

# FOR SALE

## 2<sup>ND</sup> GEN RESTAURANT W/ FF&E INCLUDED

8536 W PICO BLVD, LOS ANGELES, CA 90035



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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# 8536 W PICO BLVD, LOS ANGELES, CA 90035

## OPPORTUNITY

David Shaby and Jared Swedelson of NAI Capital are proudly the exclusive advisors to Ownership in the disposition of the fee simple interest in 8536 W Pico Blvd in the City of Los Angeles, California.

Introducing a remarkable investment opportunity that culinary enthusiasts and entrepreneurs won't want to miss! 8536 W Pico Blvd is a free-standing restaurant building situated in the highly desirable Pico-Robertson submarket. The gross building area is 1,875 SF on a 2,775 SF lot. 8536 W Pico Blvd is a "Pride of Ownership" building that was once home to one of Los Angeles' most famous restaurants, an American-style diner called Nick's Coffee Shop. After 74 years of continuous operation, the building's design has been optimized for maximum storage and restaurant efficiency. This prime restaurant building is now available for sale, complete with a fully equipped, professionally designed kitchen that's ready to bring your culinary vision to life.



# 8536 W PICO BLVD, LOS ANGELES, CA 90035

## PRICE:

\$1,750,000

## BUILDING SQUARE FEET:

1,875

## LAND SQUARE FEET:

2,775

## PARKING:

2 tandem, 4 Covered  
Gated Spaces in the Rear

## ZONING:

LA-C4

## APN:

4303-035-005



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## KEY HIGHLIGHTS

- Fully built out restaurant with two hoods, stove, walk in fridge/freezer, cook wear, storage container, fixtures and equipment all included
- One of Los Angeles' most famous neighborhood restaurants
- Amazing signage and location in the Pico Robertson submarket



## IN THE NICK OF TIME

■ Waitress saves down-home restaurant from fast-food destiny.

By Anna Marie Stolley, Staff Writer

WEST LOS ANGELES — Waitress Kathy Love loved the customers at Nick's Coffee Shop. She loved its down-home atmosphere. So when she heard the owners were planning to change it into a fast-food joint, she decided to buy it — with a little help from her husband.

And since that fateful day last November, she and her three children work together to keep the place serving up bacon, eggs and hot cakes. Relieved customers now trail into the old-style booths and sit at the counter, chatting agreeably with casually dressed, coffee-carrying waitresses.

"A lot of people say that the family diner is dying," said Love, 47, sporting blond hair piled high. "But I can't believe that."

Love, who started working in restaurants when she was 17, discovered Nick's in 1977. She stayed off-and-on for years — leaving when her child-care schedule permitted her to work only evenings, but then returning as soon as she could.

"I just liked this place and the people that came here. It was such a warm community," she said of the early morning and lunch-time coffee shop, which shutters its doors each day at 3 p.m.

When her warehouse distributor husband had a choice between cashing in his pension or turning it into an IRA, he decided to help Love buy the restaurant, on Pico Boulevard near La Cienega.

"He said, 'Honey, you're my IRA,'" she said, resting for a moment in between customers.

The diner, which opened in 1946, not only serves the typical hamburgers and hash browns, but also offers eggs Benedict and other fancier items. A



poached egg (perfectly done), English muffin (with a trace of butter, as requested) and coffee will set you back \$4.15, including tip.

"I've been coming here more than 20 years," said actress

Kathy Love works behind the counter of Nick's, the West Los Angeles coffee shop she owns with her husband.

DAVID FERGIG / WESTSIDE WEEKLY

Golde McLaughlin, a West Los Angeles resident who played a waitress in the film "Frankie and Johnny." "Whatever you want, they get it for you. I'm so glad it didn't close; it's like a family to me."



