

11600
W. PICO BLVD

LOS ANGELES, CA 90064

FREESTANDING MEDICAL/RETAIL BUILDING FOR SALE/LEASE

MEDICAL/RETAIL SPACE ON SW CORNER OF W. PICO & FEDERAL



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FOR SALE PROPERTY HIGHLIGHTS



SALE PRICE

±\$5,500,000

BUILDING PRICE/SF

±\$1,100

BUILDING SIZE RANGE

±5,000 SF

LAND PRICE/SF

±\$684

LOT SIZE

±8,032 SF

YEAR BUILT / FULLY RENOVATED

2000/2020

Occupancy to be delivered vacant

- Ideal owner-user medical property
- Entire property to be delivered vacant
- Designer built state of the art surgical center with 2 operating rooms - AAAHC accreditation in place
- Medical/equipment & inventory can be available for purchase
- Divisible by floor
- Excellent corner location
- Fully gated surface parking lot with ample parking (±15 spots)
- Built in 2000 & fully remodeled in 2020
- Fully sprinklered building
- ADA elevator
- Energy saving solar panel system on roof & parking lot
- Fully functional coffee shop - currently Federal Coffee

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FOR LEASE DETAILS

GROUND FLOOR MEDICAL OFFICE

AVAILABLE SF	±2,500 RSF
RENTAL RATE	\$5.50 PSF/MO + NNN
LEASE TERM	5-10 YEARS
PARKING	3/1,000
NOTES	TURN KEY DESIGNER BUILT MEDICAL OFFICE

2ND FLOOR MEDICAL OFFICES/ SURGICAL CENTER

AVAILABLE SF	±2,500 RSF
RENTAL RATE	\$5.50 PSF/MO + NNN
LEASE TERM	5-10 YEARS
PARKING	3/1,000
NOTES	TURN KEY, 2 OPERATING ROOMS, SURGICAL CENTER. EQUIPMENT CAN BE MADE AVAILABLE (INQUIRE FOR DETAILS)

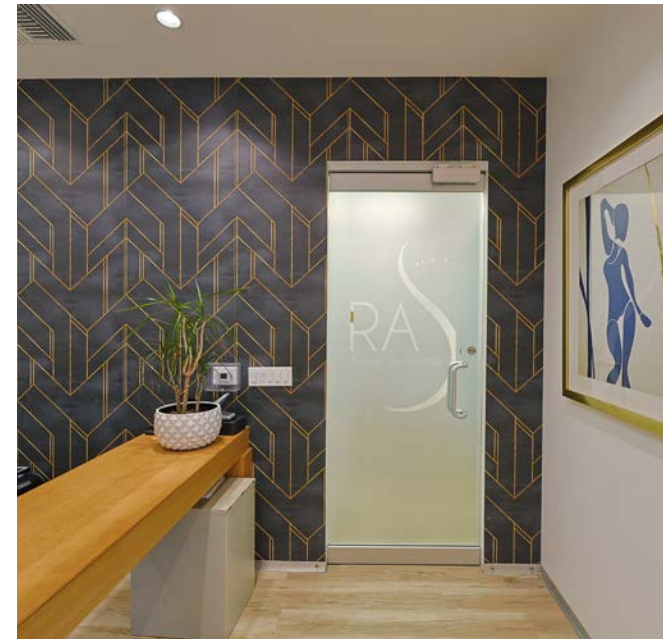
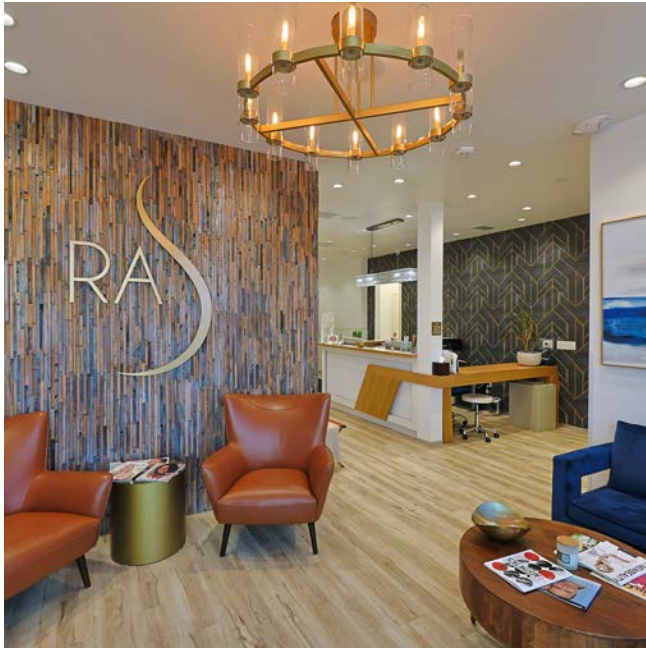
TOTAL SF: ±5,000



