

COMMERCIAL PROPERTY FOR SALE



Sale Price Slashed! Seller Motivated!

2 BUILDINGS PLUS SMALL PARKING LOT
3,952± SF of Buildings on 7,145± SF of Land
2663-2667 W Pico Blvd, Los Angeles, CA 90006

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

2663-2667 W Pico Blvd Los Angeles, CA 90006

Property Details

Building Area (Per Title):	3,952± Sq.Ft.
Existing Building Area*:	5,800± Sq.Ft.
Stories:	One
Year Built:	1948
Land Area:	7,149± Sq.Ft.
Zoning:	LAC2-1
Land Use:	Store Building
Assessor's Parcel Number:	5078-032-014
Neighborhood:	Pico/Union
Opportunity Zone:	Yes
TOC:	Tier 2

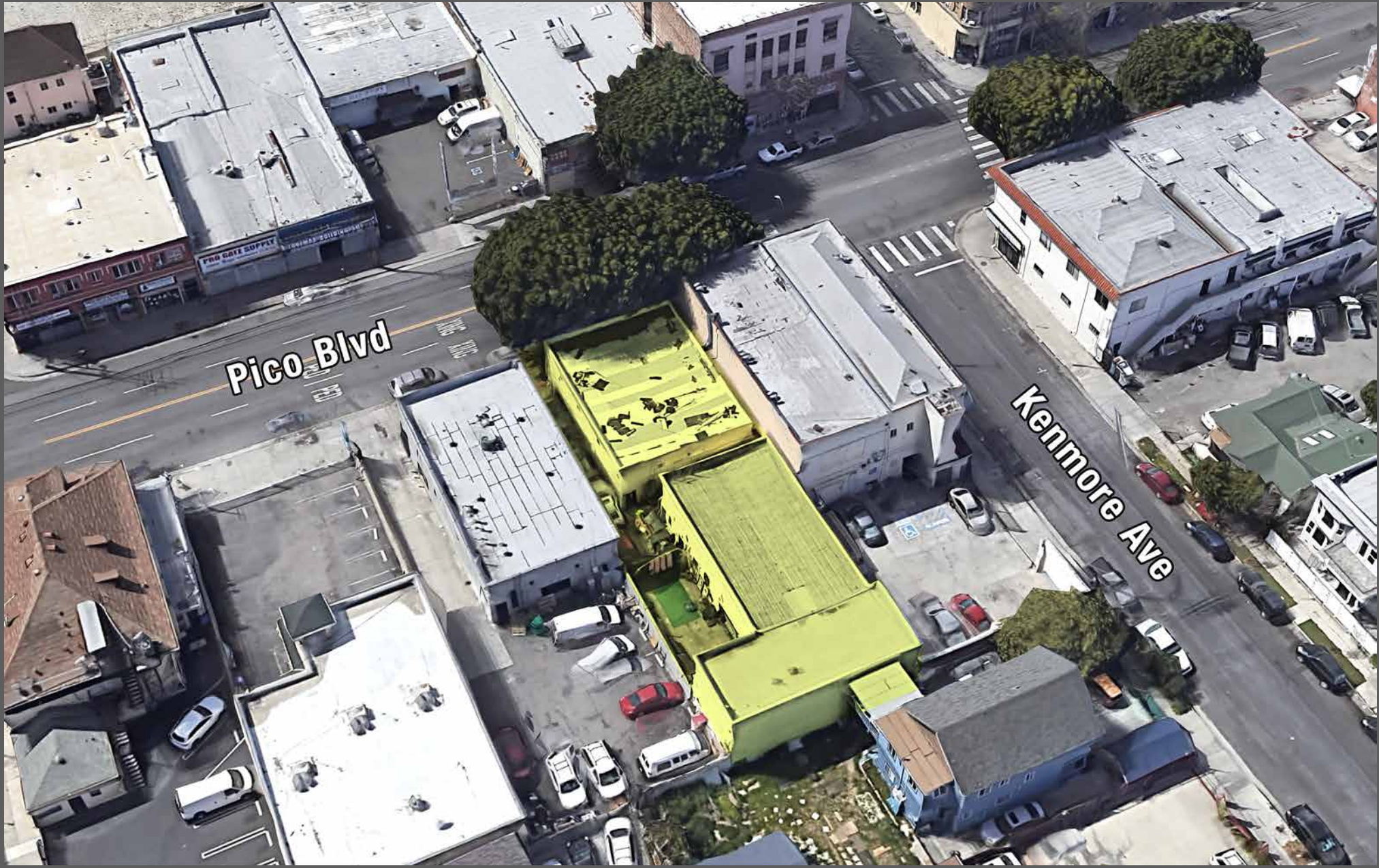
Asking Price: \$1,888,888 \$1,350,000
(\$341.60 Per SF Building Value)

