COMMERCIAL PROPERTY FOR SALE OR LEASE

Prime Restaurant/Bakery Opportunity

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

Marcus & Millichap

9060 W PICO BOULEVARD

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

HEAVY TRAFFIC WEST PICO LOCATION

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

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

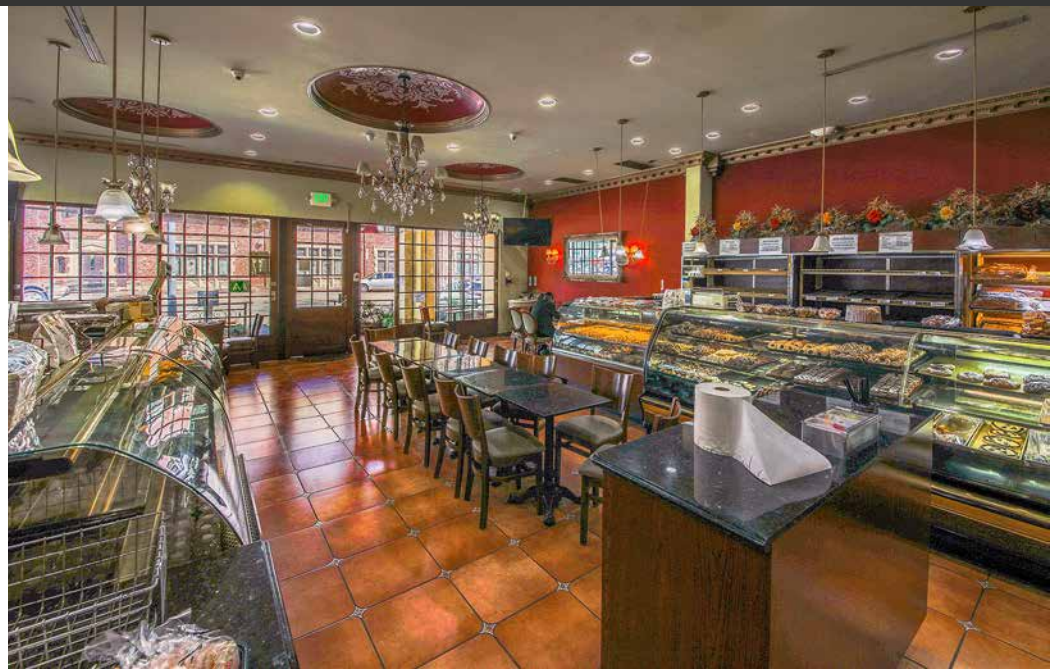
Asking Price: $4,500,000 ($1,304.35 Per SF)

