

**12012 W. PICO BOULEVARD**  
**West Los Angeles, CA 90064**

**BUSINESS OPPORTUNITY:**  
**THE ARSENAL**



**FOR SALE**

**PLEASE DO NOT DISTURB TENANT**



**JOHN MOUDAKIS**  
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**Lic# 01833441**

# 12012 W. Pico Boulevard, West Los Angeles, CA 90064

**SIZE:** Approximately 2,900 square feet

**ASKING PRICE:** \$349,000

**CURRENT RENT:** \$11,618 per month, NNN (NNN estimated to be \$1,000 per month)

**CURRENT LEASE:** Runs until December 2024 plus a 5 year option

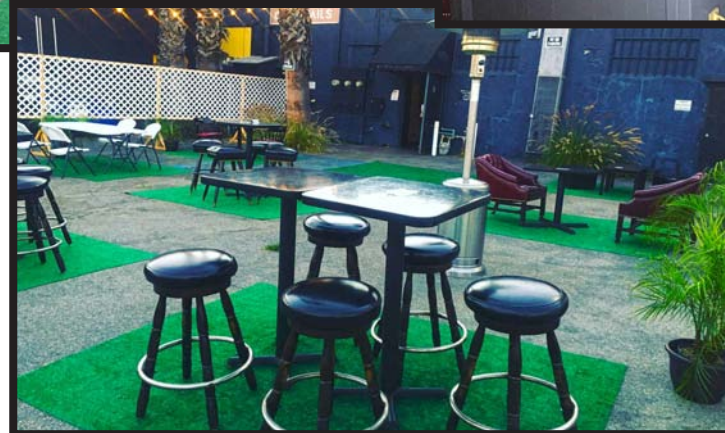
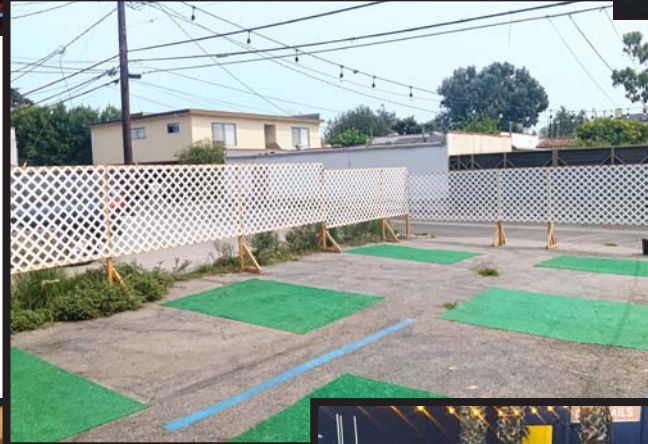
**PARKING:** Large parking in rear for approximately 15 cars

**AVAILABLE:** Immediately

- Pre Covid sales of approximately \$1,300,000 per year
- Type 47 full liquor license
- Floor plan includes a DJ booth for music but no dancing
- 2 bars with separate patios
- Fully equipped kitchen
- Owner/operator was under salary



