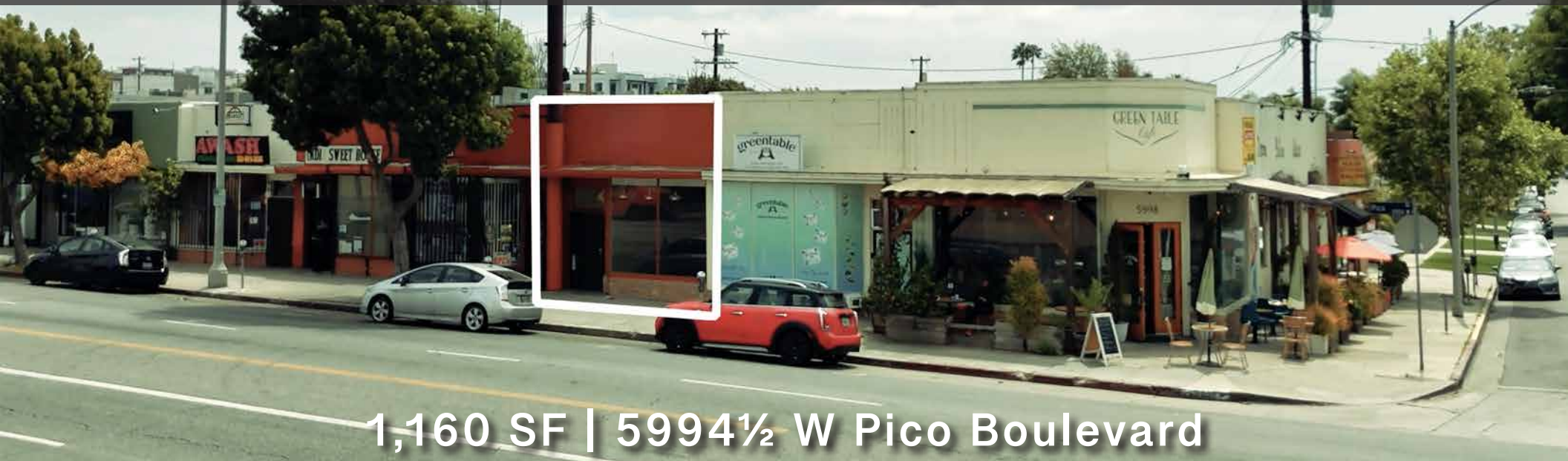


# FOR LEASE 2 RETAIL STORES AVAILABLE



# 5994½ W PICO BLVD & 1410 STEARNS DR, LOS ANGELES, CA 90035

## Property Details

### 5994½ W PICO BOULEVARD

Available Area	1,160± SF
Parking	1 Space in Rear Lot
Lease Rental	\$3,480 Per Month (\$3.00 Per SF NNN)
Net Charges	\$0.206 Per SF Per Month
Possession	May 1, 2025

### 1410 STEARNS DRIVE

Available Area	500± SF
Parking	Street Parking Only
Lease Rental	\$1,500 Per Month (\$3.00 Per SF NNN)
Net Charges	\$0.206 Per SF Per Month
Possession	May 1, 2025

Stories	One
Year Built	1948
Total Frontage	104' on Pico Blvd; 111' on Stearns Dr
Zoning	LA C4-1-O

- 2 retail stores for lease
- Part of larger 9-store strip center
- Southeast corner of Pico Blvd and Stearns Dr
- Heavy traffic location: 41,263 vehicles per day
- Shared customer parking at rear lot off the alley (10± vehicles total) plus abundant street parking
- Prime location between Fairfax Ave & La Cienega Blvd