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

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

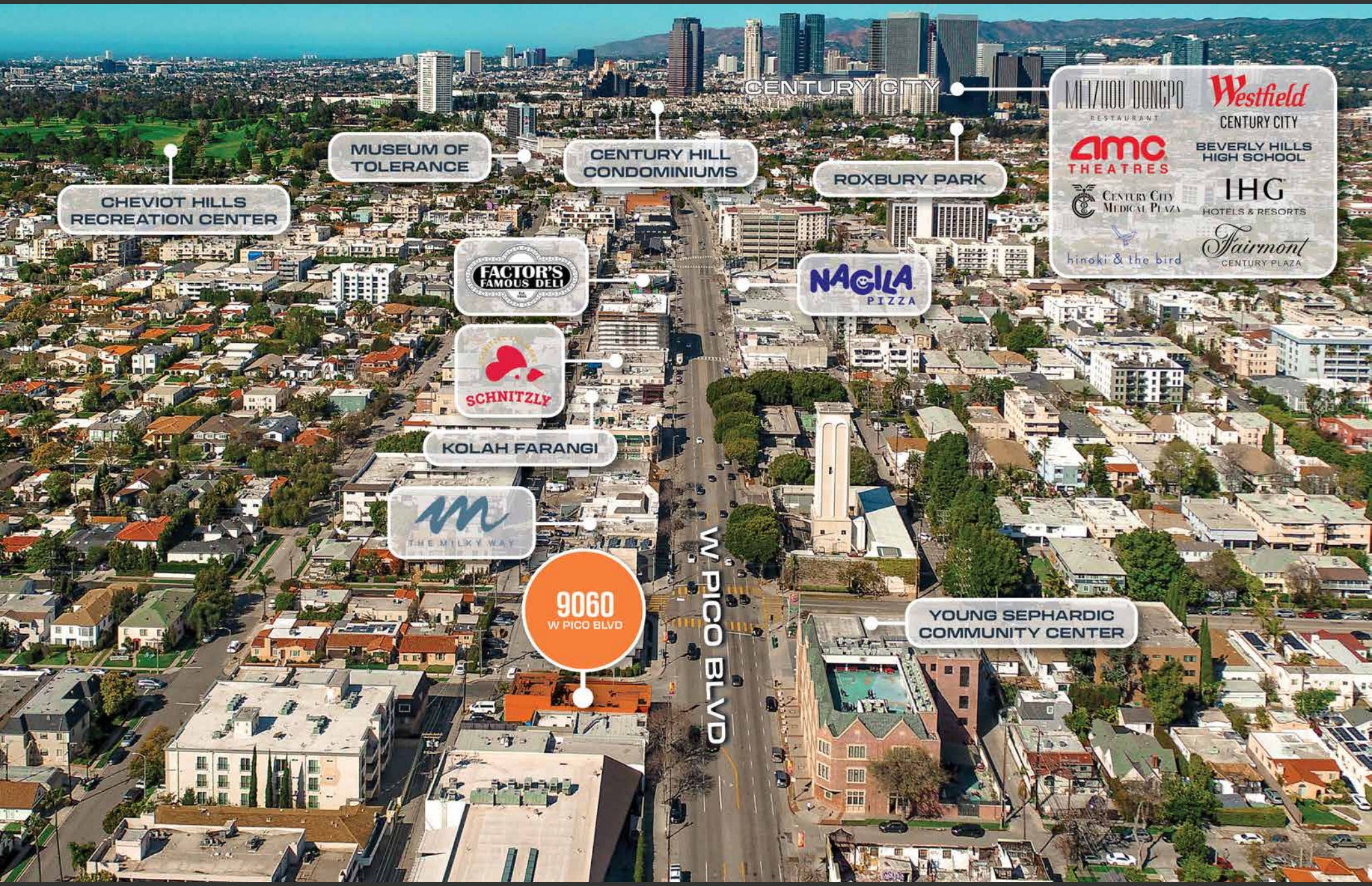