** A bonus third building, approximately 1,848 SF, is not included in the 3,952 SF. Its permit status is uncertain; buyer to verify with the City and all relevant agencies.*

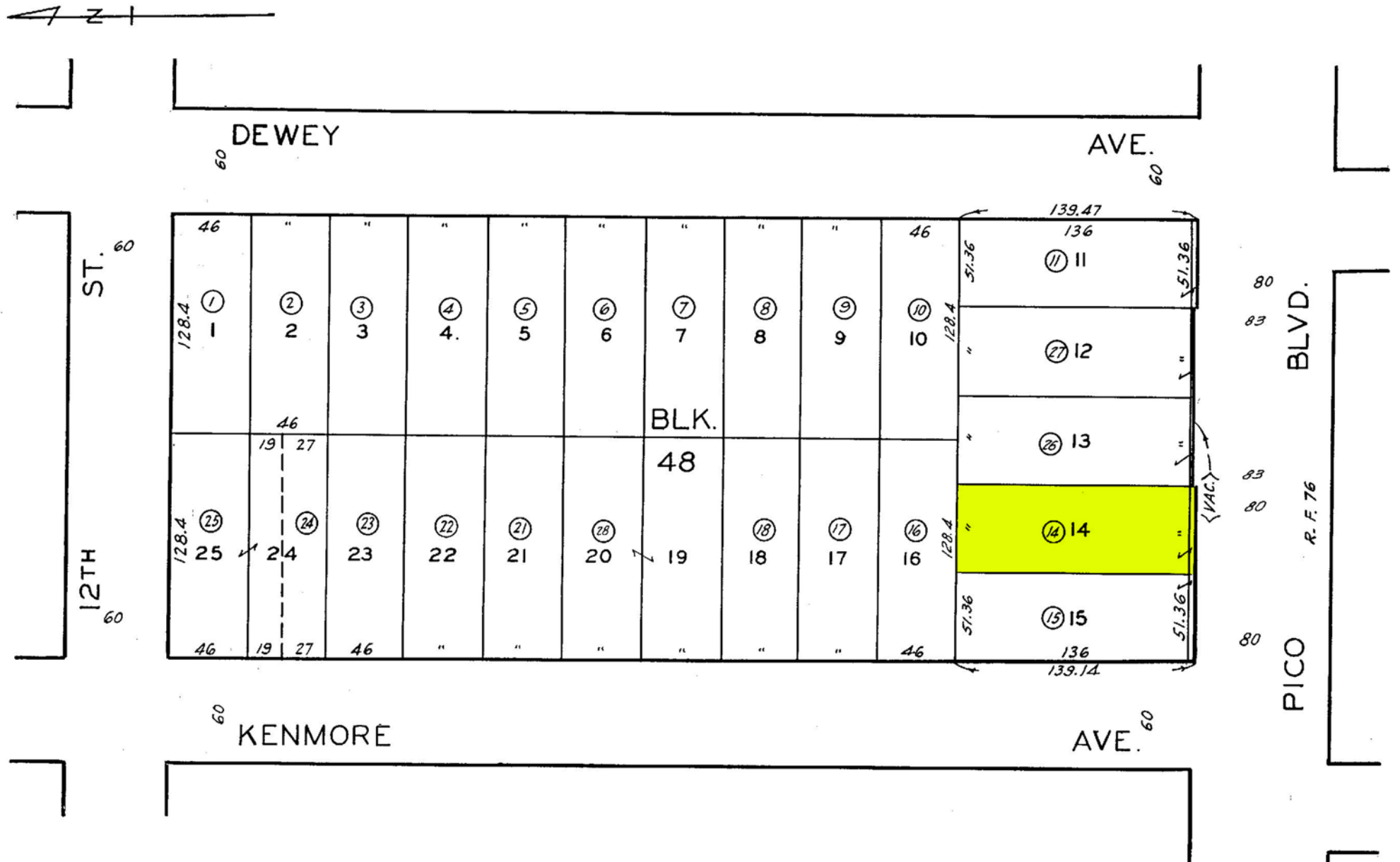
Property Highlights

- The property consists of two buildings totaling 3,952± SF with a small parking area (a bonus third building, approximately 1,848 SF, is not included in the 3,952 SF. Its permit status is uncertain; buyer to verify with the City and all relevant agencies.)
- The property currently is occupied by 4 tenants with an annual gross income of \$61,400
- Great Pico/Union commercial location with very heavy vehicle traffic (22,726 vehicles per day)
- Just minutes west of Downtown Los Angeles, the LA Convention Center, LA LIVE and Crypto.com Arena
- The area has good demographics
- Located in a Designated Qualified Opportunity Zone, which offers tax benefits
- Potential for future development
- 51.36 feet of total frontage on Pico Boulevard
- Western Avenue is situated ¾-mile to the west, and Hoover Street is ¾-mile to the east
- Santa Monica (I-10) Freeway is ¾-mile to the south
- Easy access to Downtown Los Angeles, Koreatown, and USC

