

8751 W. Pico Boulevard



Lease Offering ■ Restaurant | Medical | Retail | Gym | Market | Ghost Kitchen

LAUREN ABOLAFIA
310 429 7656
LIC 01772254

LOS ANGELES, CA 90035 | PICO ROBERTSON

SETH GROSSMAN
718-578-8772
LIC 02057186

SUMMARY

LEASE OFFERING

ADDRESS 8751 W. Pico Boulevard

RENTAL RATE \$3.50/SF + NNN (approx \$2500/month)

AVAILABLE SF 8,247 SF including 1,469 patio

POTENTIAL USES Restaurant / Medical / Retail / Gym

TOTAL BUILDINGS 1

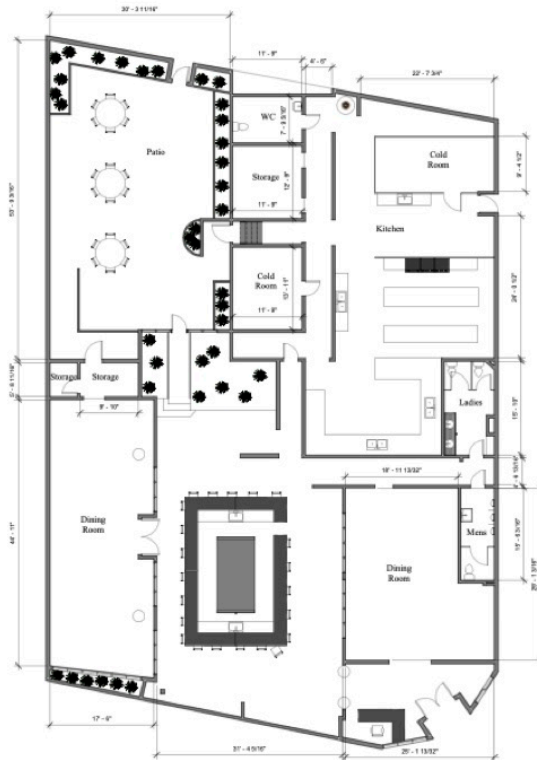
STORIES 1

PARKING ± 36 Open Spaces

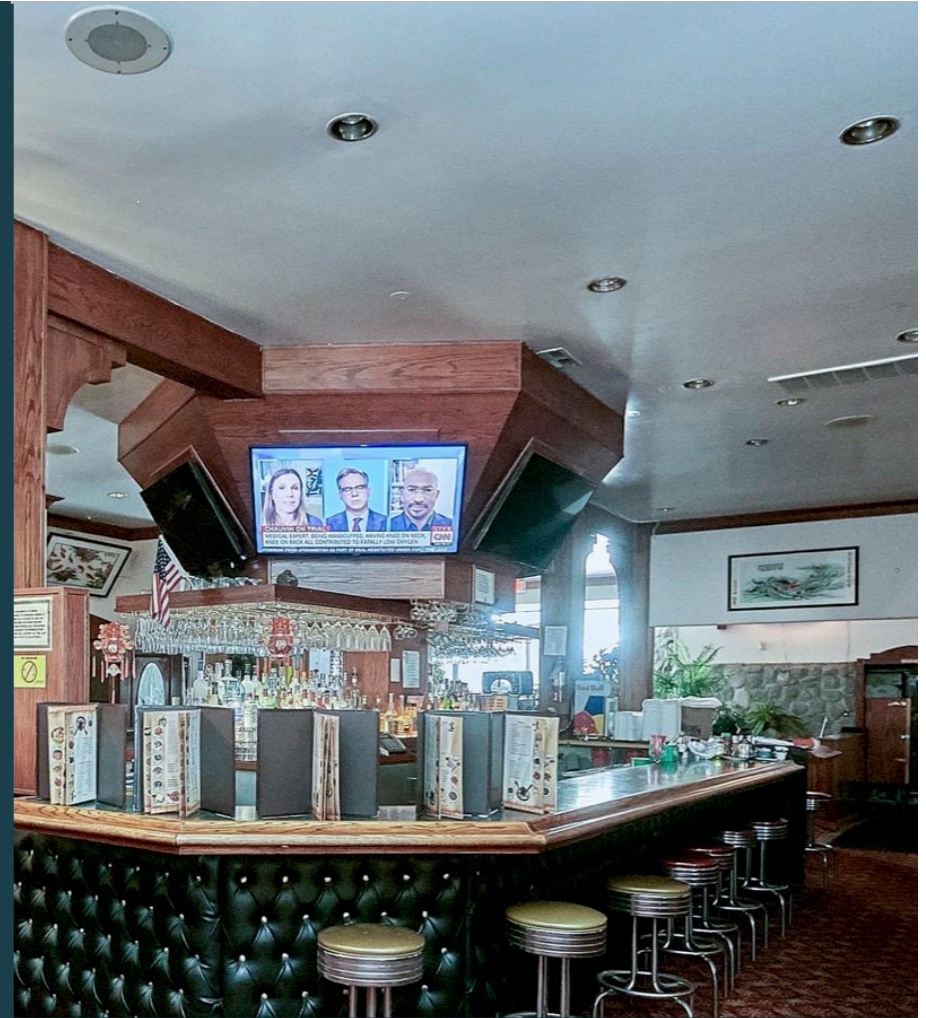
ZONING C4-1-O



8751 W. Pico Blvd | Los Angeles, CA 90035



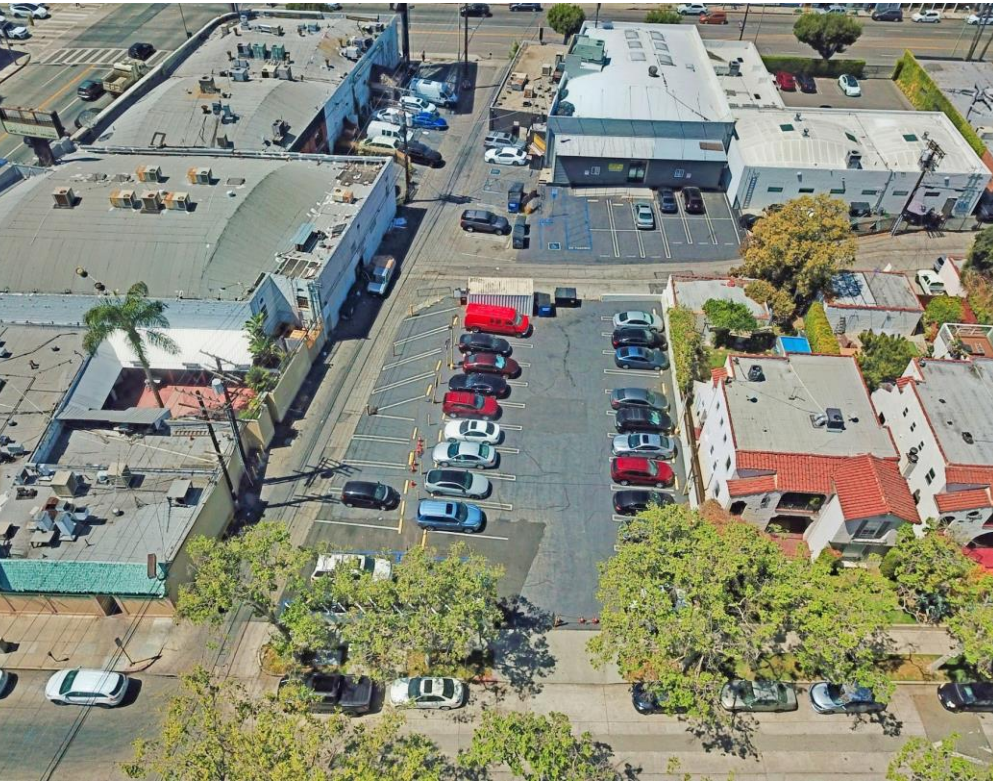
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OVERVIEW

- CENTRALLY-LOCATED PICO-ROBERTSON NEIGHBORHOOD
- FULLY BUILT-OUT RESTAURANT SPACE
- TYPE 47 LIQUOR LICENSE AVAILABLE FOR SALE
- AMPLE PARKING ENABLES MEDICAL OR GYM USE

