



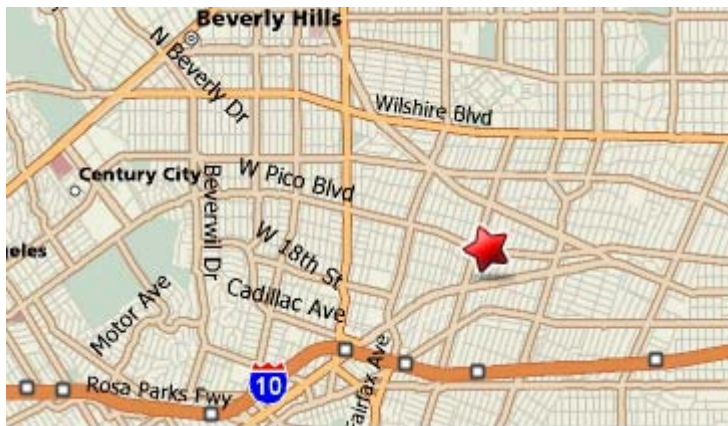
# FOR SALE

Retail/Office/Creative Space/Owner-User



## 5369 West Pico Blvd. Los Angeles CA 90019

Description: Two story building, retail below, office space above. Located on a major Los Angeles Blvd. in the rapidly appreciating "Wilshire Vista Heights" area, between Fairfax & La Brea Blvd. The building has great owner/user opportunity and **it can be delivered vacant.** major boulevard exposure!!! Property is within easy access to all the major areas of Los Angeles. The building is next to trendy restaurants, bakeries and boutique shops. Adjacent to Beverly Hills and West Hollywood.



Proforma Building Size: approximately 6,587 Sq Ft* (Existing size approximately 5,087 Sq Ft)	<i>*The current owners have architectural and structural engineering plans along with city permits to expand the 2<sup>nd</sup> floor by 1500 Sq Ft and add an additional 2 parking spaces!</i>
Land Size: 4,005 Sq. Ft.	Proforma Price Per Sq. Ft.: \$280.85
Primary Type: Retail/Office/Creative	Operating Expenses: \$28,000
Proforma Cap Rate: 7%	Proforma Net Operating Income: \$130,088

FOR MORE INFORMATION, CALL NANCY @ 323.933.4904