

11708 W PICO BLVD / 2413 S BARRINGTON AVE

FOR SALE CORNER PROPERTY ON PICO & BARRINGTON
OWNER/USER, DEVELOPMENT OR INVESTMENT



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

* Please note that the adjacent wall to the west features two signs not shown in the depicted image of our listing for purposes of enhancing the visual appeal of the photograph

Property Details



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Purchase Price:

~~\$5,000,000~~ **\$3,850,000**

Building Size:

2,086 SF

Land Size:

8,580 SF

Current use:

Auto Repair

Zoning:

C2

TOC:

3

Property Summary:

This is an incredible opportunity to acquire a prime corner lot in the heart of the Westside, conveniently situated right off the 10 and 101 freeway and driving distance to amazing restaurants, luxurious homes, new development and most importantly the beach. In this highly coveted area where commercial real estate is scarce, this corner site serves the needs of numerous potential from owner/user, ground up development or conversion into retail.

Property Details



Key Highlights:

- Gated signaled corner property with alley access
- Amazing street visibility on high traffic corridor
- Four points of ingress and egress (1 Pico, 2 Barrington, 1 alley access)
- Close to new developments and dense population

Endless Possibilities

Corner properties located in busy areas with dense populations attract a diverse range of groups. The property lends itself to many uses that will serve the community.

Development



Development

Units by Right: 21
Units by Right with Density Bonus: 38

Auto Repair



Conversion



High Visibility and Demographics

LOS ANGELES

WALK SCORE
93

TRANSIT SCORE
60

BIKE SCORE
93



SITE

20,752 ATC

29,868 ATC

S BARRINGTON AVE

W PICO BLVD



WEST LA DEMOGRAPHICS		
	1 Mile	3 Miles
Population	33,588	329,886
Households	15,490	155,413
Median Age	41.30	41.10
Avg. Household Income	\$108,572	\$103,528
Businesses	31,638	373,738



Aerial View

LOS ANGELES

CENTURY CITY



W PICO BLVD

S BARRINGTON AVE

Area Overview



- The Westside is a major center for creative industries with big names such as Fox, YouTube, Paramount, Sony, Snapchat, MTV, 72 & Sunny, Electronic Arts, and Google located here
- The region boasts some of the region's most valuable real estate which include the cities of Beverly Hills, Malibu, Santa Monica, and West Hollywood
- An available workforce of more than 500,000 reside in this area
- The region is home to several world-class universities including UCLA, Pepperdine, and Loyola Marymount
- The Westside continues to develop new business-friendly infrastructure. When completed, the Exposition Light Rail will connect Downtown L.A. to the beach

LA County's Westside Region Features Some of the Most Valuable Real Estate in the World

The cities of Beverly Hills, Culver City, Malibu, Santa Monica, and West Hollywood are all on the Westside, as are many of L.A.'s best known communities including Bel Air, Brentwood, Century City, Hollywood, Marina Del Rey, the Miracle Mile, Pacific Palisades, Playa Vista, Venice, and Westwood.

Known for its creative workforce and affluent customer base, the Westside is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries.

The Westside continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world



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Contact Info

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