



OFFERING MEMORANDUM

9060 Pico Boulevard

Los Angeles, CA 90035 | ±3,072 SqFt Owner User Opportunity

Amazing Corner Lot Property Retail/Cafe | Permitted for Restaurant Usage



Anvers
Capital Partners



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.

OFFERED EXCLUSIVELY BY:



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SECTION 1

INVESTMENT OVERVIEW

THE OFFERING

An excellent opportunity awaits with the purchase of a long-established kosher bakery and its building, situated on a corner lot with exceptional visibility. This family-owned bakery, a staple in the Jewish community for over 30 years, comes with a restaurant permit.

The property includes a restaurant space featuring a 700-square-foot office/mezzanine, located in the vibrant Pico-Robertson neighborhood of Los Angeles. Nestled next to the Fox Studio Lot and steeped in a rich film history, Pico-Robertson is evolving into a dynamic and eclectic area. Located just west of Century City and south of Beverly Hills, the district is home to numerous religious and cultural institutions, such as B'nai David-Judea and the Museum of Tolerance.

The highly walkable neighborhood offers a diverse array of dining options along its 1.6-mile stretch of Pico Boulevard and Robertson, including Kosher, Thai, Mexican, and Chinese restaurants.

Property will be delivered vacant. Buyer may also purchase existing business, Furniture and Fixtures separately.



Property Summary

Address	9060 Pico Blvd Los Angeles, CA 90035
Price	\$4,950,000
Sq. Footage	± 3,072 SF
Occupancy	To be delivered Vacant
Lot Acreage	± .07
Stories	2
Parking Spaces	4 + ample Street Parking
Configuration	Corner Lot
Parcel ID	4305-007-013
Ownership Interest	Fee Simple
Year Built	2010
Zoning	LAC4

PROPERTY HIGHLIGHTS

- GREAT VISIBILITY CORNER PROPERTY FROM PICO & DOHENY
- IDEAL OWNER-USER SPACE
- STRONG DEMOGRAPHICS
- BUILT OUT AS A BAKERY WITH OUTDOOR PATIO



