



- Address:** 10921 West Pico Boulevard, Los Angeles CA 90064
- Available Space:** Approximately 1,550 square feet with rooftop signage.
- Parking:** 4 exclusive parking in rear at no additional charge.
- Rental Rate:** \$3.95 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, property and general liability insurance, common area repairs and maintenance, estimated at 60¢ per square foot per month.
- Comments:**
- ▶ 80,000+ vehicles pass through the intersection of Pico and Westwood Boulevards;
  - ▶ Co-tenants include Starbucks Coffee, The Backhouse Restaurant, Designer Kitchens and Gyu-kaku;
  - ▶ Neighbors include Google (a 584,000 square foot campus opening 2022), 99¢ Only Store, Centinela Feed & Pet Supplies, Guitar Center, Barbeques Galore, and many other established retailers and restaurants.



For further information  
or tour, please  
contact exclusive agents:

### Marc Pollock

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### Mark Einbund

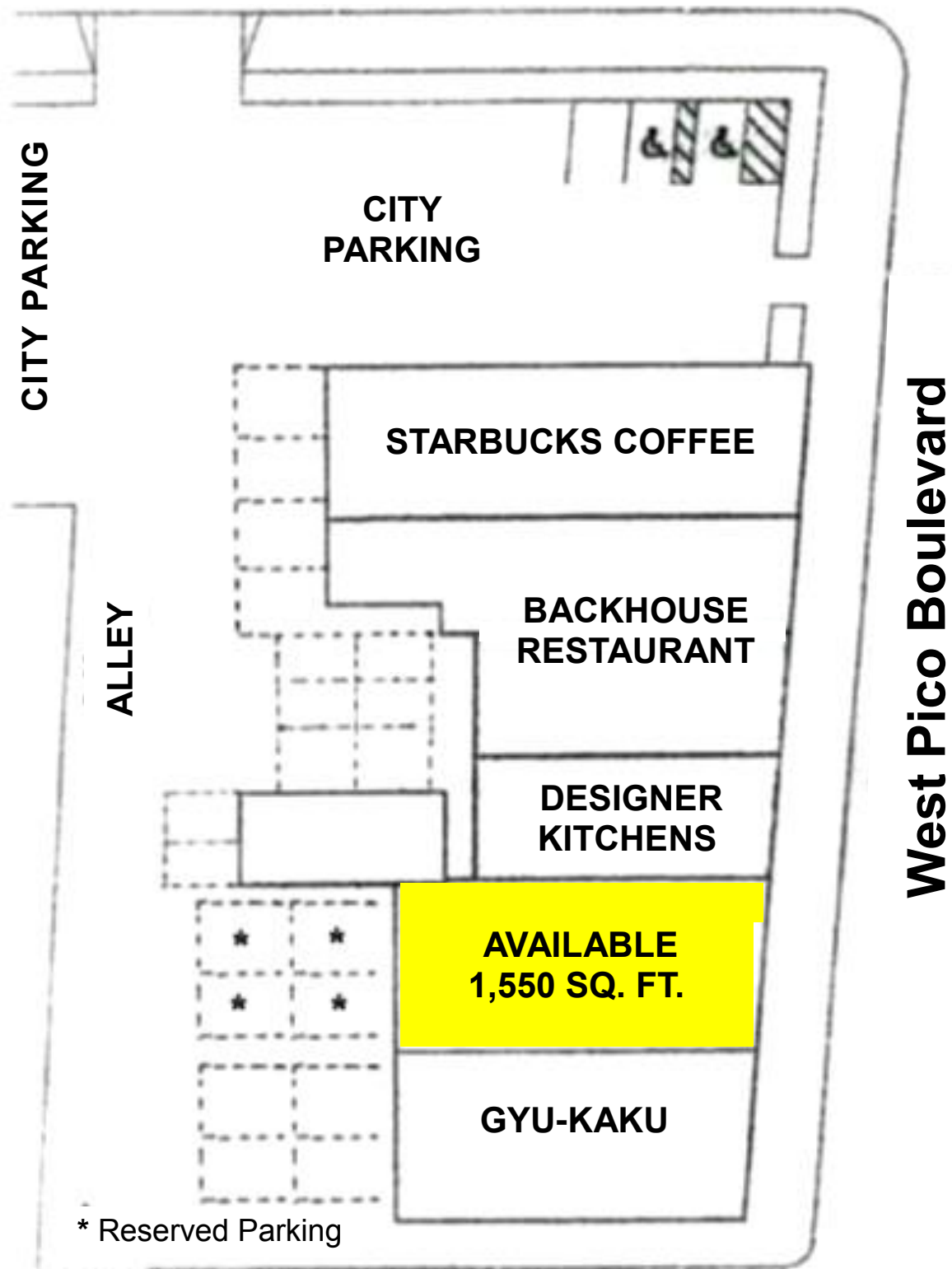
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Additional information on this  
property can be found online at  
[www.WestsideRetail.com](http://www.WestsideRetail.com)

**10921 WEST PICO BOULEVARD  
LOS ANGELES, CA 90064**

**Midvale Avenue**



**NOT TO SCALE**

The information contained on this site plan is for illustration purposes only, not necessarily drawn to scale, and is not intended to make any representation or warranty as to the actual number of parking spaces, or to the size and nature of improvements, the identity or location of any current or proposed neighboring businesses. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your use and needs. **Westside Retail, Inc. 2019**