EXTERIOR PHOTOS

DINING AREA PHOTOS



KITCHEN PHOTOS

AERIAL PHOTO FACING WEST



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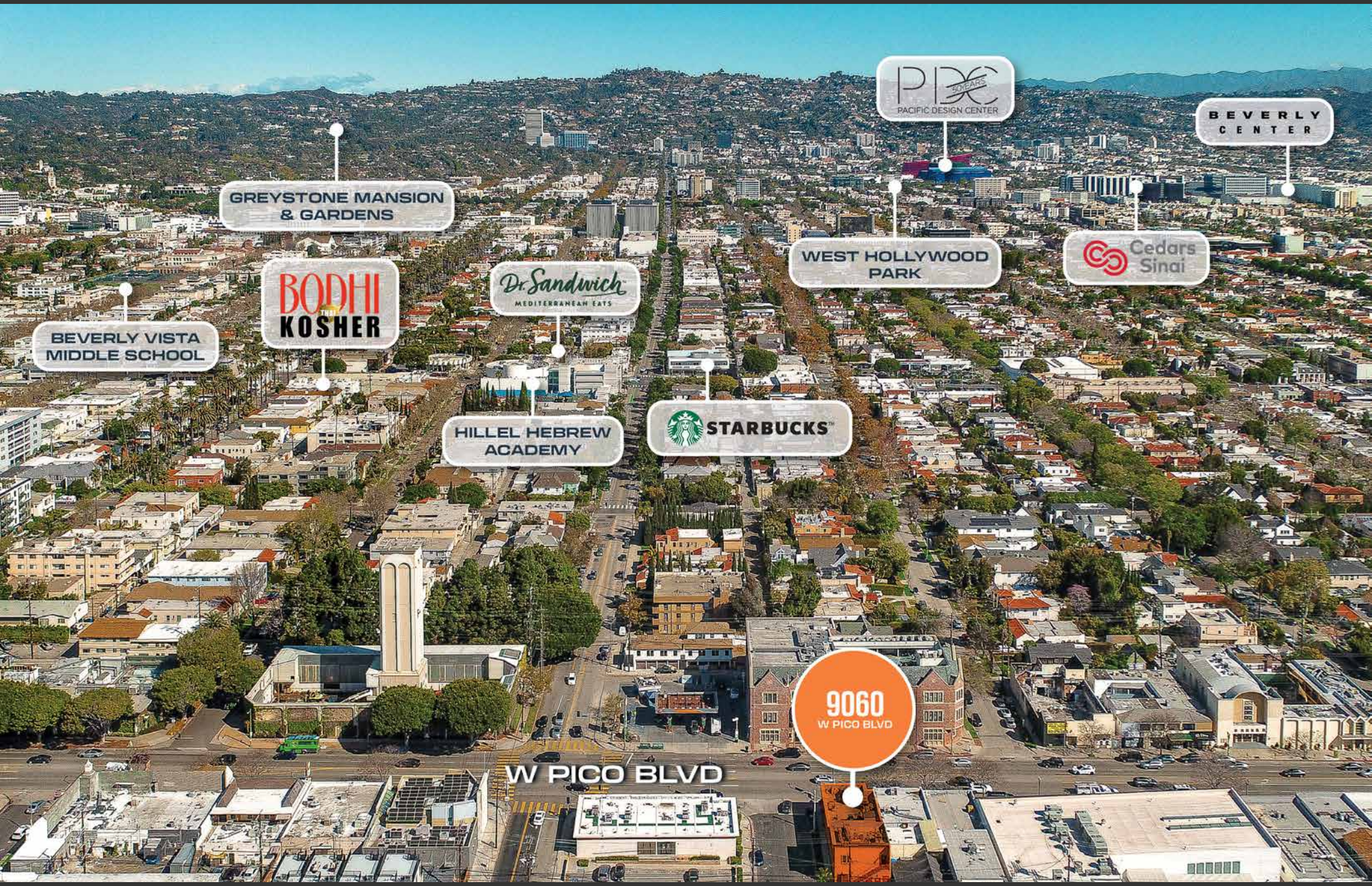
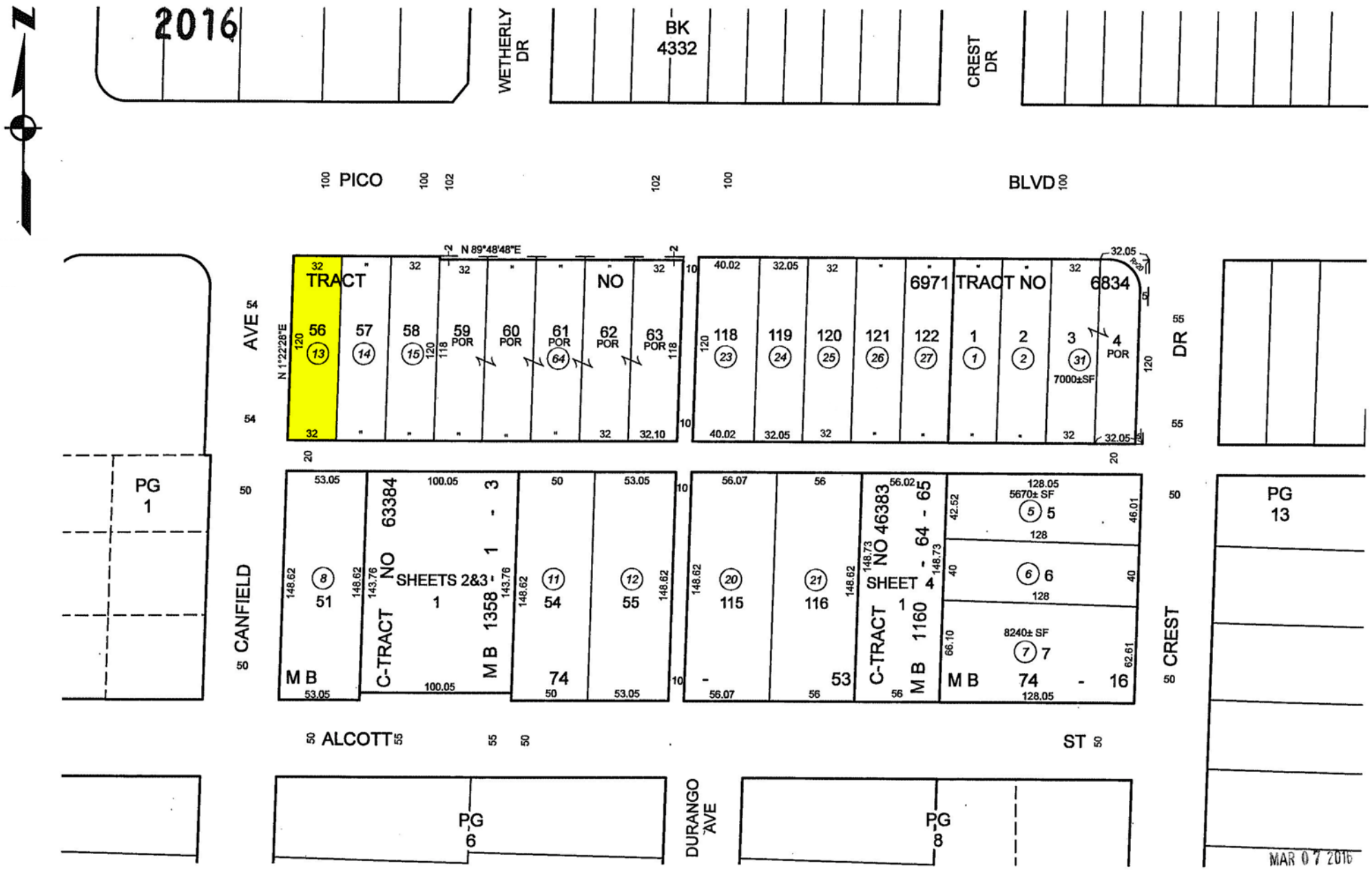
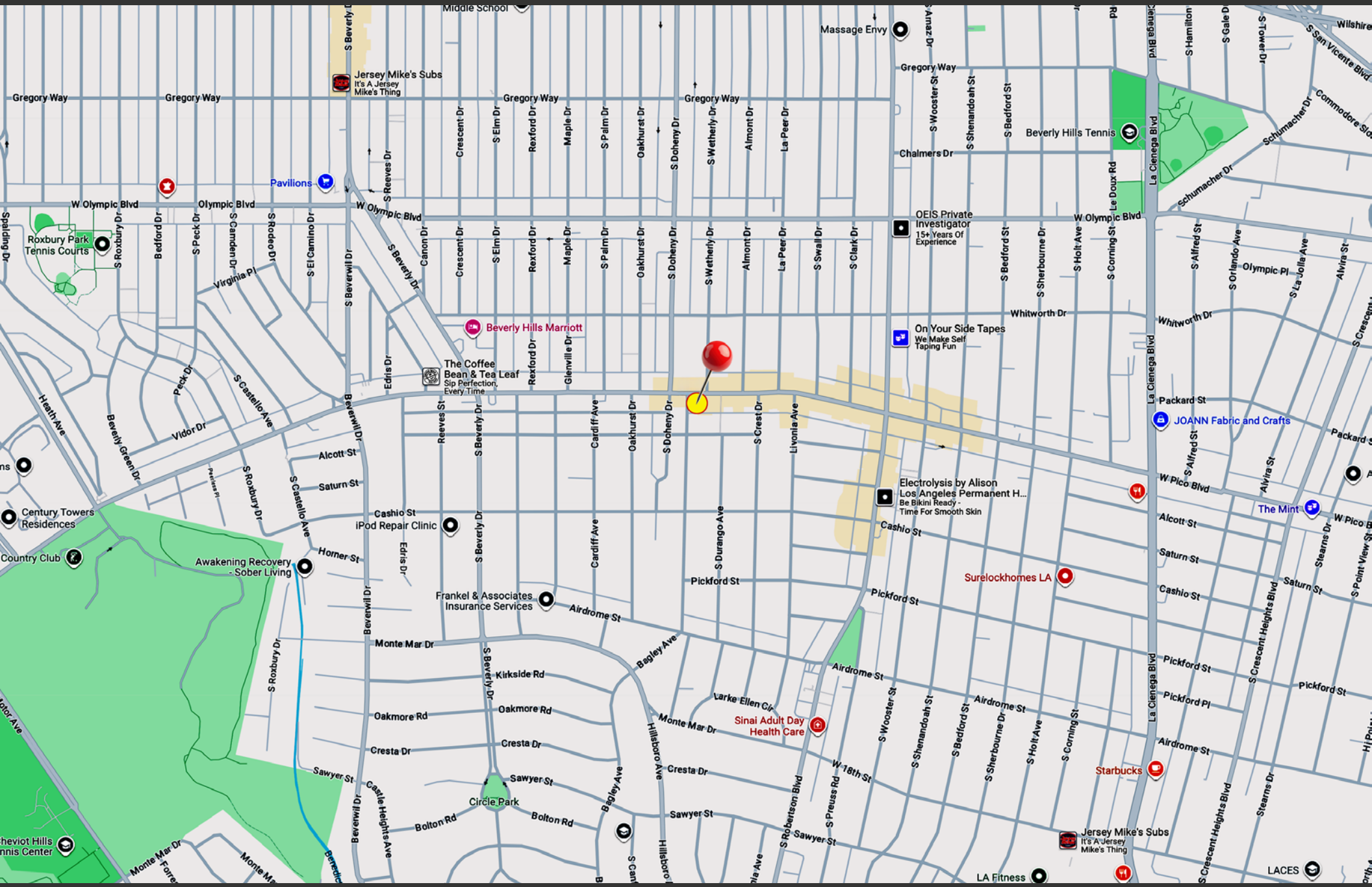


