

conroy

conroycommercial.com



LAUREN ABOULAFIA
LIC 01895546 | 310.421.2945
lauren@conroycommercial.com

BRIAN OBERMILLER
LIC 02050826 | 310.421.2945
brian@conroycommercial.com

Pico & Robertson

FOR LEASE

8801 W PICO BLVD

Medical/Dental Office

Size: Approx. 2,400 SF

Rent: \$3.25 to \$5.25 / SF + NNN (\$0.75)



Owner/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the developer, seller or obtained from Public Records or other sources. Tenant is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

Leasing Highlights

8801 W PICO BLVD

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LEASING INFO



RENT

\$3.25 to \$5.25 / SF

NNN (\$0.75)

SIZE

Approx. 2,400 SF

APN

4332-014-018

ZONING

LAC4

Medical / Dental Office

- Approved for medical / dental office
(currently built out for retail)
- Highly visible corner location on Pico & Robertson with plenty of space for advertising
- Close to Cedars Sinai Medical Center (1.5 miles)
- Customer parking in public lot behind the building
- Tenant parking spaces available for lease

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Location Overview

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DEMOGRAPHICS		3 MILE	DAILY TRAFFIC COUNTS 2017	
			COUNT	DIR
2018 Total Population	908,046	W Pico Blvd & S Clark Dr	29,395	W
2018 Total Households	392,458	S Robertson Blvd & W Pico Blvd	30,068	S
Median HH Income	\$81,263	W Pico Blvd & S Wooster St	45,859	E
Average HH Income	\$126,157	S Robertson Blvd & Horner St	39,645	S

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