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INTERIOR PHOTOS

[CLICK FOR ADDITIONAL PHOTOS](#)



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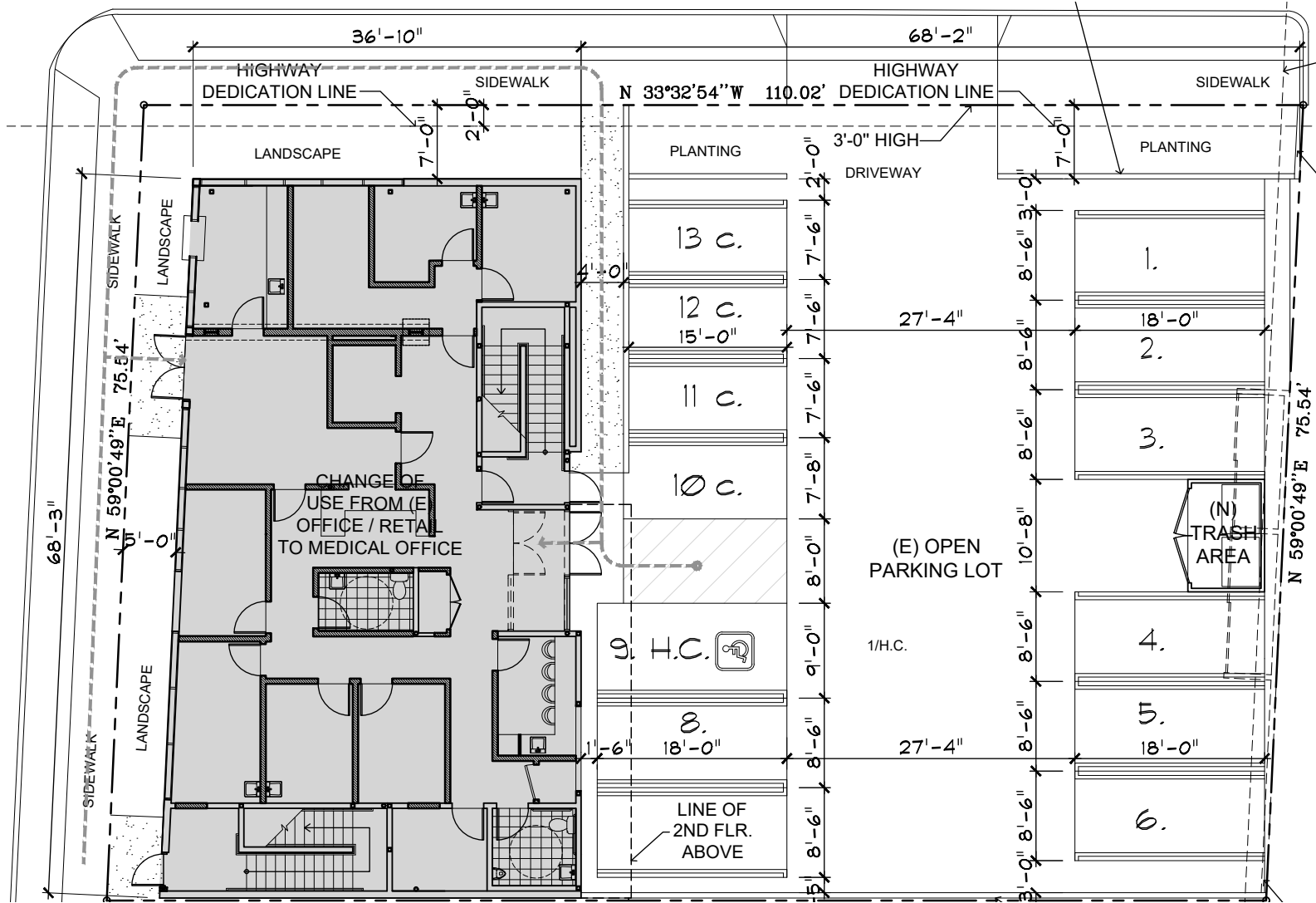
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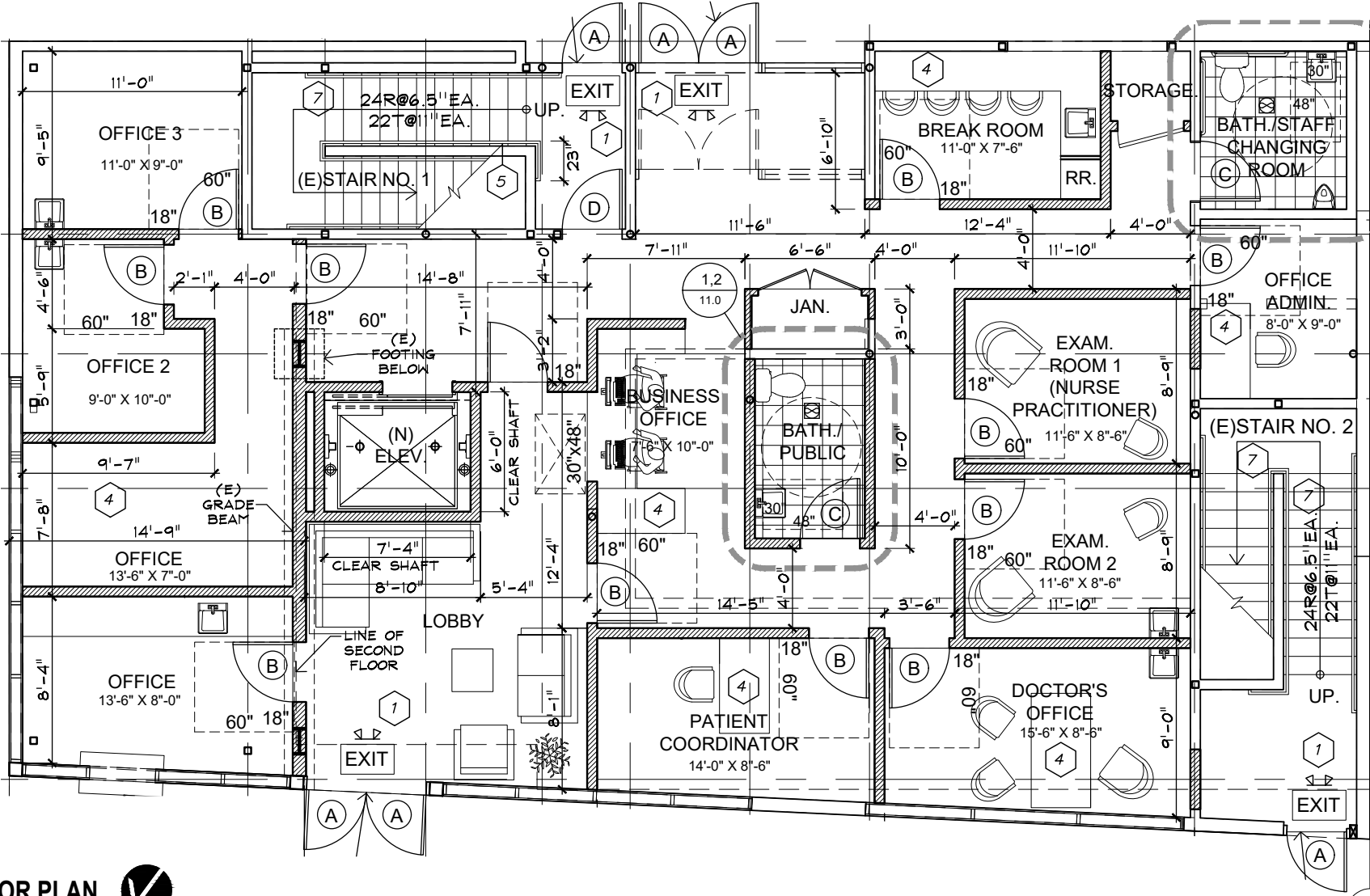
SITE PLAN