PROPERTY PHOTOS



www.parcommercial.com

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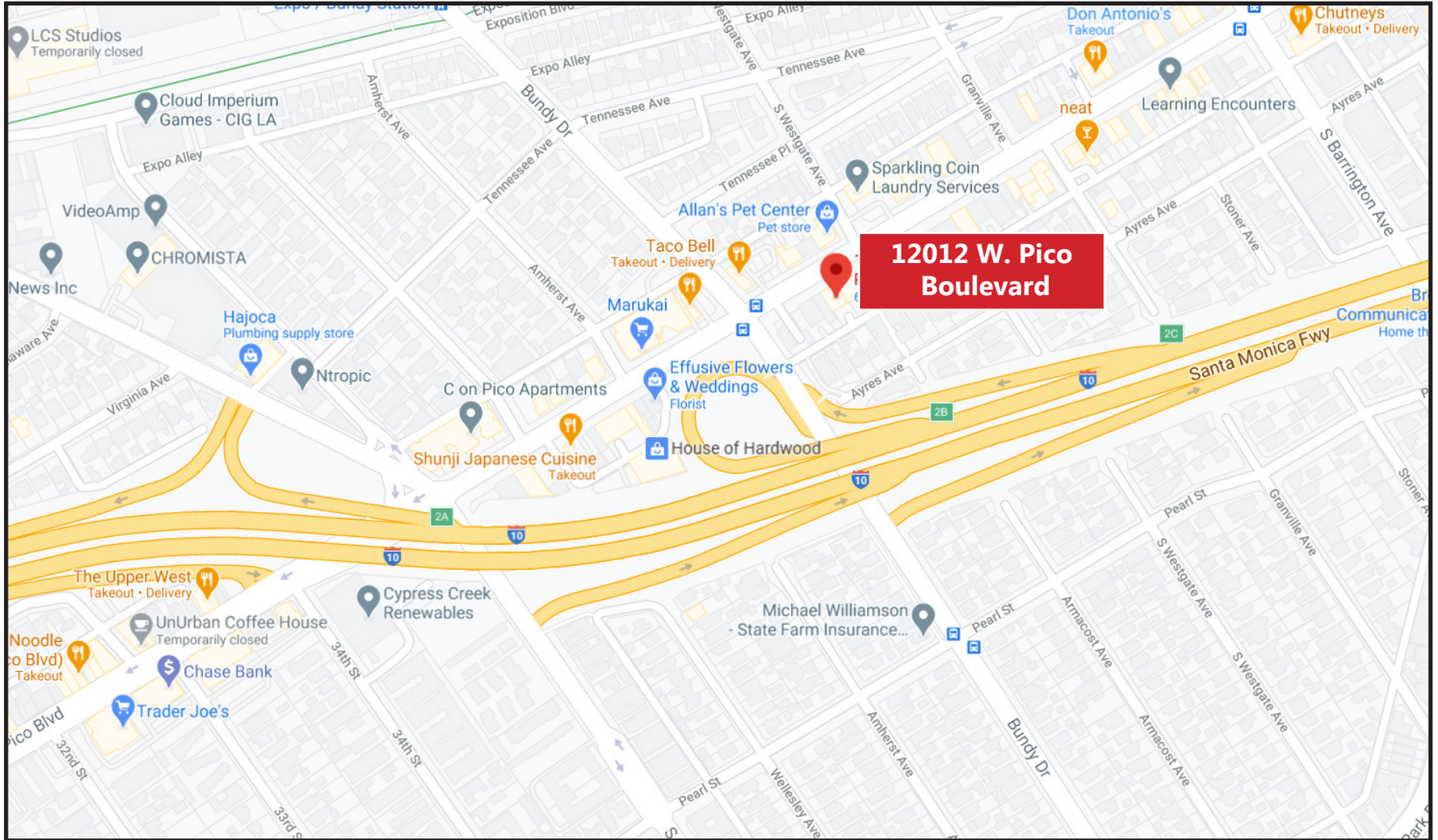
KITCHEN  
PHOTOS



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West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully storied streets of upscale Westwood, Brentwood and Beverly Hills neighborhoods.

The L.A. Department of City Planning estimates the population of West Los Angeles to be 13,582, with approximately 12,061 people per square mile. While this may seem high for other parts of the country, it's perfectly contented for the multi-faceted, fast-paced life of an Angelino. The West Los Angeles neighborhood fits perfectly into the mix, as the streets of Santa Monica, Sepulveda and Pico Boulevard all gleam with their own eclectic mix of retailers, which include vintage diners, low-key coffee shops, indie theatres, sprawling office campuses, favorite strip malls and many others unique businesses that make West Los Angeles a gem among the city.

West Los Angeles residents take pride in their neighborhood. Simply travel along the arterial streets of the neighborhood and you can find yourself at one of LA's favorite culinary areas, "Little Tokyo" in Sawtelle, or a short trip from any other part of the city, as West Los Angeles is in a perfectly central position with easy access to both the I-405 and I-10 freeways. This suburban-paced urban neighborhood hosts a myriad of attractions. You won't tire of the neighborhood's inviting mix of simple pleasures.



**West Los Angeles Offers Everything:  
Restaurants, boutiques & quaint Old World architecture, nestled in the safety of the posh West Side!**

