

# 9054 Pico Blvd

Los Angeles California, 90035

Prime Owner User Or Value-Add Opportunity



# CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Owner/Agent immediately upon request and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in strict confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of officer of Owner/Agent. Principals and real estate brokers are prohibited from disseminating this information without the specific written consent of an officer of Owner/Agent.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property as a reference and are based on assumptions proposed by Owner/Agent and their sources. Prospective purchasers should make their own projections and reach their own conclusion of value.

Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. All prospective purchasers are to rely upon their own investigations and due diligence in the formation of their assessment of the condition of the property, including engineering and environmental inspections. All relevant documents are expected to be reviewed independently by any prospective purchaser.

Neither Owner nor the Agent nor any of their respective officers, advisors, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of

the contents, and no legal commitment or obligations shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner reserves the right to reject any or all expressions of interest or offers to purchase this property, as well as the right to terminate discussions with any party at any time with our without notice. Owner shall have no legal commitment or obligation to any purchase reviewing this Offering Memorandum or making an offer to purchase this property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



# Property Overview

9054 Pico Blvd – Los Angeles 90035

## 9054 Pico Blvd - Los Angeles 90035

Property:	9054 Pico Blvd- Los Angeles 90035	
Year Built:	1939	
Gross Building Area:	2,064	
Site Area:	3,833	
Zoning:	LAC4	
APN Number:	4305-007-014	
Stories:	1	
Parking:	8-10 Tandem	Monthly
Market Rent (NET):	\$43.00	\$3.58
Projected Net Income:	\$88,752	\$7,396

*Current Rent is currently \$4,000 Gross. Can be delivered Vacant*

## Project Total

Price:	\$1,995,000
Price Per Square Foot:	\$966.57
Proforma Cap Rate:	4.45%







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

	1 mile	3 mile	5 mile
2010 Population	42,039	319,632	805,052
2022 Population	41,795	328,580	839,507
2027 Population Projection	41,105	325,234	833,211
Annual Growth 2010-2022	0.00%	0.20%	0.40%
Annual Growth 2022-2027	-0.30%	-0.20%	-0.20%
Median Age	40	41	40

## Households

2010 Households	18,429	148,438	356,096
2022 Households	18,140	151,075	368,029
2027 Household Projection	17,802	149,229	364,594
Annual Growth 2010-2022	0.30%	0.50%	0.50%
Annual Growth 2022-2027	-0.40%	-0.20%	-0.20%
Owner Occupied Households	5,560	49,201	112,018
Renter Occupied Households	12,242	100,028	252,576
Total Specified Consumer Spending (\$)	\$664.7M	\$5.3B	\$12.2B

## Income

Avg Household Income	\$129,494	\$122,887	\$110,476
Median Household Income	\$96,240	\$92,104	\$78,473
< \$25,000	2,605	20,643	64,870
\$25,000 - 50,000	2,055	20,136	57,918
\$50,000 - 75,000	2,384	21,966	55,391
\$75,000 - 100,000	2,384	18,696	41,997
\$100,000 - 125,000	1,705	15,835	35,236
\$125,000 - 150,000	1,335	11,522	24,073
\$150,000 - 200,000	1,877	14,327	31,067