**EXTERIOR
PROPERTY
PATIO &
DINING AREA
PHOTOS**





9060 Pico Blvd

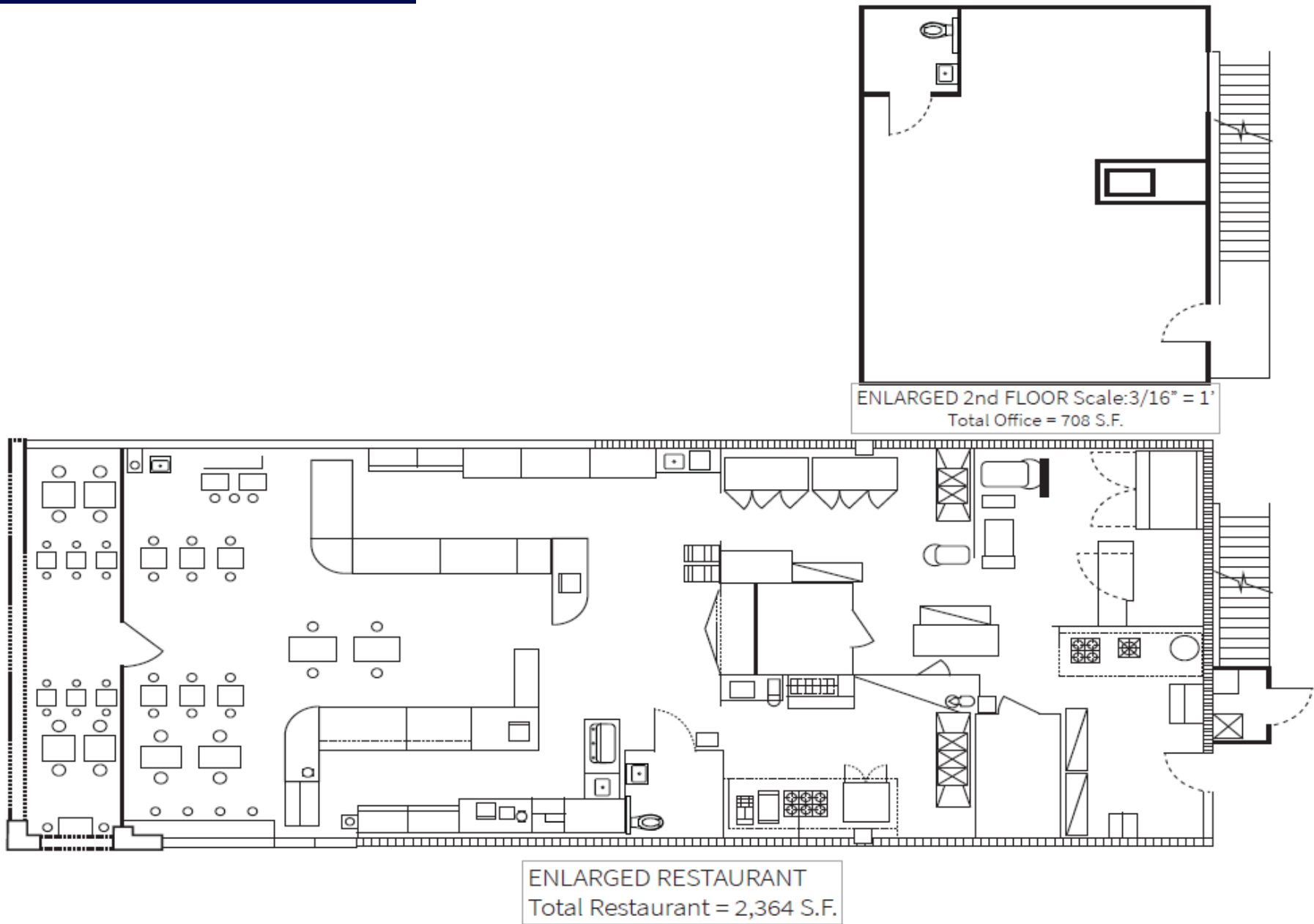
**KITCHEN &
UPSTAIRS
SUITE**



2nd Floor Office | Storage



FLOOR PLAN



SECTION 2

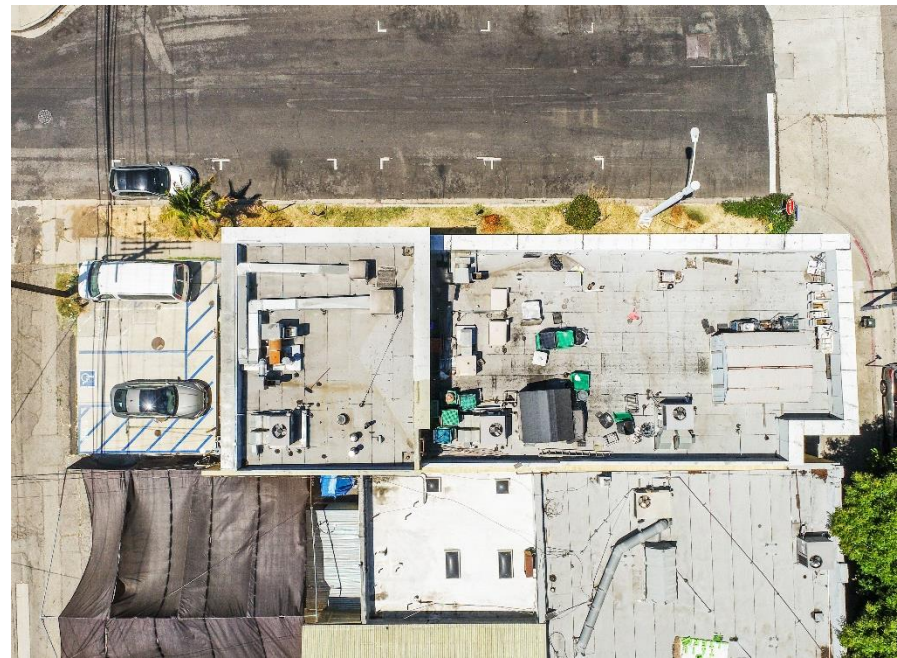
AERIALS & MAPS

9060 Pico Blvd





**AERIAL &
ROOFTOP
PHOTOS**



AERIAL MAP



PLOT MAP



2011

MAPPING AND GIS
SERVICES
SCALE 1" = 60'

