

FRANCHISE FOR SALE

Cold Stone Creamery
10875 Pico Boulevard, Los Angeles, CA 90064



CUTS

DO NOT DISTURB EXISTING TENANT OR WALK PROPERTY. CALL BROKER TO SHOW



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Property Characteristics

10875 Pico Boulevard, Los Angeles, CA 90064

SIZE: Approximately 2,500 square feet

RATE: \$6,800 per per month, NNN

FRANCHISE SALE: Cold Stone Creamery \$179,000

AVAILABLE: Immediately

PARKING: Parking available in the rear of the building

TERM: New lease required. 5 years with a 5 year option available

- Walk-in freezer and walk-in cooler
- Large kitchen for storage and prep
- No hood
- Occupancy: 49
- Located on Pico Blvd. between Westwood Blvd. and Veteran Ave.
- Affluent Westside neighborhood



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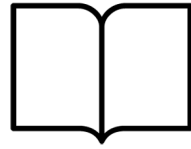
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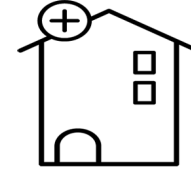


Housing Units
14,871
 15.61% owner occupied

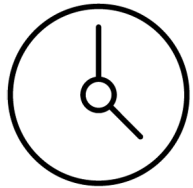


1-MILE RADIUS

Educational Attainment
62%
 with college or higher degree



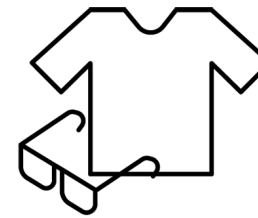
Median Home Value
\$1,070,002



Estimated Population
29,493



Average Household Income
\$141,550



Apparel, Food/Entertainment & Services
\$239,891
 yearly consumer spending

POPULATION

2028 Projected Population
 2023 Estimated Population
 2010 Census Population
 Growth 2023-2028
 Growth 2010-2023

1-MILE RADIUS

29,087
 29,403
 28,511
 -1.38%
 3.44%

3-MILE RADIUS

310,445
 316,123
 313,181
 -1.80%
 0.94%

5-MILE RADIUS

678,080
 688,842
 673,258
 -1.56%
 2.31%

2023 ESTIMATED HOUSEHOLDS BY HH INCOME \$50,000 +

\$50,000-\$74,999
 \$75,000-\$99,000
 \$100,000 +

1,646
 1,340
 7,412
10,398
 \$141,550

18,104
 16,055
 68,115
102,274
 \$127,164

38,996
 32,971
 159,727
231,694
 \$131,536

TOTAL

2023 Estimated Average HH Income

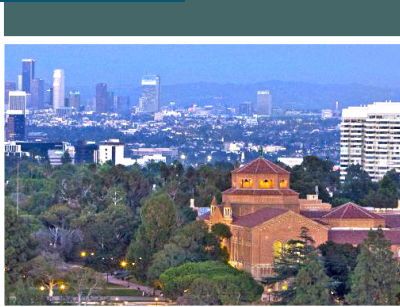
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West Los Angeles is a vivacious, unpretentious neighborhood made up of single-family residences, multi-story complexes and is surrounded by bustling city streets. Its urban borders stretch from the beautiful sea-side sights of Santa Monica to the wonderfully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

