

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 \$4/SF per month NNN

AVAILABLE SF ± 8,000

POTENTIAL USES Restaurant / Medical / Retail / Gym

TOTAL BUILDINGS 1

STORIES 1

PARKING ± 36 Open Spaces

ZONING C4-1-O



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









CARLYLE
INN

PRESTIGE
BARBERSHOP

WOVA
EVENT TECHNOLOGY RENTALS

All-Star
Dental Care

SI LAA THAI

CENTINELA FEED AND PET SUPPLIES

MINORI
SUSHI

BLACKHORSE

SUPA The UPS Store

MUCCA
Dairy



NAILS OF
COLOR

PANAMERICANA
LA BAKERY - CAFE

GOLDEN CITY

PARKING

ROBERTSON

PICO BOULEVARD

WOOSTER ST

- Restaurants
- Shopping
- Services



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.



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.



Area Drivers



96



62



UCLA BRVING
OFF 5TH
BARNEYS NEW YORK
Neiman Marcus
MR CHOW
COMUNICY
OCEAN PRIME
Madeo
EQUINOX
FOUR SEASONS

RODEO DRIVE
BALENCIAGA
BURBERRY
DOLCE & GABBANA
GUCCI
PRADA
VERSACE
Dior
LV
COACH
ROLEX
PATEK PHILIPPE

LA BREA TAR PITS & MUSEUM
LA REY THEATRE
BEST BUY
BILLABONG
FARMERS MARKET

GLATT MARKET
Elat Market
Fur's Palace
BOLDER FITNESS

SUBJECT

LINE
WILTERN
ZionMarket
POKETO
NORMANDIE
HONEYMEE
KTP
Koreatown Plaza
The Boiling Crab
MART

WHOLE FOODS MARKET
LA FITNESS
TRADER JOE'S
The Boiling Crab
IN-N-OUT BURGER
Target

Westfield
NORDSTROM
MACY'S
bloomingdale's
TIFFANY & Co.
BOSS
BCBGMAXAZRIA
Microsoft
AMC THEATRES

LANDMARK THEATRES

Smart & Final

LA FITNESS

SPROUTS
TRADER JOE'S
SONY
ARCLIGHT CINEMAS

KAISER PERMANENTE

RESTAURANT / MEDICAL / RETAIL / GYM - LEASE

PRIME PICO ROBERTSON

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



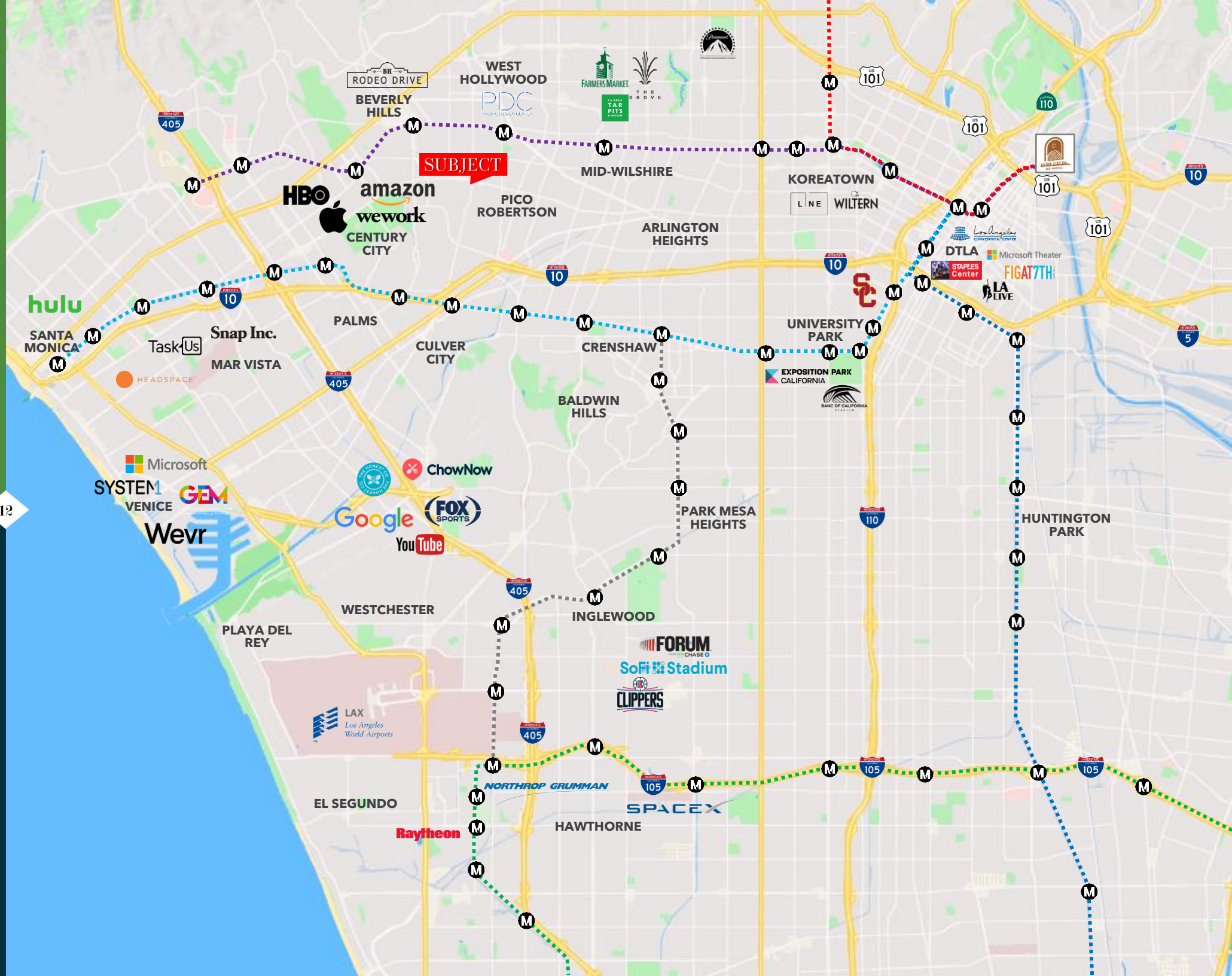
Pico and La Cienega Boulevard

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



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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