SITE PLAN

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALLS

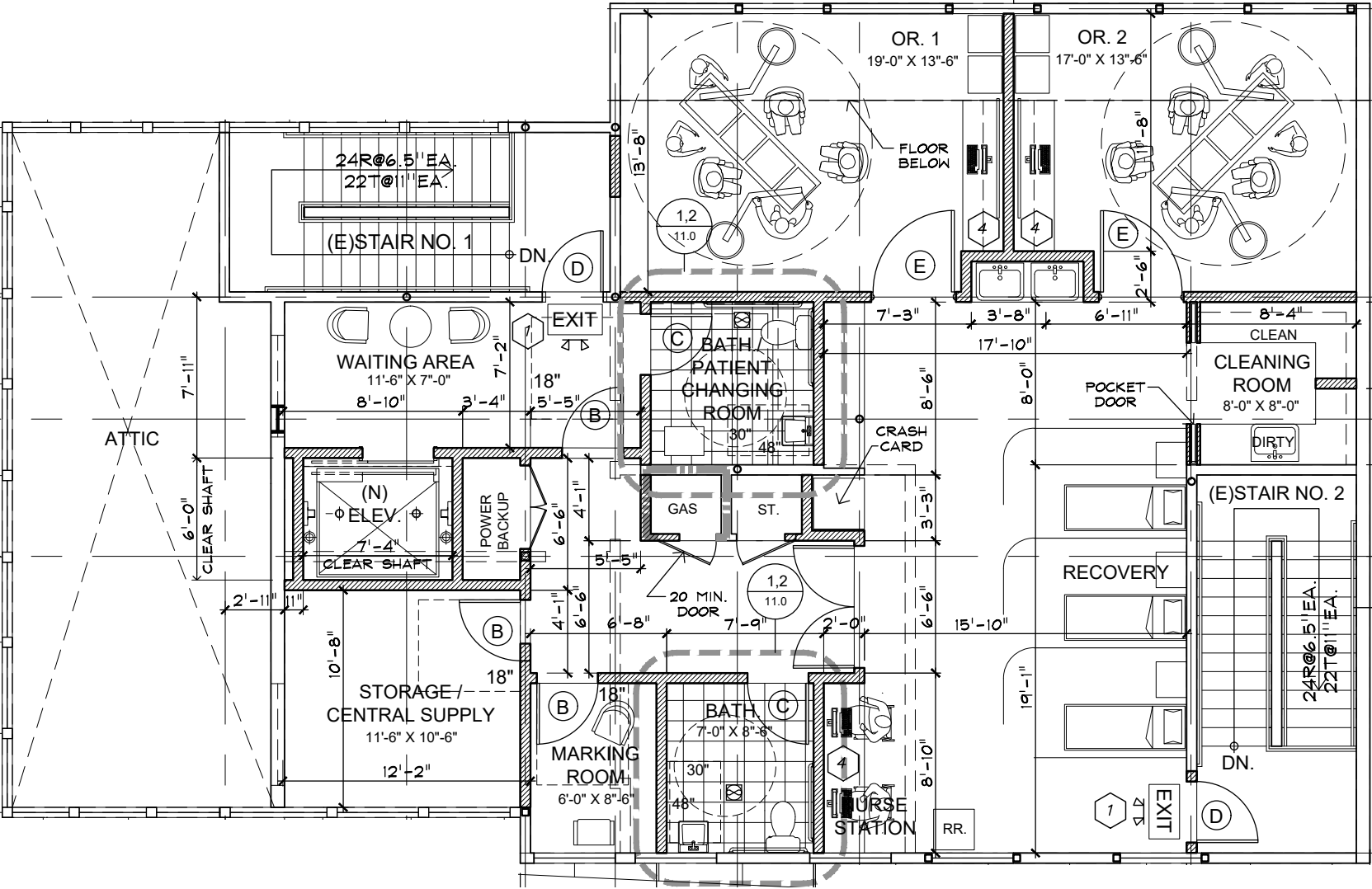
FIRST FLOOR PLAN



FIRST FLOOR PLAN

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALLS

SECOND FLOOR PLAN



SECOND FLOOR PLAN



- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALLS

NEARBY AMENITIES



SALE COMPARABLES

	ADDRESS	SALE DATE	LAND SF (±)	BUILDING SF (±)	YEAR BUILT/ RENOVATED	SALE PRICE	BUILDING PRICE/SF
	1790-1794 KELTON AVE	12/20/24	6,970	4,944	1948	\$5,550,000	\$1,122.57
	910 S BARRINGTON AVE	4/9/25	4,356	4,742	1965	\$4,859,000	\$1,024.67
	2237 CORINTH AVE	8/20/24	7,405	3,015	1998	\$3,090,000	\$1,024.88
	11980 SANTA MONICA BLVD	8/1/25	15,182	4,800	1964	\$7,150,000	\$1,489.58
	2131-2133 WESTWOOD BLVD	10/9/25	6,755	4,609	1926	\$4,018,000	\$871.77
	11600 W PICO BLVD		8,000	5,000	2000/2020	\$5,000,000	\$1,000
	AVERAGES:		8,111	4,518		\$4,736,167	\$1,088.91

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