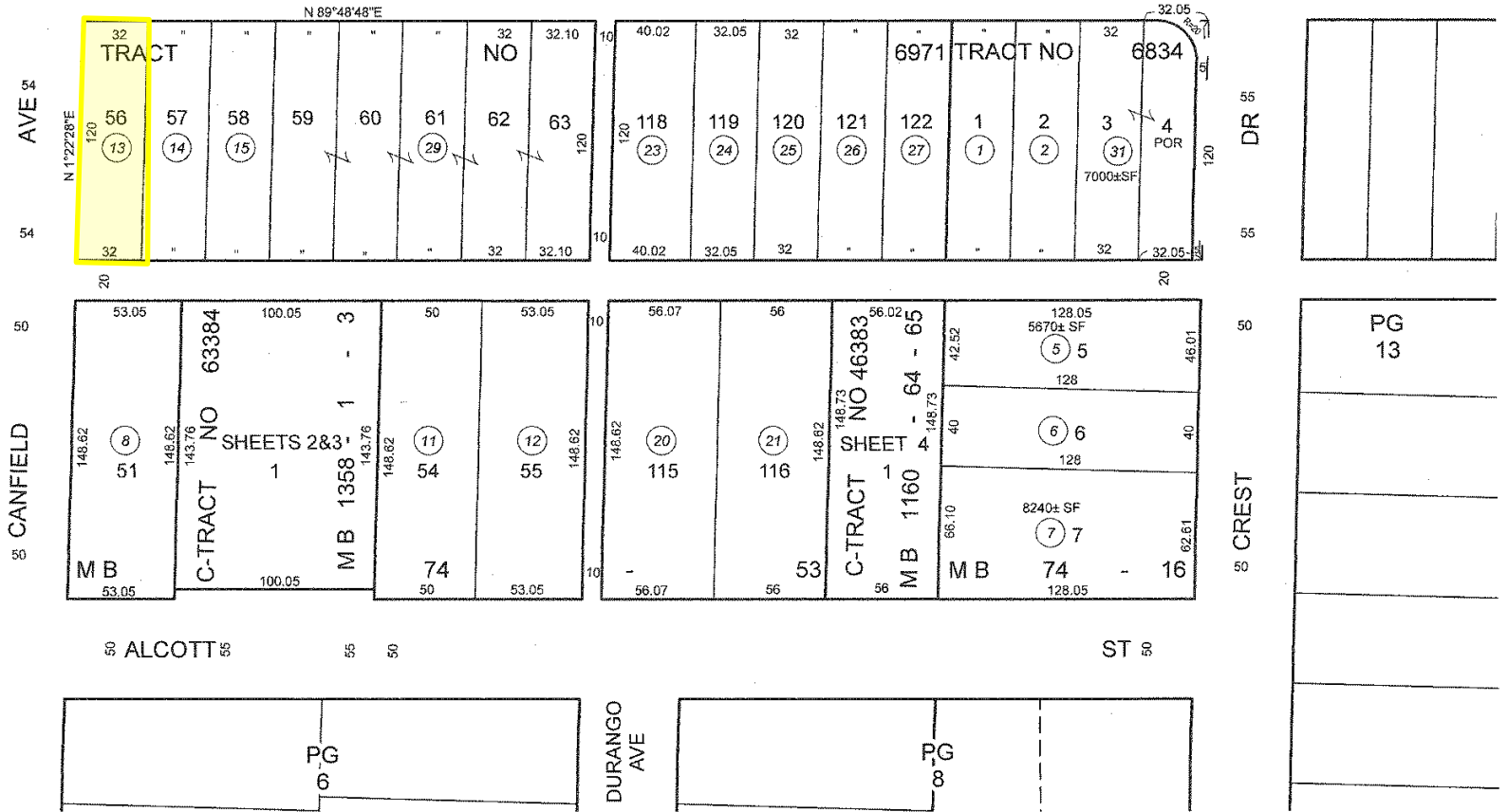
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