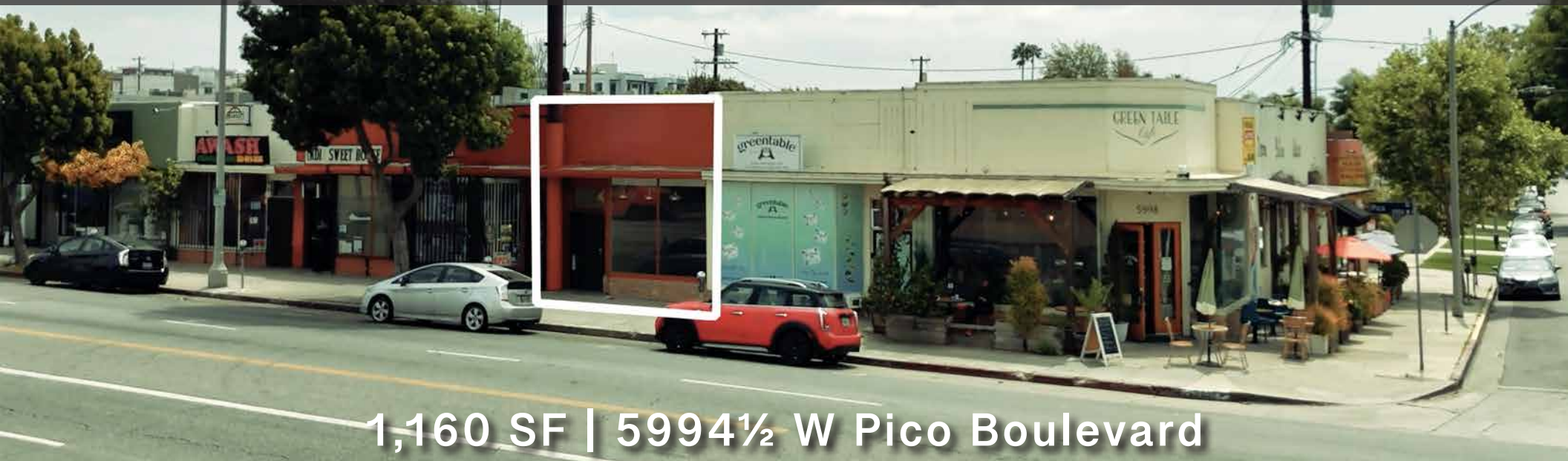


FOR LEASE 2 RETAIL STORES AVAILABLE



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



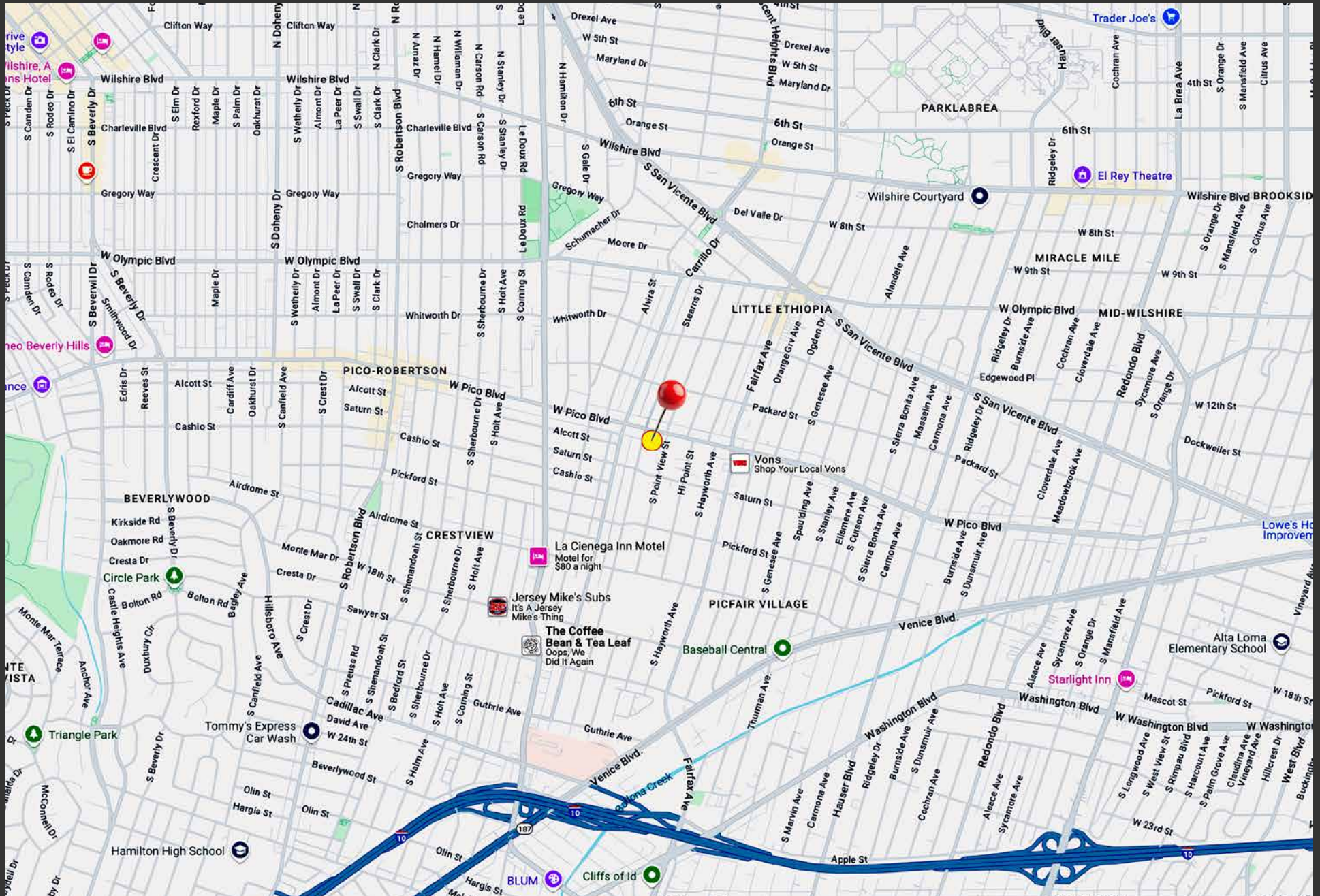




AERIAL PHOTO

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

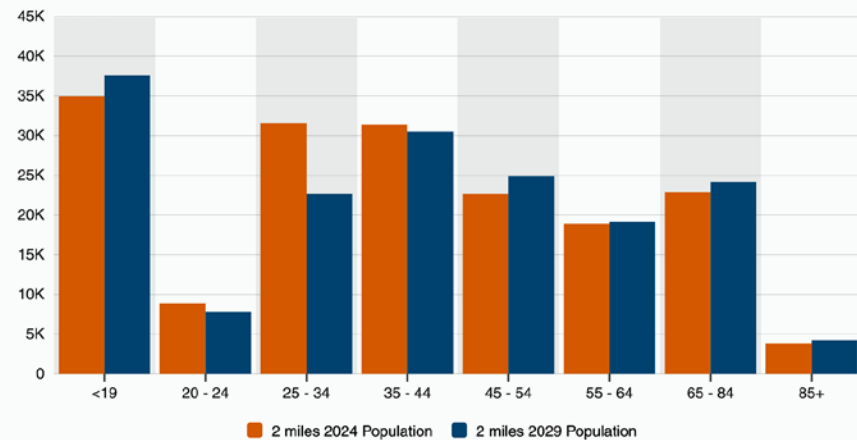




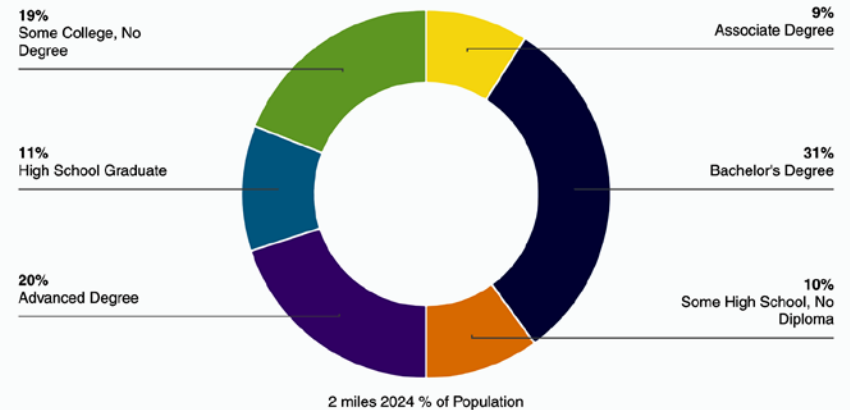