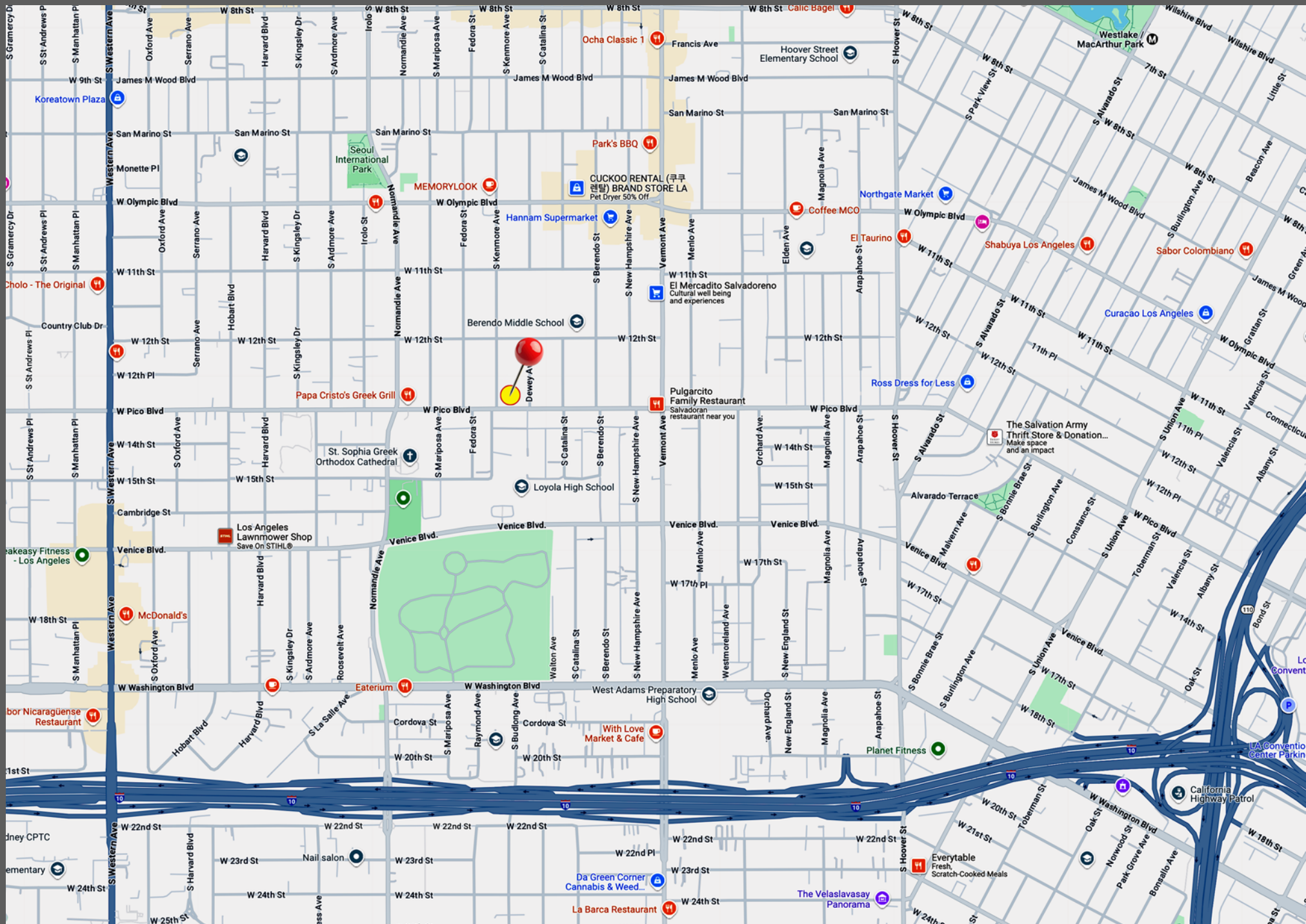
Aerial Photo



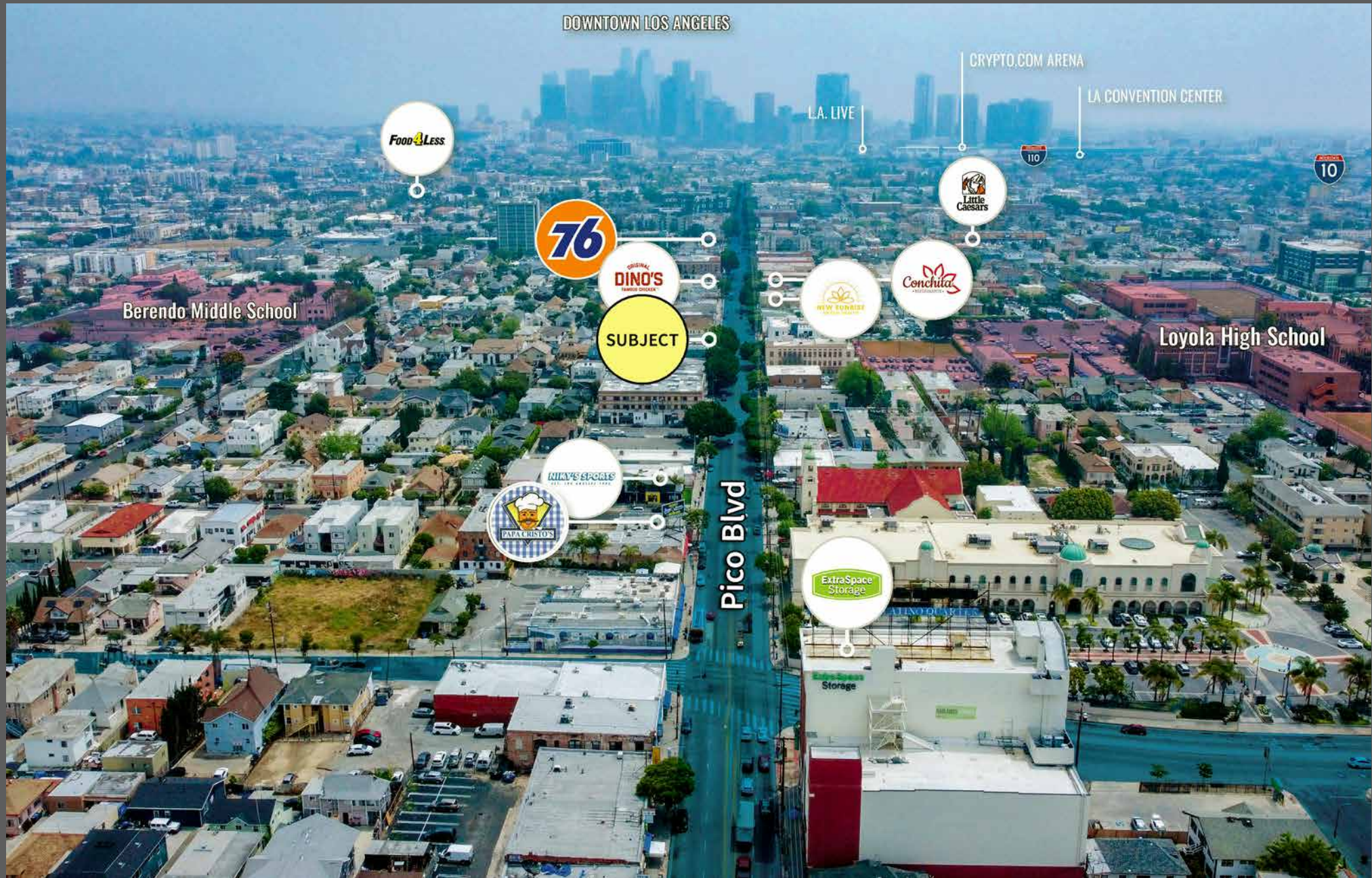
Plat Map



