



For Lease
3614 W Pico Blvd
Country Club Estates



Located in the historic Country Club Park neighborhood of Los Angeles, 3614 W Pico Blvd is located in the truly central section of Central Los Angeles. The recently-improved building features a co-tenancy with Holey Grail Donuts' HQ, warehouse, and commissary.

Available Space

Suite 3614	±1,239 RSF
Suite 3616	±1,164 RSF
Combinable	±2,403 RSF
Suite 3626—Quonset Hut	±926 RSF
Total Available Space	±3,329 RSF

Rent

Negotiable + NNN

Term: Flexible

Occupancy: Available Now

Parking

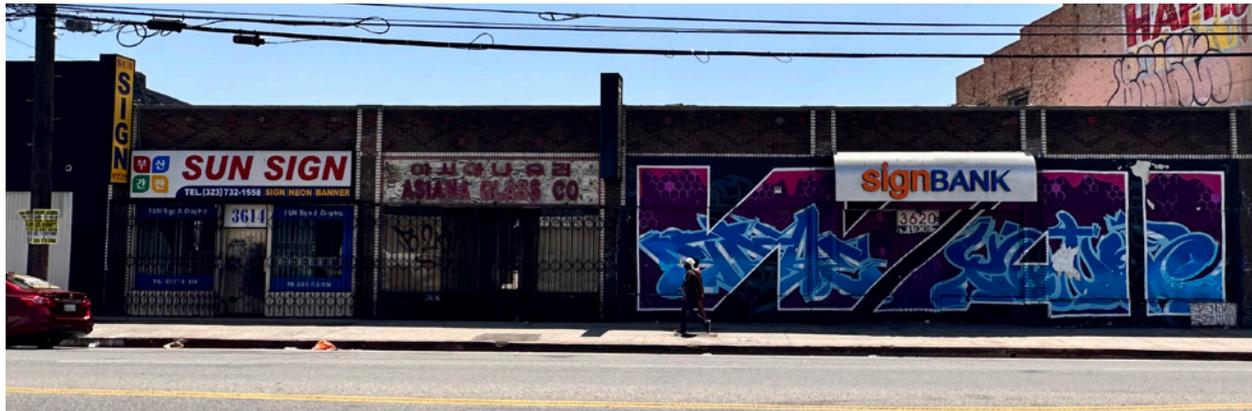
On-site + Ample Street Parking

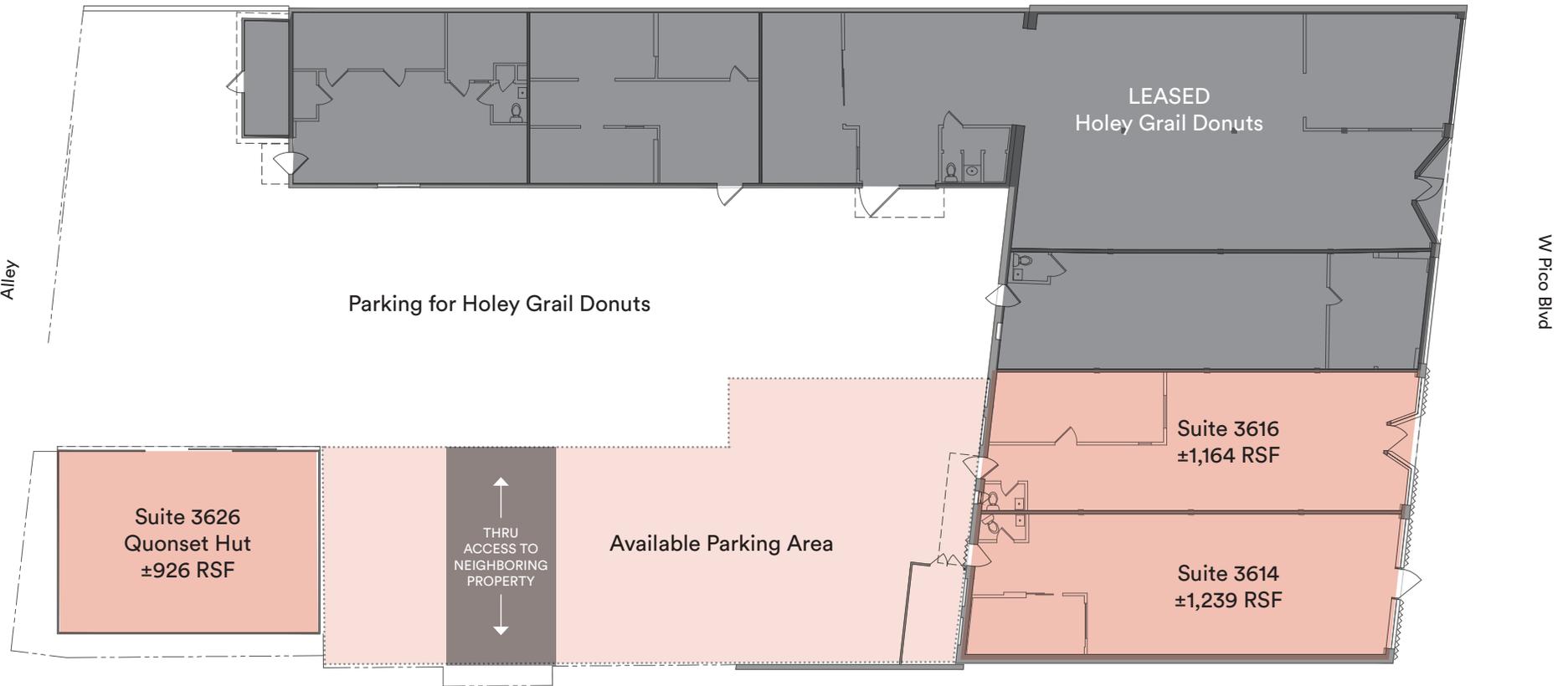
Space Type

Flexible Space Ideal for Industrial, Retail, or Office Use

Features

- 10-ft Ceiling Heights (Suites 3614 and 3616)
- In-Unit Bathrooms (Suites 3614 and 3616)
- Suite 3626 is a classic Quonset Hut
- Walkable Amenities Nearby





Suite 3614

Flex—Industrial, Office or Retail

±1,239 RSF



TI Dollars
Available

Suite 3616

Flex—Industrial, Office or Retail
±1,164 RSF



TI Dollars
Available

Suite 3626 / Quonset Hut

Flex—Industrial, Office or Retail

±926 RSF



TI Dollars
Available

Located between Country Club Park and Arlington Heights, 3614 W Pico Blvd is in one of LA's oldest and character-filled neighborhoods. The residential and commercial buildings showcase some of LA's greatest architectural styles including Craftsman, Tudor Revival, Spanish Colonial Revival and Mediterranean.

With W Pico Blvd used as a major east-west commuter street from DTLA to the Westside, the area is seeing an increase in residents that appreciate the area's accessibility and proximity.