## 5994½ W PICO BLVD INTERIOR PHOTOS



## 1410 STEARNS DRIVE INTERIOR PHOTOS



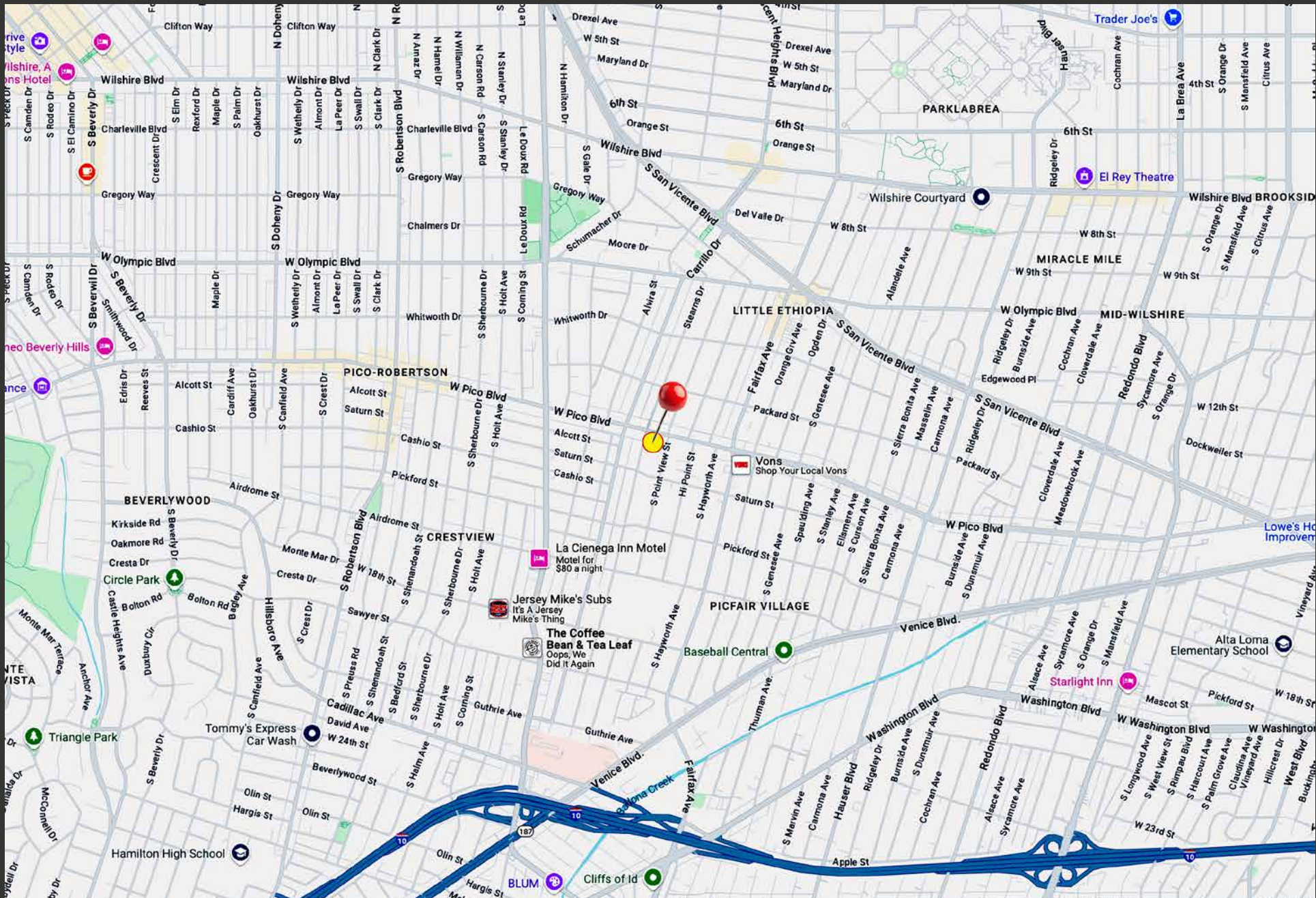




AERIAL PHOTO

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists

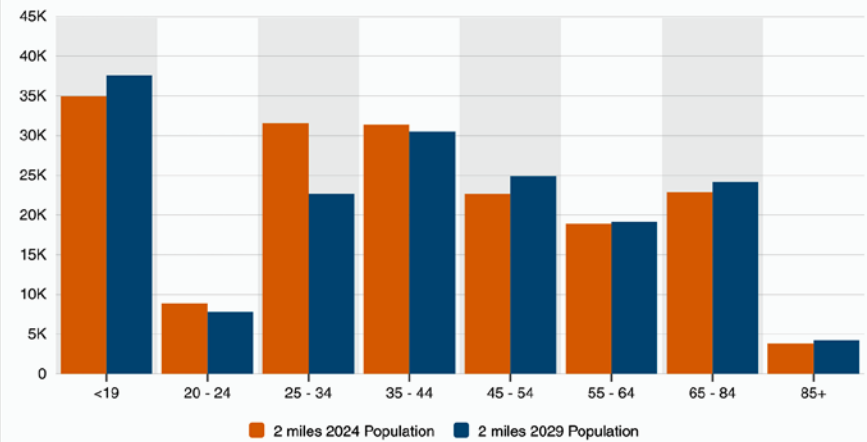