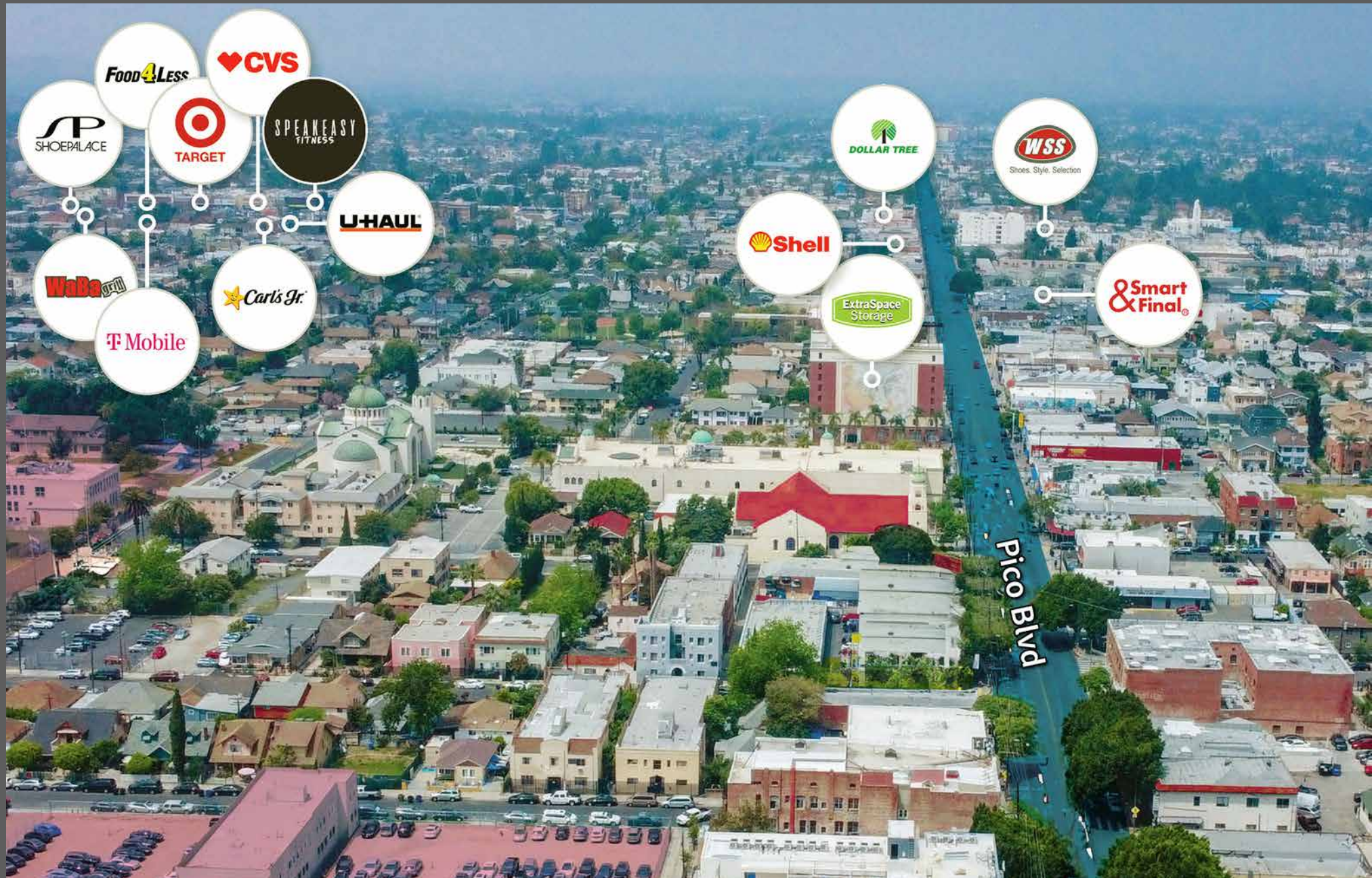
Area Map



Aerial View Facing East

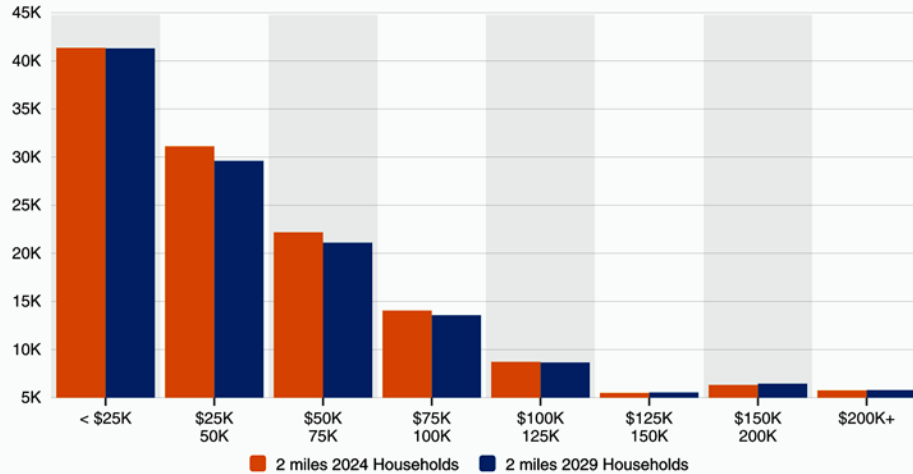