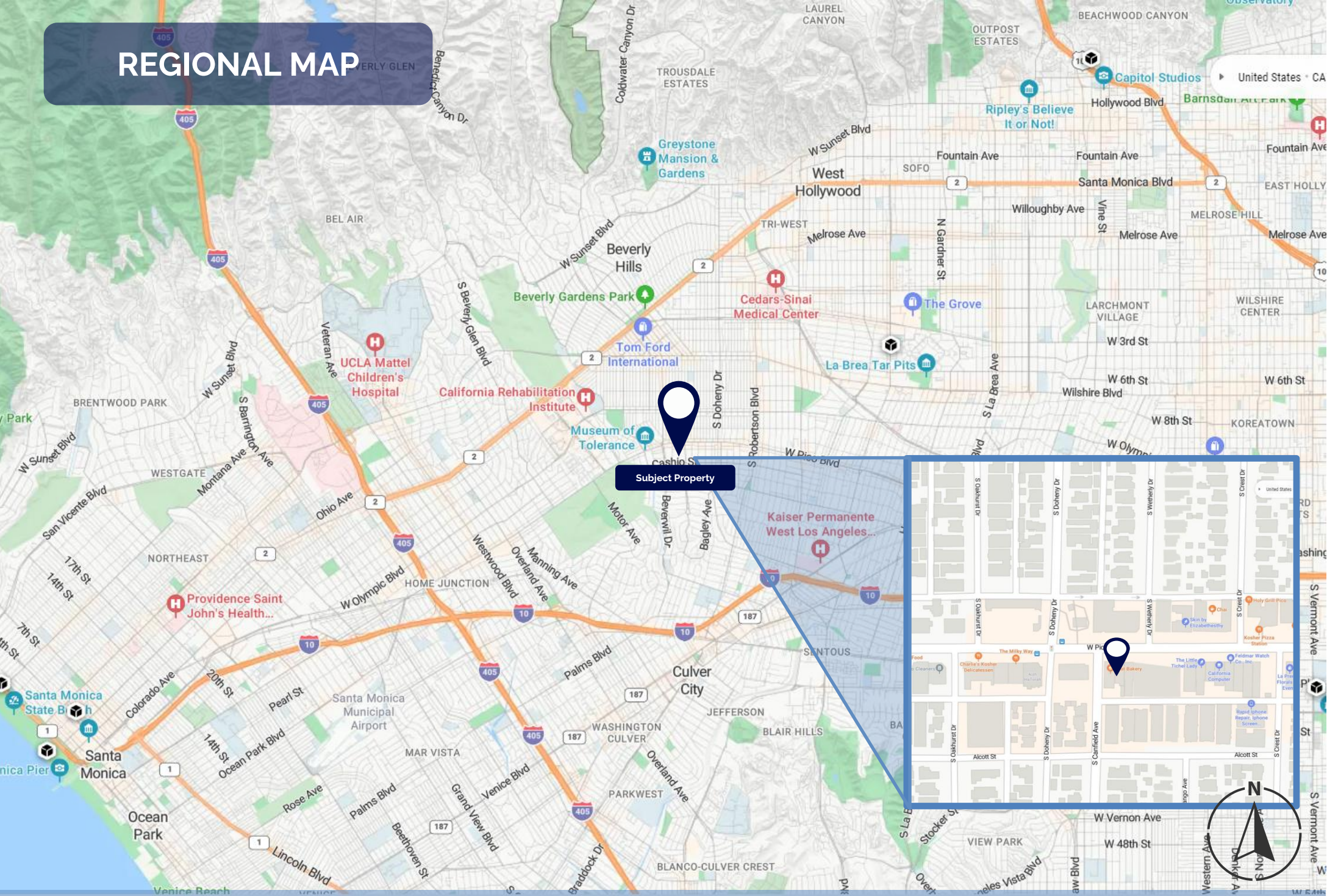
CREST
DR

