

COMMERCIAL PROPERTY FOR SALE OR LEASE

Prime Restaurant/Bakery Opportunity

3,450± SF Building on 3,840± SF of Land



Sale Price Reduced! Seller Motivated!

Marcus & Millichap

9060 W PICO BOULEVARD

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

9060 W PICO BLVD, LOS ANGELES, CA 90035

Building Area: 3,450± Sq.Ft.
Stories: 2
Construction: Masonry
Year Built: 2010
Land Area: 3,840± Sq.Ft.
Parking: 3 Surface Spaces
Zoning: LA C4
Assessor's Parcel Number: 4305-007-013

Frontage: 32' frontage on Pico Blvd & 120' on Canfield Ave

Location: Southeast corner of Pico Blvd & Canfield Avenue
Near Beverly Hills, Miracle Mile and Century City

Amenities: Full Kitchen, Walk-in Refrigerator, Commercial Grade Baking Equipment, Mixers, Double Dutch Oven & More

Asking Price: \$4,200,000 (\$1,217.39 Per SF)

Lease Rental: \$15,000 Per Month NNN (\$4.35 Per SF)

Kosher Bakery Business and Equipment Also For Sale
(Call Broker for Details)

HEAVY TRAFFIC WEST PICO LOCATION

*Ideal for Ghost Kitchen, Kosher Operator,
Restaurant Operator, Bakery, Café, Etc.*