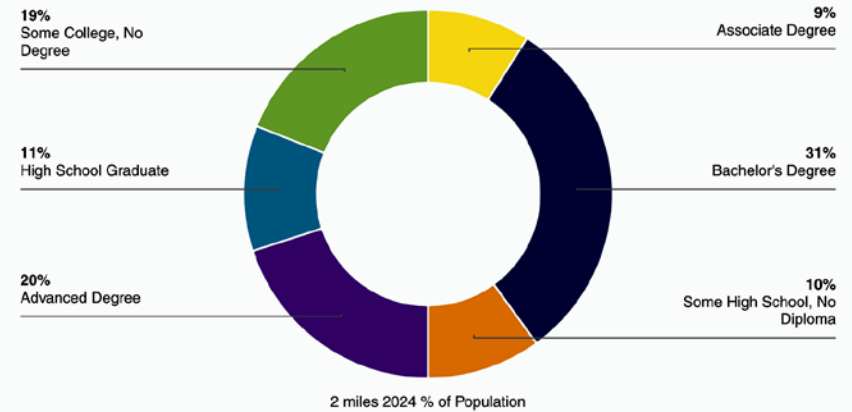
# AREA MAP

# NEIGHBORHOOD DEMOGRAPHICS

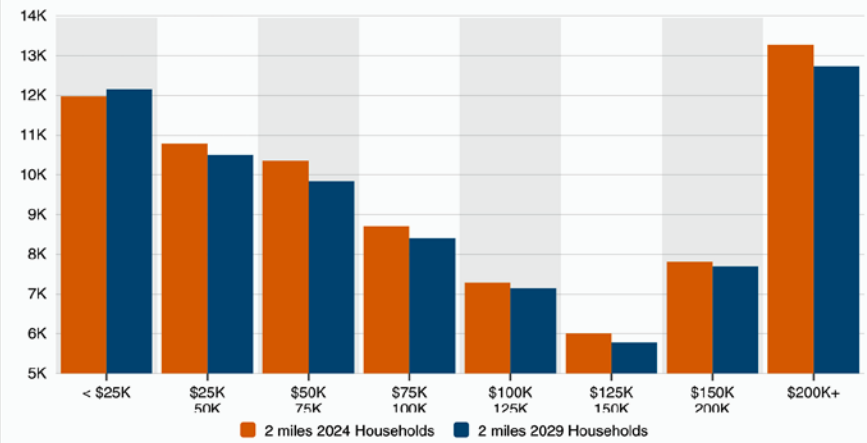
Population By Age



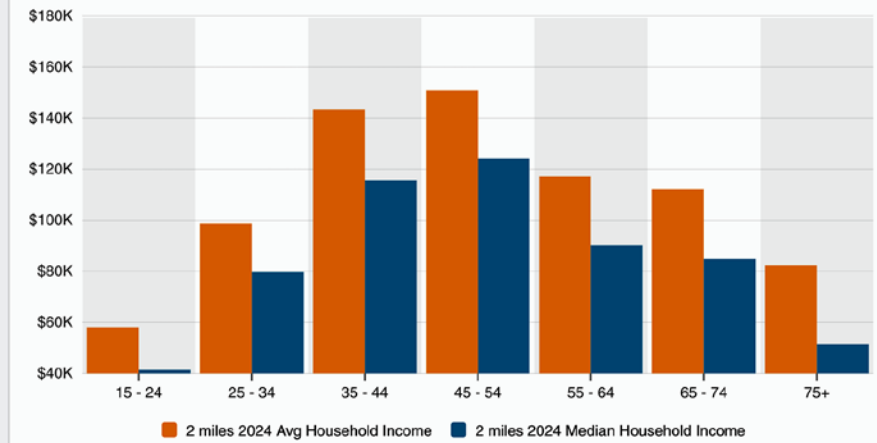
Educational Attainment



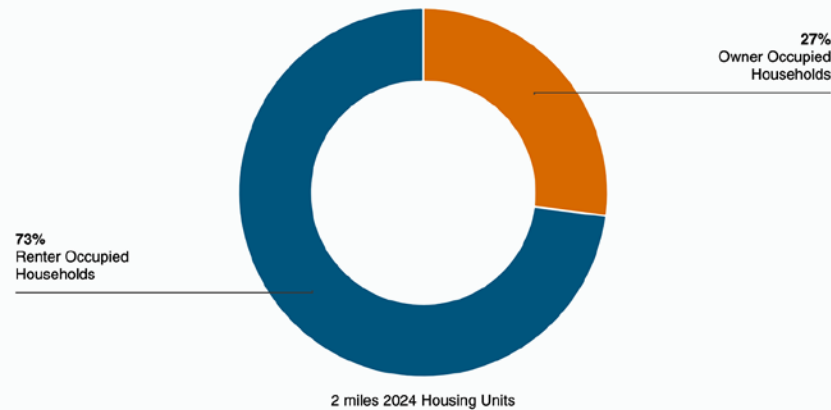
Household Income