100 PICO

BLVD 100



REGIONAL MAP



Subject Property

SECTION 3

LOCATION OVERVIEW

PICO-ROBERTSON OVERVIEW

Pico-Robertson is a vibrant neighborhood in Los Angeles, nestled between Beverlywood and Cheviot Hills to the west, Beverly Hills to the north, and Mid-City to the east.

Known as the heart of the city's Jewish community, the area is rich with cultural heritage, offering an array of kosher restaurants, supermarkets, Jewish day schools, high schools, and six synagogues. The community exudes a welcoming atmosphere, with a variety of dining options lining the main roads of Pico Boulevard and South Robertson Boulevard.

While Los Angeles is famous for its diverse neighborhoods, ranging from luxurious coastal cities to unique converted warehouse apartments, Pico-Robertson often remains a hidden gem. Despite its understated presence, this area stands out for its deep cultural roots.

A walk along Pico Boulevard reveals a plethora of kosher Delis,

bakeries, and synagogues that offer a taste of its rich history and culture. Nearby streets like Corning, Bedford, and Shenandoah provide a more laid-back environment, popular among young professionals working in nearby Beverly Hills, Century City, and Culver City.

Pico-Robertson also benefits from its proximity to the Fox Studio Lot, drawing inspiration from the area's storied film history. As a result, the neighborhood has evolved into a dynamic and eclectic district, just west of Century City and south of Beverly Hills. It hosts several significant religious and cultural institutions, such as B'nai David-Judea and the Museum of Tolerance.


With its highly walkable 1.6-mile stretch of Pico Boulevard and Robertson, Pico-Robertson offers a diverse array of ethnic dining experiences,


featuring kosher establishments as well as Thai, Mexican, and Chinese restaurants.




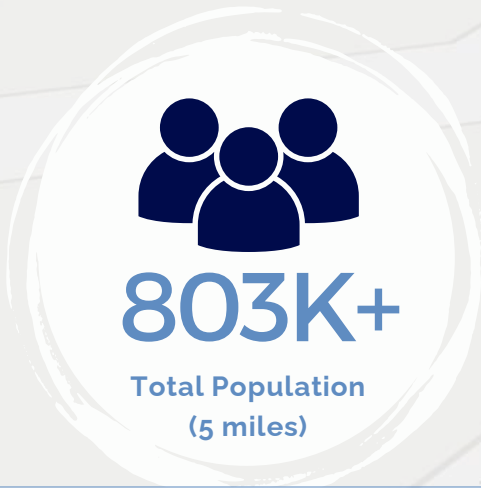
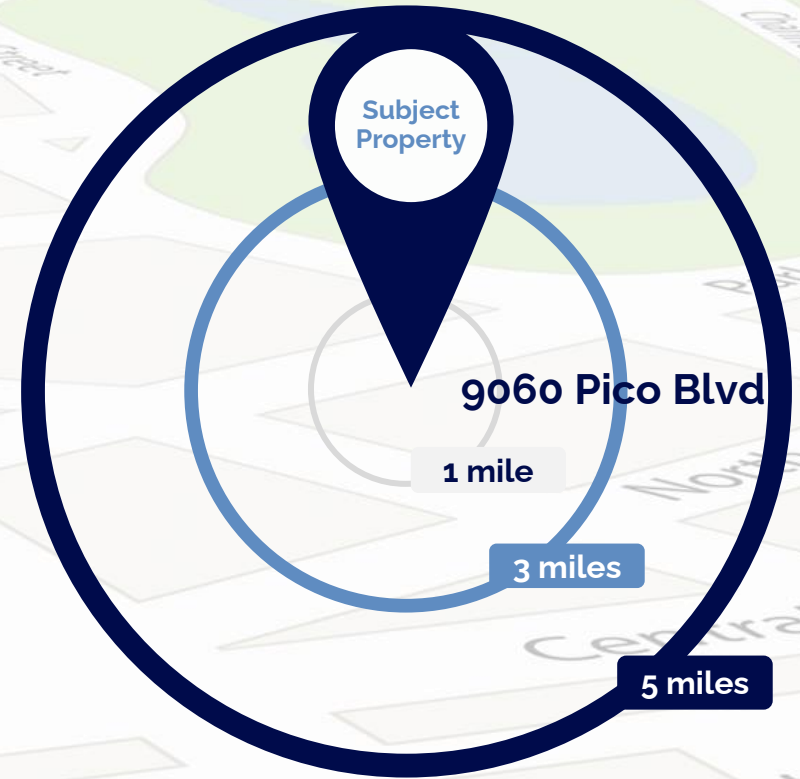
DEMOGRAPHICS