Aerial View Facing West

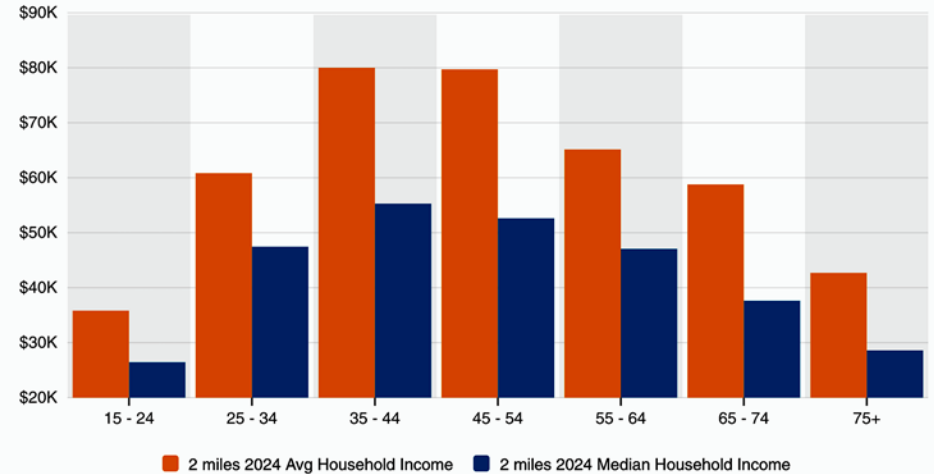


Area Demographics