Deals

5

NNN Asking Rent Per SF

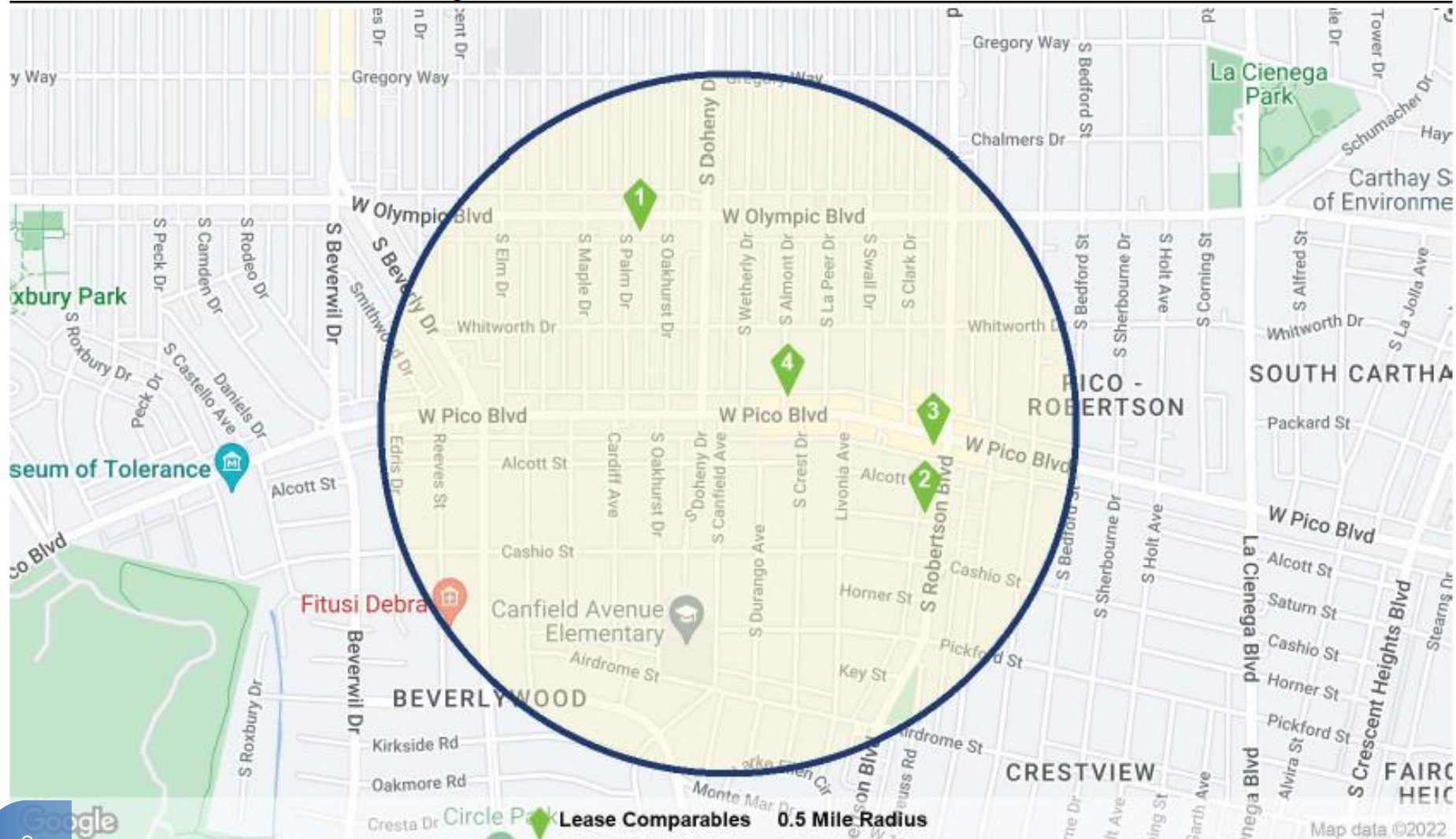
\$46.01

NNN Starting Rent Per SF

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Avg. Months On Market

5



Lease Comparables 0.5 Mile Radius

## Lease Comps Summary

### Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Beverly Palm Plaza 9150-9194 W Olympic Blvd	★★★★★	1,167	1st	2/1/2022	New	\$47.40/nnn	Asking
2 1453 S Robertson Blvd	★★★★★	4,800	1st	10/18/2021	New	\$48.00/nnn	Asking
3 1407-1415 S Robertson...	★★★★★	3,924	1st	7/27/2021	New	\$45.00/nnn	Asking
4 8971-8975 W Pico Blvd	★★★★★	735	1st	5/26/2021	New	\$46.20/nnn	Asking
4 8971-8975 W Pico Blvd	★★★★★	735	1st	1/18/2021	New	\$36.00/nnn	Asking

Rent	Deals	Low	Average	Median	High
NNN Asking Rent Per SF	5	\$36.00	\$46.01	\$46.20	\$48.00
NNN Starting Rent Per SF	-	-	-	-	-
NNN Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	-	-	-	-	-
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	5	2	5	4	9
Deal Size	5	735	2,272	1,167	4,800
Lease Deal in Months	-	-	-	-	-



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### Prime Owner User Or Value-Add Opportunity

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