AERIAL PHOTO FACING EAST

PLAT MAP


2016
WETHERLY DR
BK 4332
CREST DR
PICO BLVD
N 89°48'48"E
N 1°22'28"E
TRACT NO 6971
TRACT NO 6834
56 (13)
57 (14)
58 (15)
59 POR
60 POR
61 POR (64)
62 POR
63 POR
118 (23)
119 (24)
120 (25)
121 (26)
122 (27)
1 (1)
2 (2)
3 (31) 7000±SF
4 POR
AVE
DR
PG 1
PG 13
51 (8)
C-TRACT NO 63384
SHEETS 2&3 - 1
M B 1358 - 3
54 (11)
55 (12)
115 (20)
116 (21)
C-TRACT NO 46383
SHEET 4
M B 1160 - 64 - 65
5 (5) 5670± SF
6 (6)
7 (7) 8240± SF
M B 74 - 16
CANFIELD
CREST
ALCOTT ST
PG 6
DURANGO AVE
PG 8
MAR 07 2016

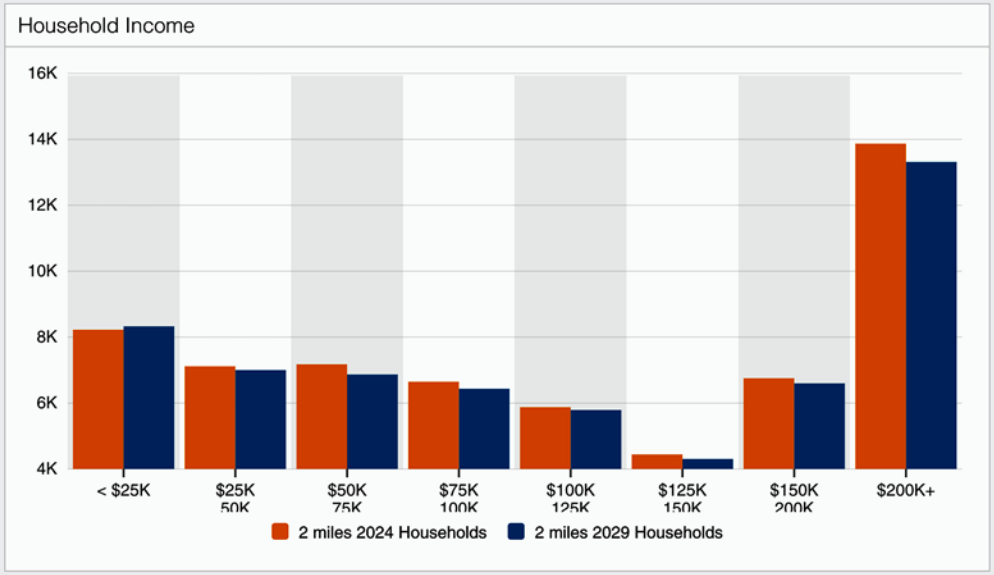
AREA MAP

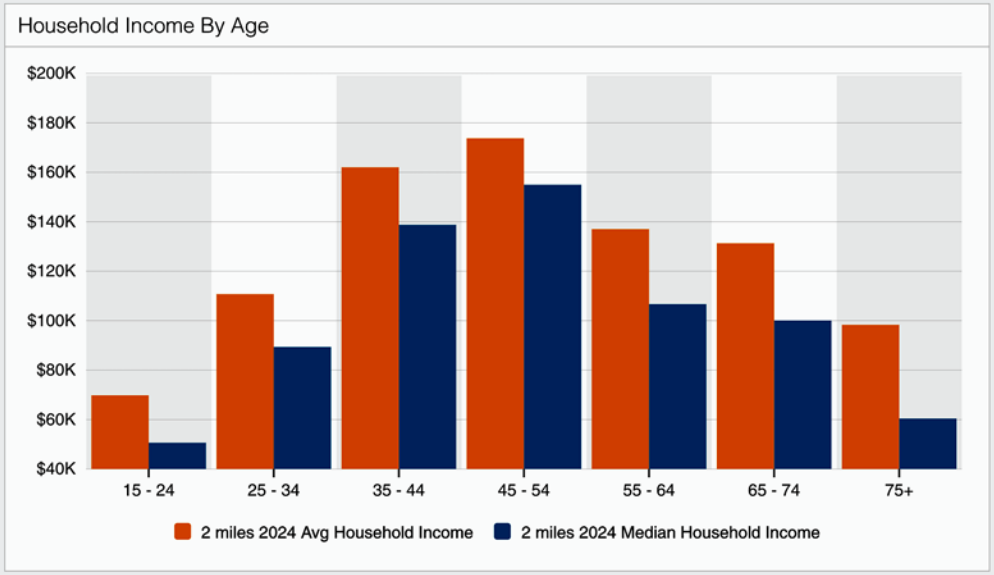

Middle School
Massage Envy
Jersey Mike's Subs
It's A Jersey Mike's Thing
Gregory Way
Beverly Hills Tennis
Chalmers Dr
Pavilions
W Olympic Blvd
Olympic Blvd
Roxbury Park Tennis Courts
OEIS Private Investigator
15+ Years Of Experience
Beverly Hills Marriott
On Your Side Tapes
We Make Self Taping Fun
The Coffee Bean & Tea Leaf
Sip Perfection, Every Time
Whitworth Dr
Packard St
JOANN Fabric and Crafts
Electrolysis by Alison Los Angeles Permanent H...
Be Bikini Ready - Time For Smooth Skin
W Pico Blvd
The Mint
Alcott St
Saturn St
Cashio St
Century Towers Residences