EXTERIOR PHOTOS



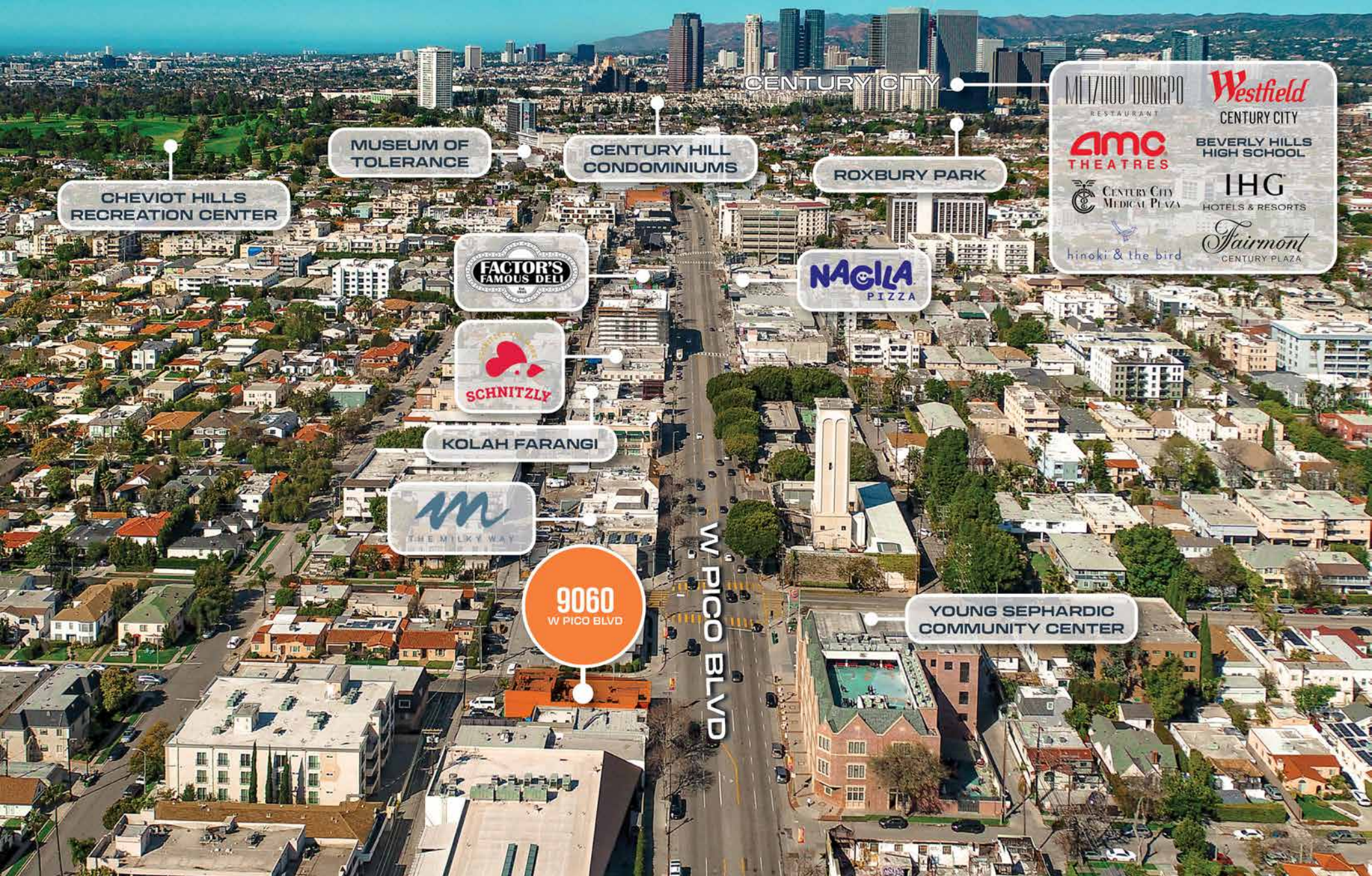
DINING AREA PHOTOS



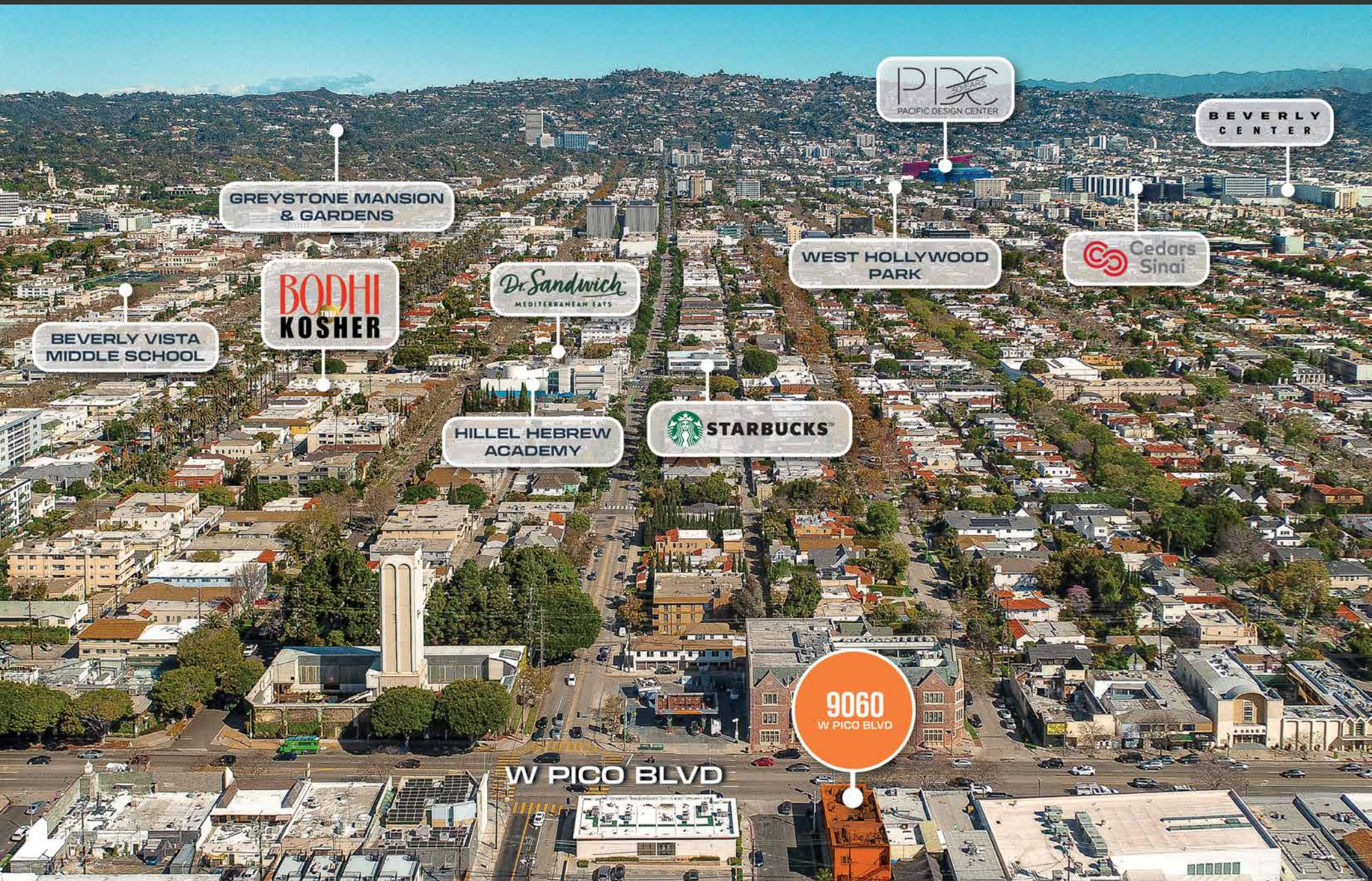
KITCHEN PHOTOS



AERIAL PHOTO FACING WEST



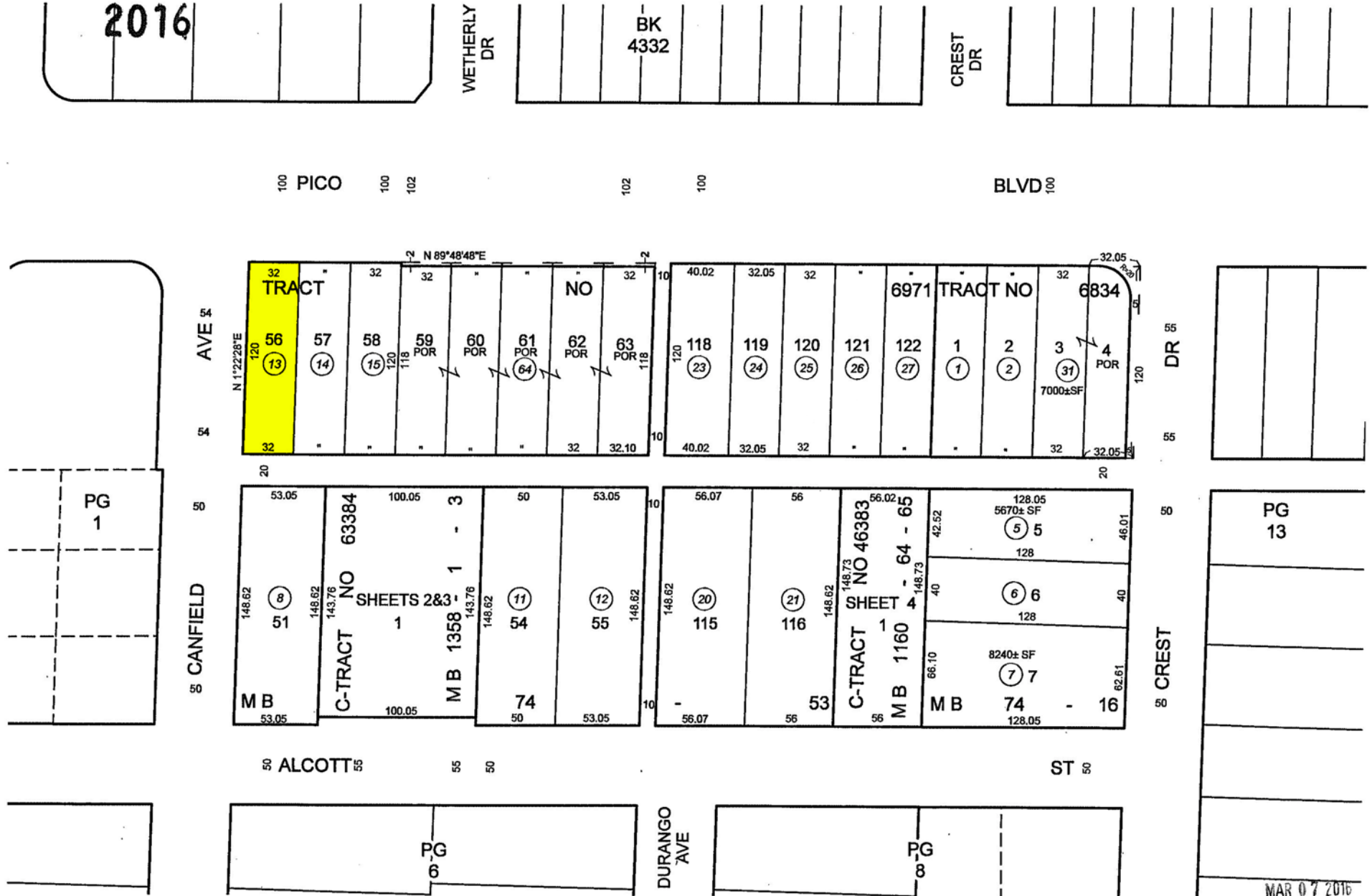
AERIAL PHOTO FACING NORTH



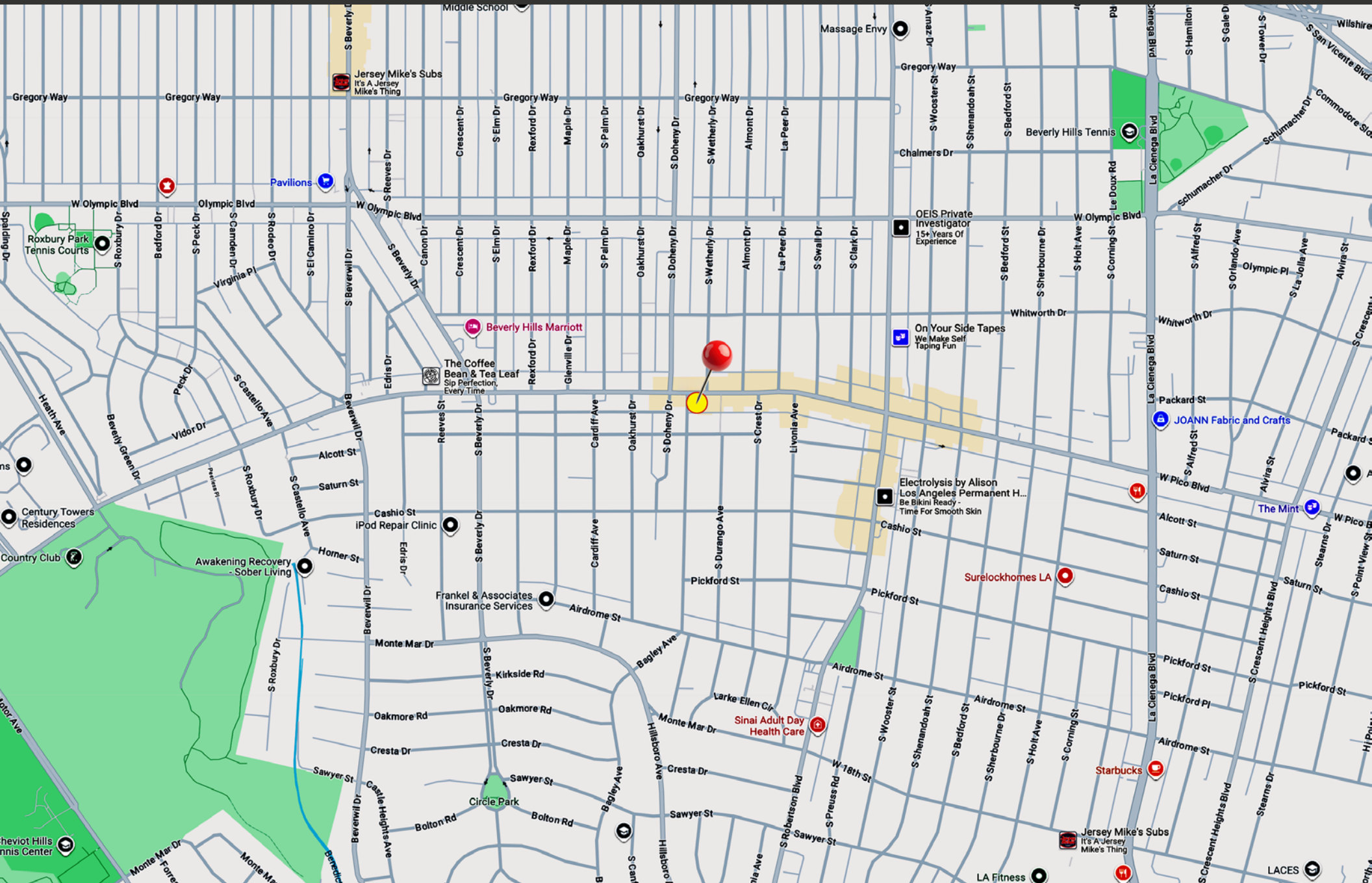
AERIAL PHOTO FACING EAST