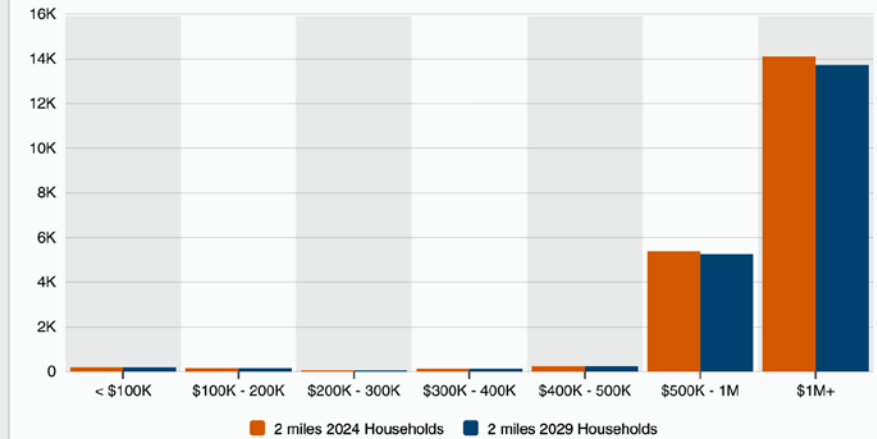
Household Income By Age



Housing Occupancy



Home Values



# FOR LEASE

## *Heavy Traffic Corner Location*

### 2 RETAIL STORES AVAILABLE

### 500 SF & 1,160 SF UNITS

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