## LA WEEKLY

12 Best Diners in Los Angeles

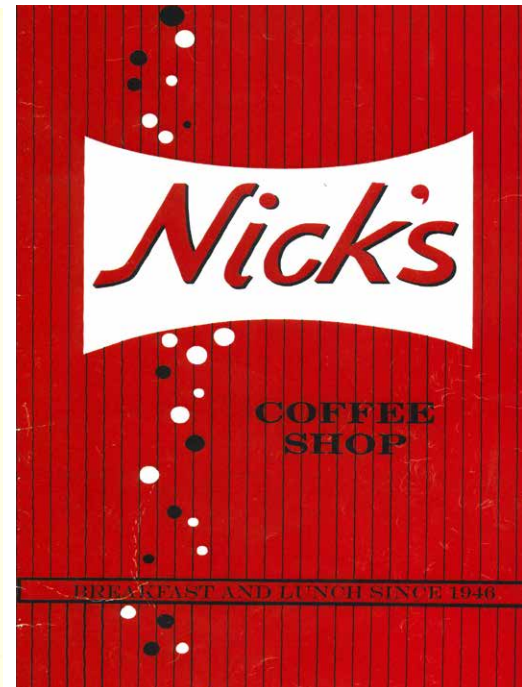
#1 - Nick's Coffee Shop & Deli



Nick's



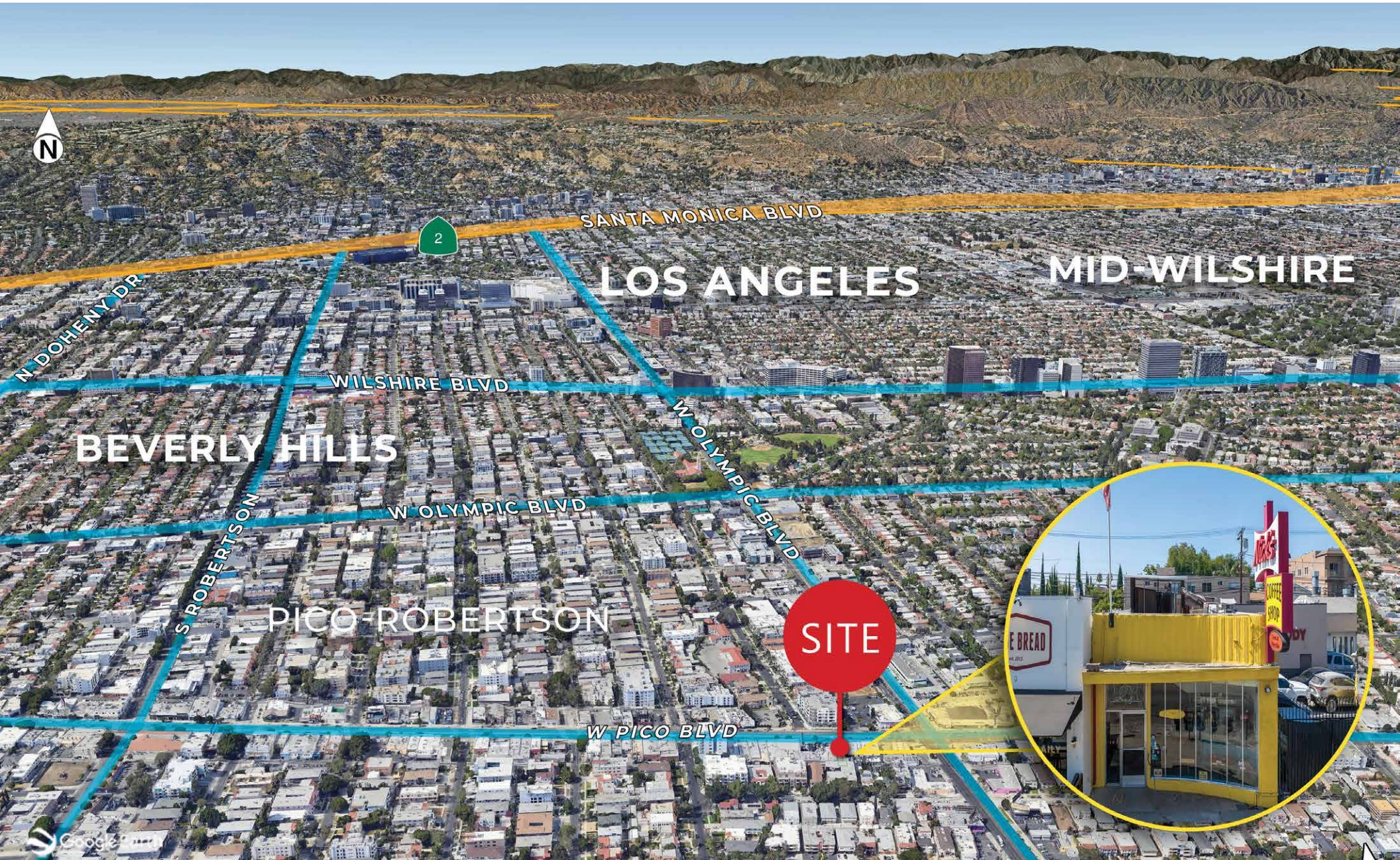
Nick's Coffee Shop & Deli may be small, but it doesn't make this Pico-Robertson spot any less of the Platonic ideal of a diner. No matter if you're there for the first time or the hundredth, you're greeted with an easy warmth. You're served coffee almost immediately after your order — and the refills come around often. You'd do well to accept advice when told to order the number 143, a three egg-whites omelette with pepper jack cheese, jalapeno turkey sausage, avocado, spinach and mushrooms. You're given a choice of sides, but you don't want to miss the hash browns cooked to a dark golden brown, and with just the right ratio of crisp. 8536 W. Pico Blvd., Los Angeles; (310) 652-3567.