RESTAURANT / MEDICAL / RETAIL / GYM - LEASE



4

PRIME PICO ROBERTSON







CARLYLE
INN

PRESTIGE
BARBERSHOP

WOVA
EVENT TECHNOLOGY RENTALS

All-Star
Dental Care

SI LAA THAI

MUCCA
Dairy

SUPA The UPS Store

BLACKHORSE

CENTINELA FEED AND PET SUPPLIES

MINORI
SUSHI



NAILS OF
COLOR

PANAMERICANA
LA BAKERY - CAFE

GOLDEN CITY



ROBERTSON

PICO BOULEVARD

WOOSTER ST

Retail Synergy

- Restaurants
- Shopping
- Services



Office DEPOT
OfficeMax

PICO BLVD

PICO BLVD

SUBJECT

PICO BLVD

Schwartz's

Walgreens

HASIBA

Hasiballa

L.A. BURGER BAR

TRATTORIA NATALIE

ROBERTSON BLVD

W Olympic Blvd

Natalee Thai

Si Laa Thai

Centinela Feed

BH Baseball Cards

Model MGMT

BH Baseball Cards

The Carlyle Inn

Founders Ale

Shalom Pizza

Mamilia

Twin Dragon Chinese

Hollywood Pies

Enigma Tattoo

Elat Market

Kabob By Faraj

French Florist

Taj Mahal of India

Bronzed Aussie

A Food Affair

Trattoria Bella

MagIQ Escape Room

Highland Center

Carpet Studio

Aaron's Kitchen

THE WASH

Factor's Famous Deli

Sushiko

Mark Hall

Schmitzly

Kolah Farangi

Beverlywood Bakery

Eliat Bakery

California Computer

Feldman Watch

Bibi's Bakery & Cafe

Livonia Glatt Mart

Got Kosher Deli

Pico Glatt Mart

Naglia Pizza

Pat's

BH Kosher Meat

Karafuto Skin Care

Kosher Pizza

Holy Grill

Tuk Tuk Thai

Munchies

Eliass Kabob

PICO BLVD

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Holy Grill

Tuk Tuk Thai

Munchies

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Pico Robertson

Snapshot

PICO-ROBERTSON is an affluent Los Angeles neighborhood bordered on the west by Beverlywood and Cheviot Hills, on the north by Beverly Hills, and on the east by Mid-City. Pico-Robertson is the heart of the city's Jewish community, with kosher restaurants and supermarkets, Jewish day schools and high schools, and six synagogues. The area has a strong community feel with dozens of restaurants along the main thoroughfares of Pico Boulevard and South Robertson Boulevard.



POPULATION (5 Mi.)

979,582



BUSINESSES (5 Mi.)

62,485



AVG HH INCOME (5 Mi.)

\$91,415



WALKSCORE®

94



Between 2010 and 2018, the submarket's population increased from 229,895 to 243,453. During that same period, average household income increased from \$133,726 to \$159,325. Pico-Robertson has seen a flurry of development from firms including Mercy Housing of California, RBM of California and The Albert Group Architects.



OPEN ALL NIGHT
Canter's
RESTAURANT
BAKERY
DELICATESSEN

With manicured lawns, beautiful homes, and easy access to daily necessities as well as the freeway, Pico Robertson is highly desirable for many homebuyers. In recent years, this Westside LA neighborhood has also turned into somewhat of a millennial magnet, thanks to new coffee shops and dive bars that have popped up in the community.

Pedestrian Friendly

- ▶ At the heart of the Pico Robertson neighborhood is the pedestrian-friendly intersection at Pico Boulevard and Robertson Boulevard. This intersection features many small businesses, cafes, delis, gas stations, and kosher shops, so it's an active area during the day.
- ▶ At night, Pico Robertson transforms into a tranquil neighborhood, though there are a few local bars open for those who want to go out at night.
- ▶ Pico Robertson's main showstoppers are its restaurants, which can be found along Pico Boulevard or Robertson Boulevard. Popular neighborhood fixtures include Nick's Coffee Shop & Deli, Si Laa Thai Dining, and Trattoria Bella Roma.



PREMIERE WESTSIDE LOCALE

COMMUNITY OVERVIEW

The spectrum of neighborhoods in Los Angeles is wide and varied. They range from world-class luxury homes and beach cities to apartments homes and offices converted from formerly vacant warehouses with graffiti on the exterior walls. When thinking about Los Angeles there are a handful that come to the top of everyone's mind - Pico Robertson is one neighborhood that will likely fly under the radar.

Yet despite the area's low-key existence, Pico Robertson boasts arguably the most significant and strong thread of cultural heritage of any region in Los Angeles. Take a stroll down Pico Boulevard east of Robertson and Kosher deli's, bakeries, and synagogues dominate one's view delivering rich history and flavors. Turn right onto streets like Corning, Bedford, and Shenandoah and the vibe becomes relaxed densely populated by young professional apartment dwellers who work in surrounding areas such as Beverly Hills, Century City, and Culver City.

PREMIER WESTSIDE LOCALE

The Pico Robertson area boasts an ideal setting comprised of the four quadrants of the Pico Boulevard and Robertson Boulevard intersection. The 10 freeway is within striking distance and just a short uber ride to the Culver City metro station for those traveling to and from Downtown Los Angeles. Despite its premier Westside locale, Pico Robertson has remained somewhat immune to gentrification, mostly due to the strong cultural heritage which has been rooted in the community for decades.



