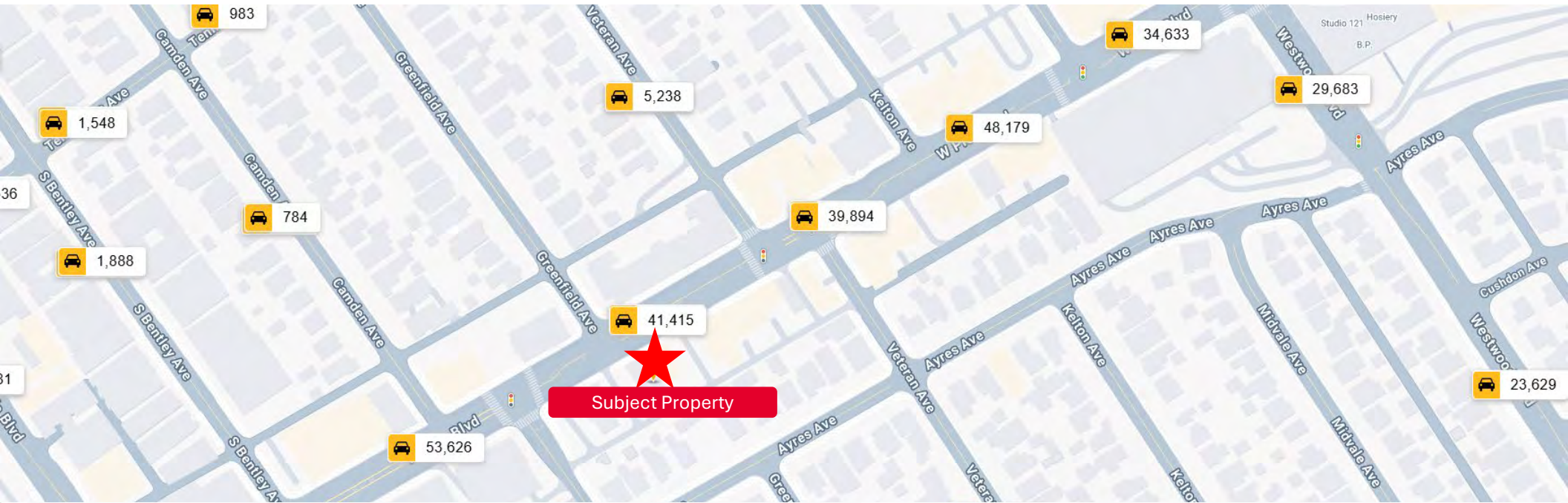
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Traffic



| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
|-------------------|---------------------|----------------|------------|------------------------|
| W Pico Blvd | Greenfield Ave SW | 40,709 | 2025 | 0.02 mi |
| W Pico Blvd | Camden Ave NE | 53,626 | 2018 | 0.08 mi |
| W Pico Blvd | Veteran Ave SW | 39,183 | 2025 | 0.09 mi |
| Veteran Ave | W Pico Blvd SE | 5,166 | 2025 | 0.10 mi |
| Veteran Ave | Ayres Ave NW | 1,135 | 2025 | 0.13 mi |
| Camden Ave | Tennessee Ave NW | 775 | 2025 | 0.14 mi |
| W Pico Blvd | Kelton Ave SW | 48,179 | 2018 | 0.15 mi |
| W Pico Blvd | S Sepulveda Blvd SW | 42,224 | 2025 | 0.17 mi |
| S Sepulveda Blvd | W Pico Blvd NW | 39,021 | 2025 | 0.19 mi |
| Tennessee Ave | Camden Ave SW | 972 | 2025 | 0.19 mi |

Source: CoStar

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OFFERING MEMORANDUM – RETAIL PROPERTY FOR SALE WEST LOS ANGELES AREA



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