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2



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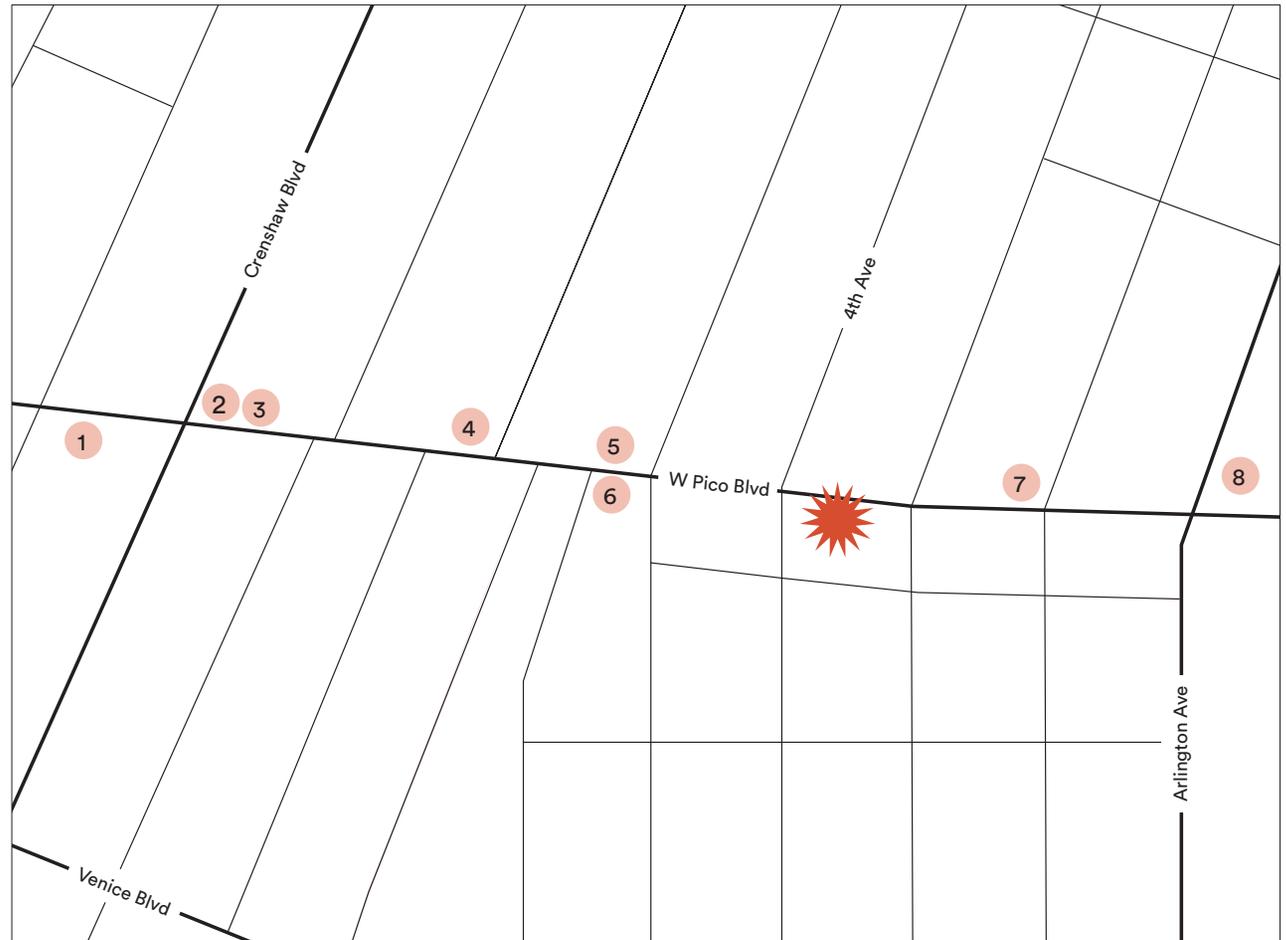


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1. Historic home in nearby Victoria Park
2. Courtyard bungalows on 4th Ave
3. Historic building on W Pico Blvd now a live music venue
4. The History Coffee at Westchester Place Apartments

On the street, there's walkable access to a handful of gems in LA's food scene including Pasta Sisters, La Cevicheria and Gus's World Famous Fried Chicken.

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|---|---|
| 1 | Loteria Grill Restaurant |
| 2 | Gus's World Famous Fried Chicken Restaurant |
| 3 | It's Coffee & Tea Coffee |
| 4 | Catch One Music Venue |
| 5 | La Cevicheria Restaurant |
| 6 | 6 Avenue Cafe Restaurant |
| 7 | The History Coffee |
| 8 | Pasta Sisters Restaurant |



85 Walk Score: Very Walkable

3614 W Pico Blvd is centrally located within Central Los Angeles. It is easily accessible to key neighborhoods including Jefferson Park, West Adams and Hancock Park.

West Adams	1.5 mi / 6 mins
Jefferson Park	1.7 mi / 8 mins
Koreatown	2 mi / 8 mins
Hancock Park	2.6 mi / 10 mins
Hollywood	4 mi / 15 mins
Culver City	5 mi / 15 mins
DTLA	5.2 mi / 16 mins

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Last updated January 22, 2024.
 Terms of sale or lease are subject to change or withdrawal
 without notice.