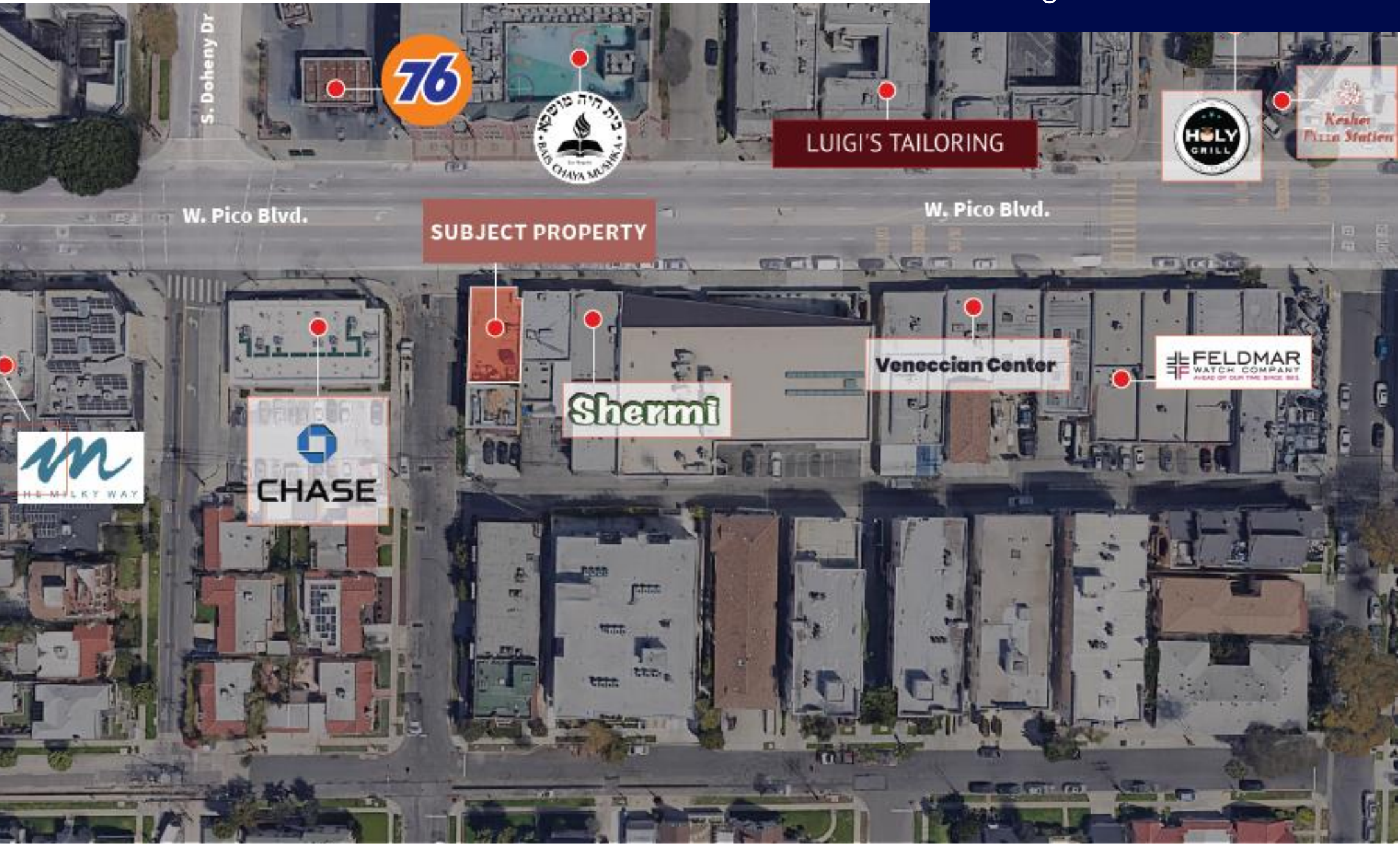
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 POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	41,929	319,959	803,579
2023 Population	39,869	322,060	818,033
2010-2023 Annual Growth	-0.4%	0.1%	0.1%

 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	18,399	148,646	355,566
2023 Households	17,452	148,121	358,865

 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Median Household Income	\$132,127	\$124,454	\$112,998
Average Household	\$102,961	\$95,100	\$81,631





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