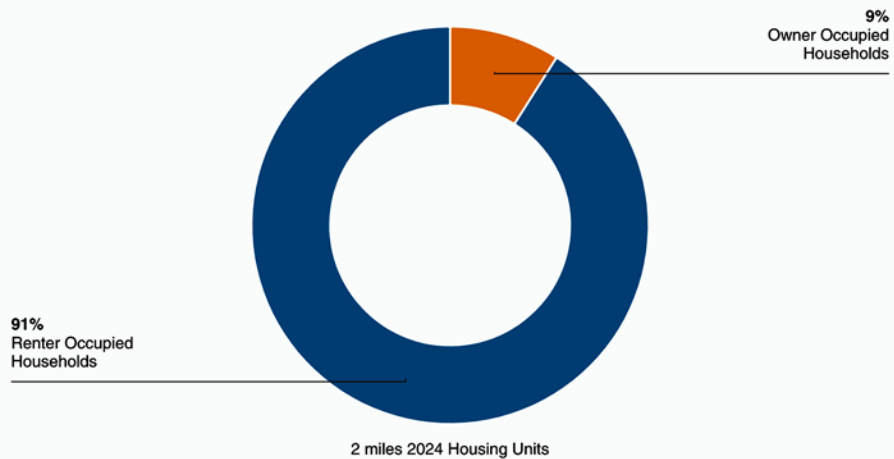
Household Income



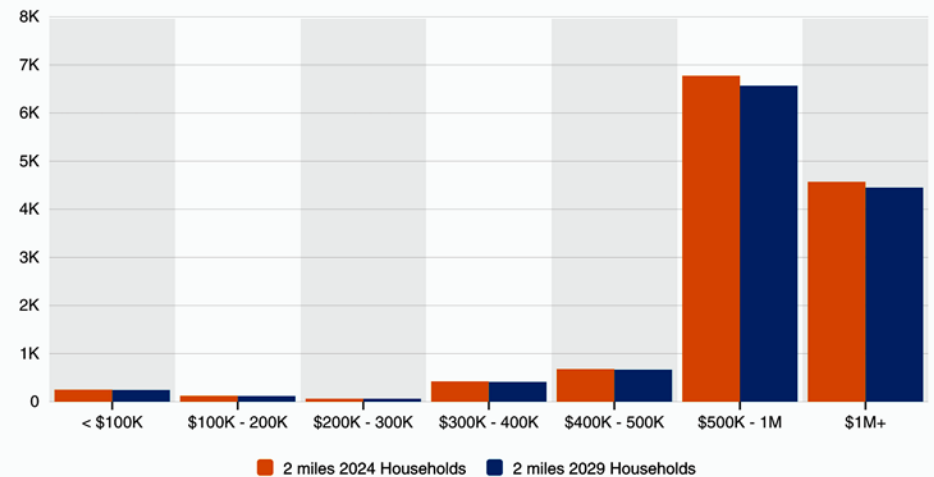
Household Income By Age



Housing Occupancy



Home Values



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