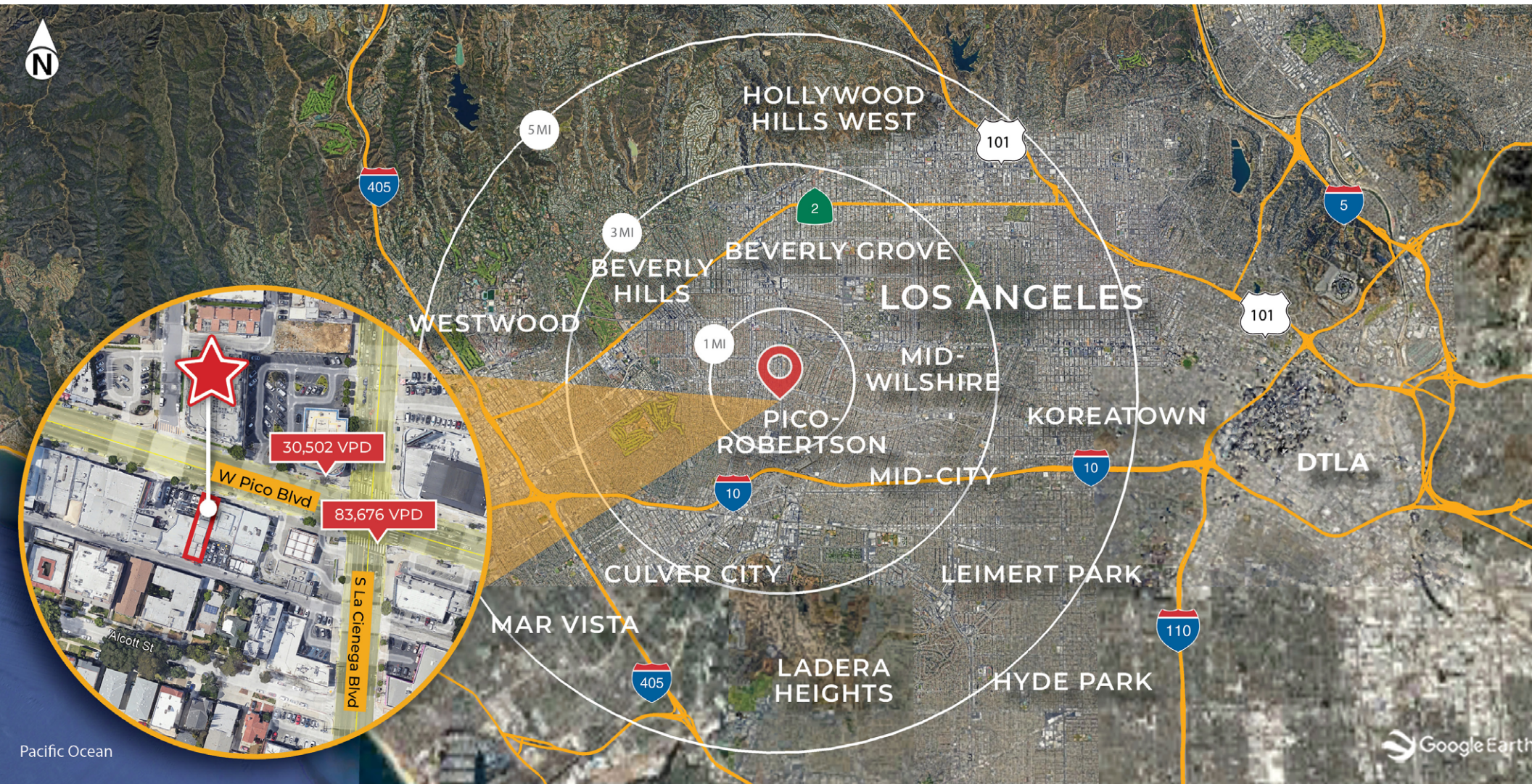
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# AERIAL MAP



# DEMOGRAPHICS



DEMOGRAPHICS 2023	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	42,769	323,319	916,541
ESTIMATED AVERAGE HH INCOME	\$156,921	\$155,608	\$135,801

# CONTACT INFORMATION

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