PLAT MAP



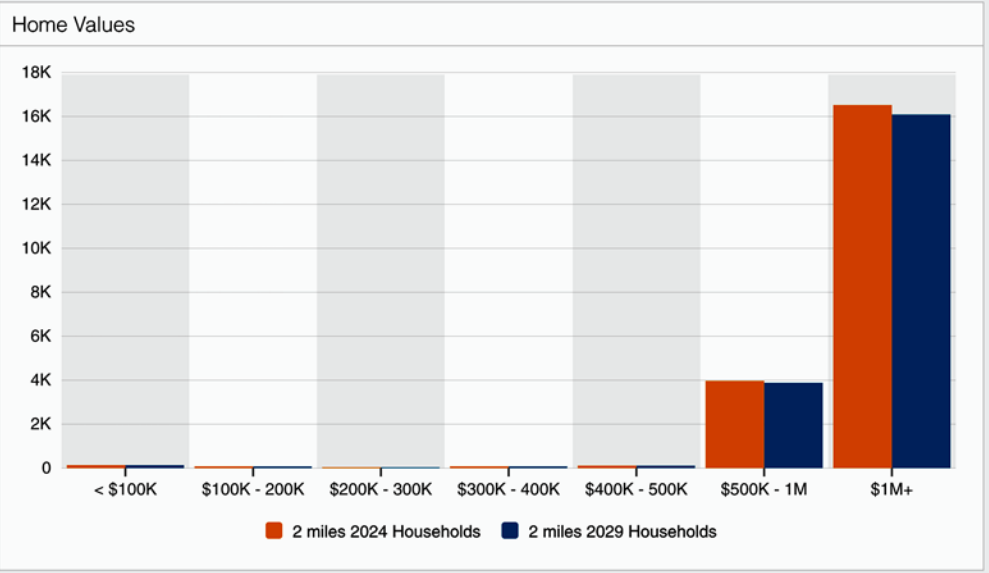
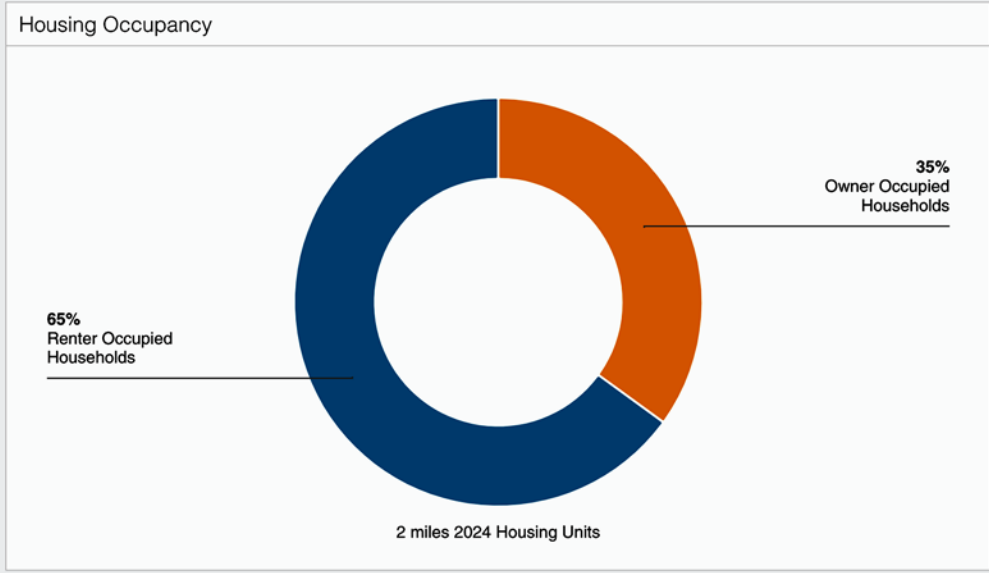
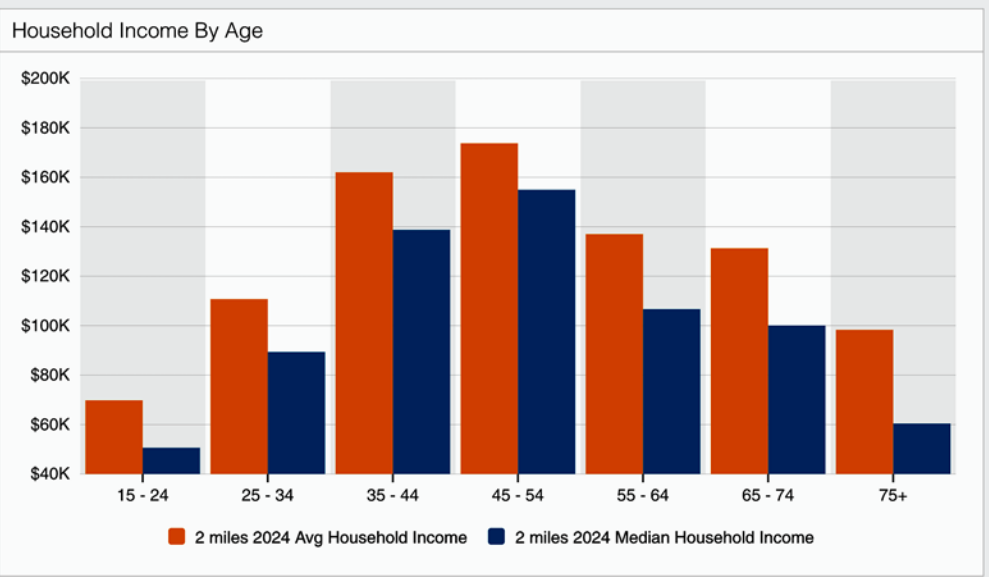
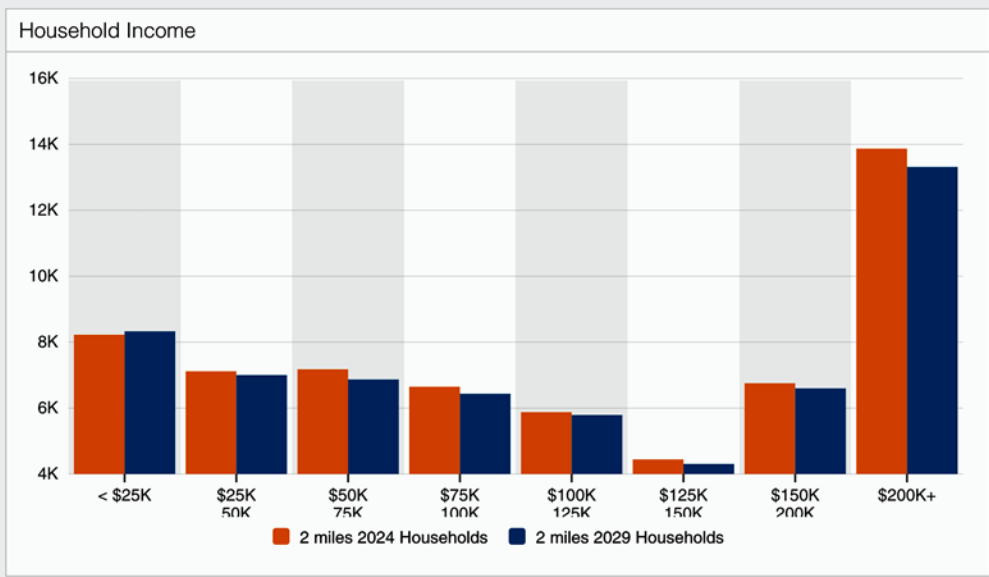
AREA MAP



COMPARABLE REAL ESTATE SALE VALUES

	Address	City	Zip Code	Type	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	153-155 S Robertson Blvd	Beverly Hills	90211	Retail	2,634	5,145	04/18/2024	\$4,450,000	\$1,689
	9314-9328 West Pico Blvd	Los Angeles	90035	Retail	10,767	17,599	04/01/2024	\$10,500,000	\$975
	420-422 N Camden Dr	Beverly Hills	90210	Retail	12,000	7,405	01/31/2024	\$13,500,000	\$1,125
	8938 W Pico Blvd	Los Angeles	90035	Retail	1,920	3,920	01/04/2024	\$2,225,000	\$1,159
	8856-8858 W Pico Blvd	Los Angeles	90035	Retail	2,560	4,792	10/20/2023	\$3,000,000	\$1,172
	Average Price Per SF Bldg:								\$1,224

NEIGHBORHOOD DEMOGRAPHICS



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Exclusively offered by:

Anthony S Behar
Executive Vice President

310.880.2329

anthony@majorproperties.com

DRE LIC. 01368565



Eliyahu Appel
First Vice President Investments

818.390.4181

eli.appel@marcusmillichap.com

DRE LIC. 01918652



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