AREA MAP

NEIGHBORHOOD DEMOGRAPHICS

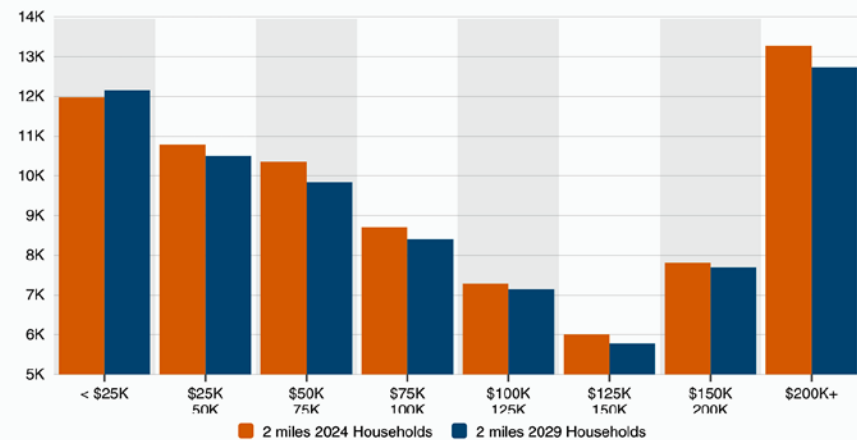
Population By Age



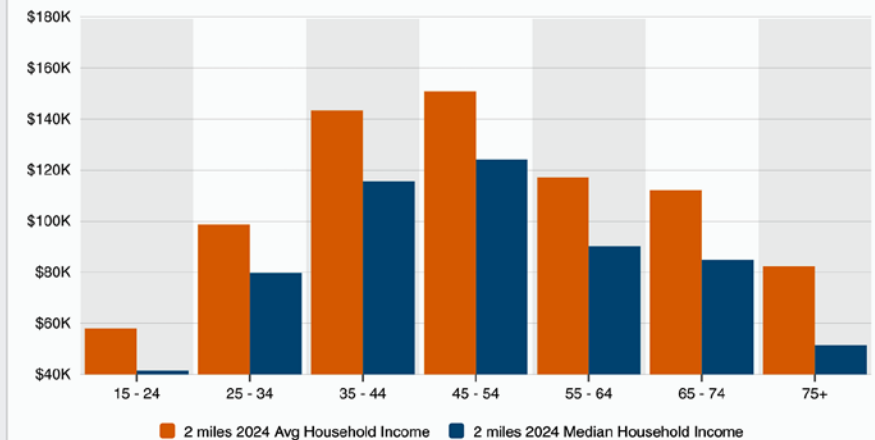
Educational Attainment



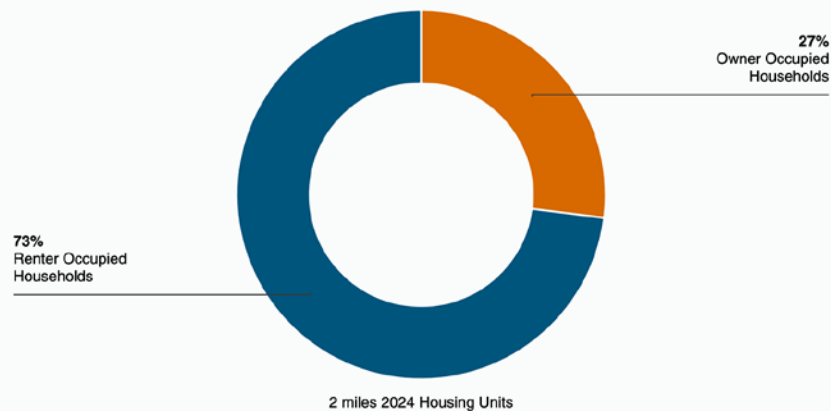
Household Income



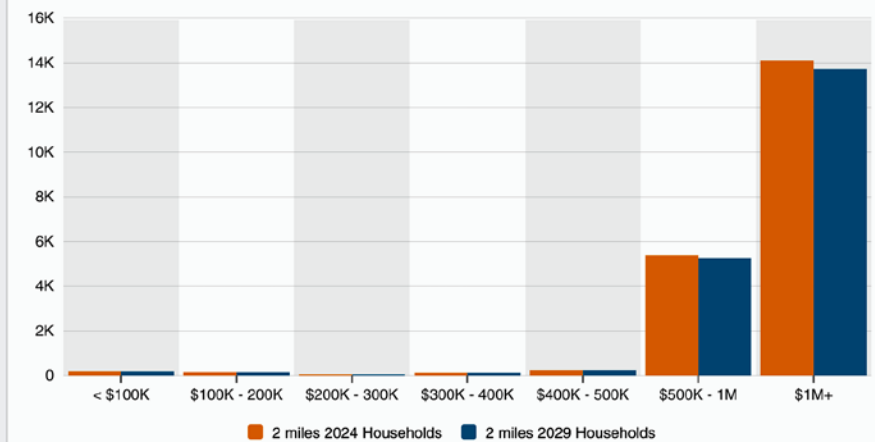
Household Income By Age



Housing Occupancy



Home Values



FOR LEASE

Heavy Traffic Corner Location

2 RETAIL STORES AVAILABLE

500 SF & 1,160 SF UNITS

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively offered by:

Jeff Luster

CEO

213.804.3013

jeff@majorproperties.com

DRE LIC. 00636424



MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists