

FOR SALE - RARE WESTSIDE STNL



11021 WEST PICO BOULEVARD
LOS ANGELES, CA 90064

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PROPERTY INFORMATION

Address:	11021 West Pico Boulevard, Los Angeles, CA 90064
Property Size:	6,204 square feet of building on 10,230 square feet of land.
Asking Price:	\$4,905,000 \$4,675,000 (Buyer responsible for any and all closing costs other than real estate commissions).
Cap Rate:	5.25%
NOI	\$245,230.32

PROPERTY HIGHLIGHTS

- ◆ 18 parking spaces (9 tandem stalls)
- ◆ One-story single tenant net leased for the last 22 years to Barbeque's Galore. Current term expires May 14, 2026. Regional credit tenant with 18 locations in California, Arizona, and Texas.
- ◆ First time on the market in 75 years.

For further information or tour, please contact exclusive agent:

Marc Pollock

Office 310.826.8000 / Mobile 310.433.0441

License #00881177

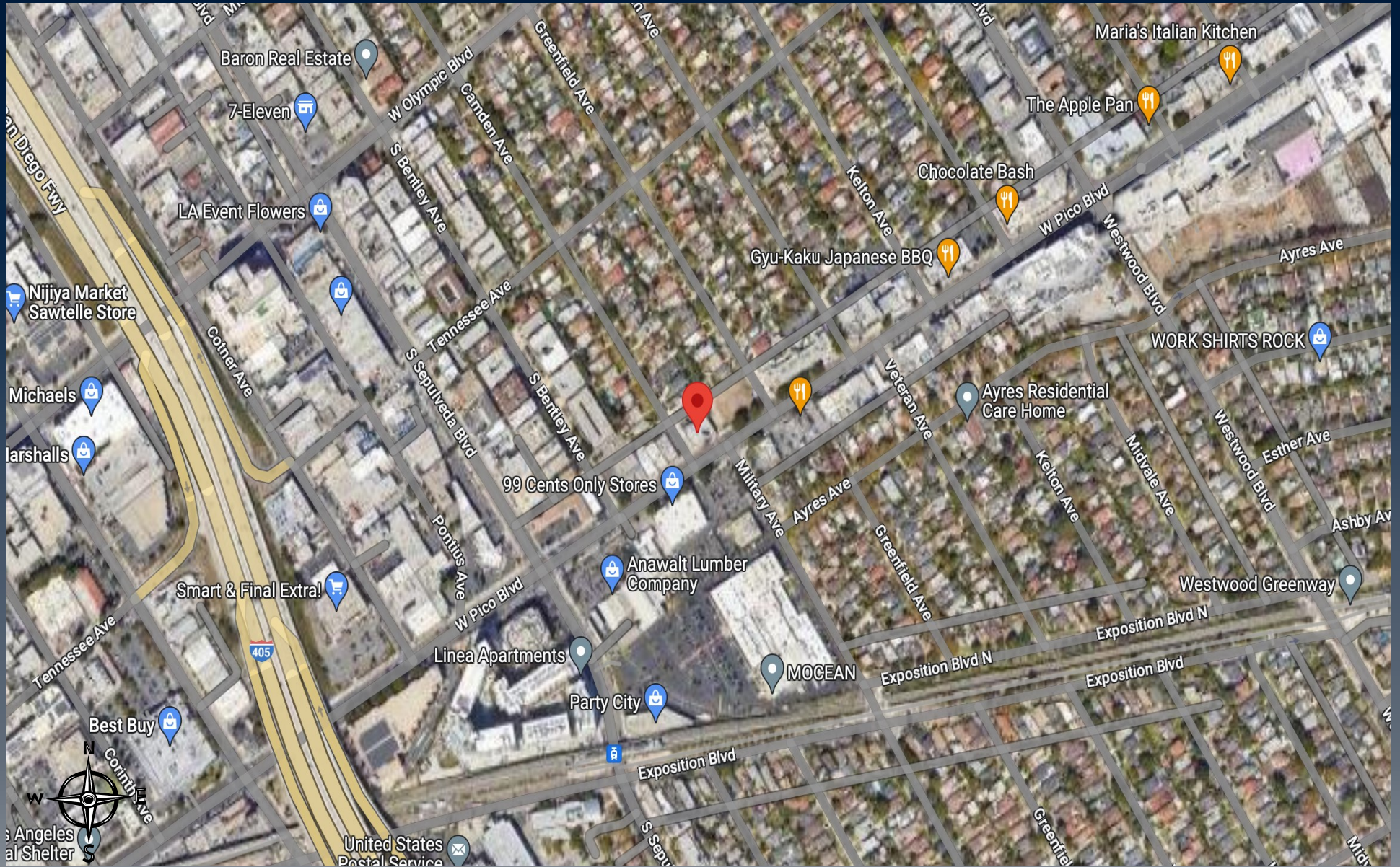
Marc@WestsideRetail.com

This information has been obtained from sources believed reliable, and the information contained on any site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size or nature of improvements, nor the identity or location of any existing or proposed tenant. While we do not doubt the accuracy contained in this offering package, we have not verified it and make no guarantee, warranty or representation about it. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2023

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