iPod Repair Clinic
Country Club
Awakening Recovery - Sober Living
Horner St
Surelockhomes LA
Frankel & Associates Insurance Services
Airdrome St
Pickford St
Pickford Pl
Monte Mar Dr
Kirkside Rd
Oakmore Rd
Cresta Dr
Sawyer St
Bolton Rd
Circle Park
Larke Ellen Cir
Sinai Adult Day Health Care
W 18th St
Starbucks
Jersey Mike's Subs
It's A Jersey Mike's Thing
LA Fitness
LACES
La Cienega Blvd
S Beverly Dr
Beverwil Dr
Wilshire
S San Vicente Blvd
Schumacher Dr
Commodore Sloan
Olympic Pl
Alvira St
S Crescent Heights Blvd
Stearns Dr
S Point View St
Heath Ave
Beverly Green Dr
Peck Dr
S Castello Ave
Vidor Dr
Virginia Pl
S Roxbury Dr
Bedford Dr
S Peck Dr
S Camden Dr
S Rodeo Dr
S El Camino Dr
Edris Dr
Canon Dr
Crescent Dr
S Elm Dr
Rexford Dr
Maple Dr
S Palm Dr
Oakhurst Dr
S Doheny Dr
S Wetherly Dr
Almont Dr
La Peer Dr
S Swall Dr
S Clark Dr
Glenville Dr
Reeves St
Cardiff Ave
S Crest Dr
Livonia Ave
S Durango Ave
Bagley Ave
Hillsboro Ave
S Robertson Blvd
S Preuss Rd
S Wooster St
S Shenandoah St
S Bedford St
S Sherbourne Dr
S Holt Ave
S Corning St
Le Doux Rd
S Alfred St
S Orlando Ave
S La Jolla Ave
S Hamilton
S Gale Dr
S Tower Dr
Castle Heights Ave
Theviot Hills Tennis Center