MAJOR DEVELOPMENTS



Pico and Beverly Boulevard
67 apartments above 16,500 square feet of ground-floor commercial space

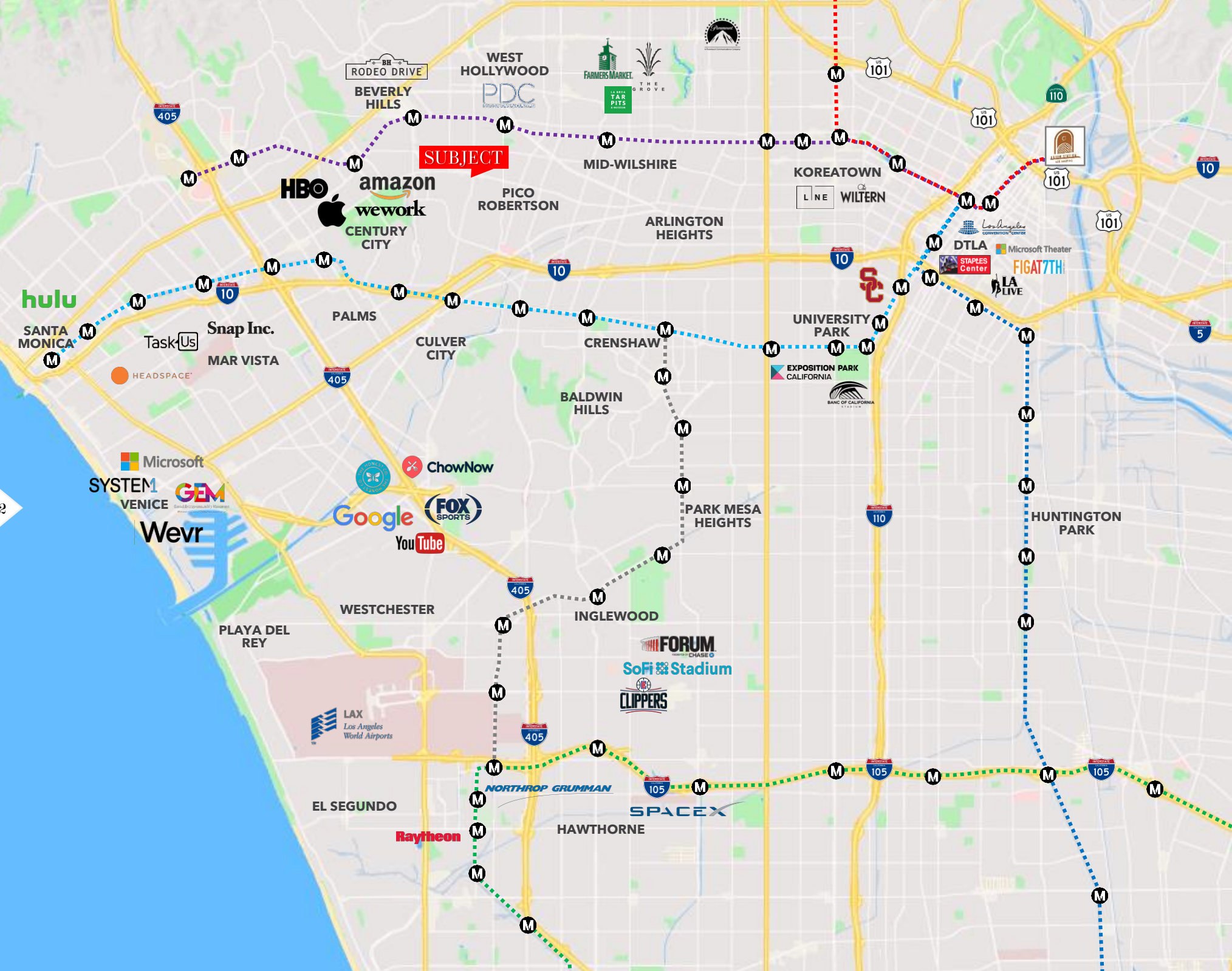


Pico and La Cienega Boulevard
30 apartments atop 1,275 square feet of ground-floor medical offices



1415-1429 S Robertson Boulevard
67 apartments above ground-floor retail space & single-level basement parking

SUBJECT





ENGAGEMENT TEAM



LAUREN ABOULAFIA

Senior Director

310 275 3233 Direct

310 429 7656 Mobile

lauren.aboulafia@conroycommercial.com

LIC 01772254



SETH GROSSMAN

Sales Analyst

718-578-8772

seth@conroycommercial.com

LIC 02057186

BROKER OF RECORD: 5877 WEST 3RD STREET | LOS ANGELES, CA 90036

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