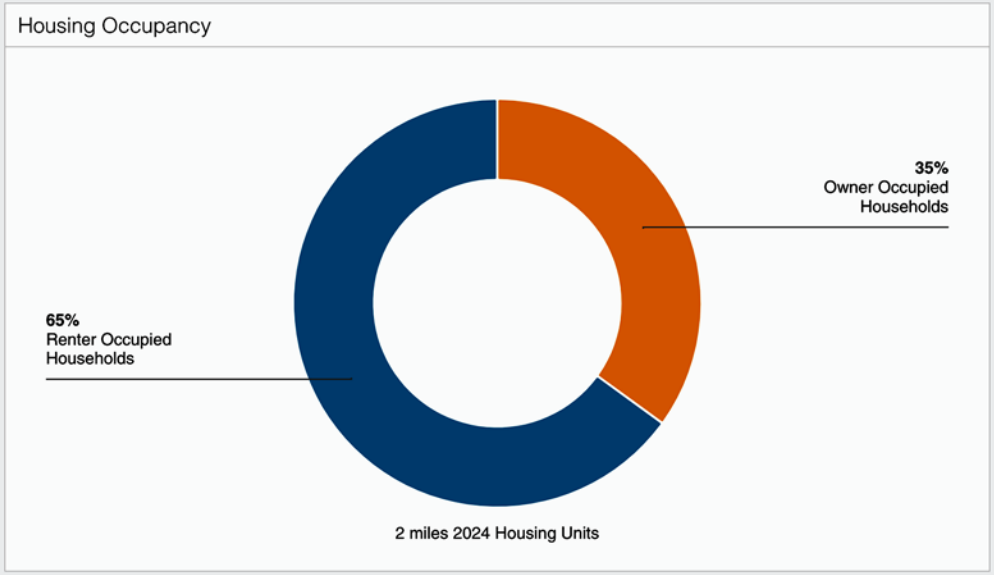
COMPARABLE REAL ESTATE SALE VALUES

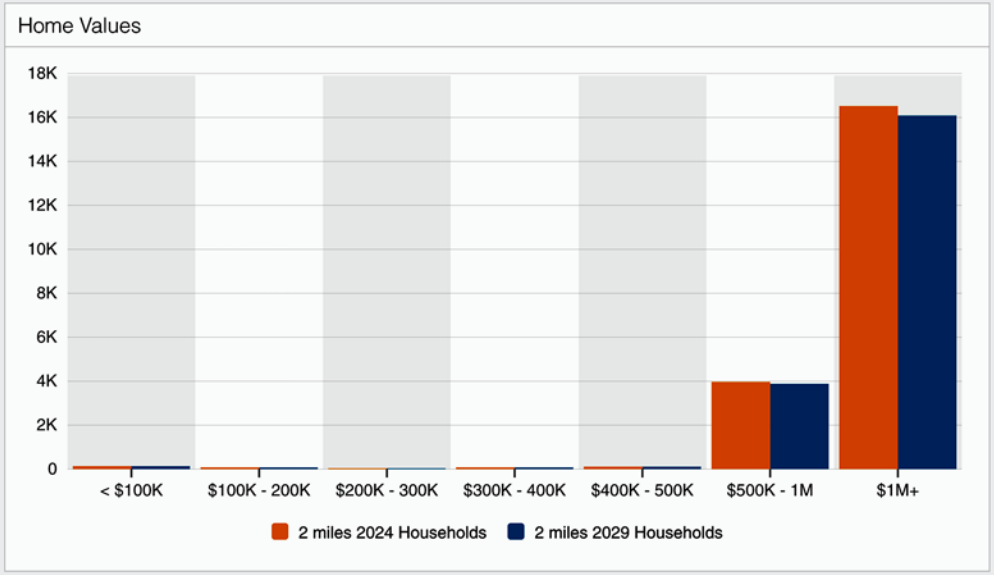
	Address	City	Zip Code	Type	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	153-155 S Robertson Blvd	Beverly Hills	90211	Retail	2,634	5,145	04/18/2024	$4,450,000	$1,689
	9314-9328 West Pico Blvd	Los Angeles	90035	Retail	10,767	17,599	04/01/2024	$10,500,000	$975
	420-422 N Camden Dr	Beverly Hills	90210	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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