

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

License #00881177 Marc@WestsideRetail.com

Mark Einbund

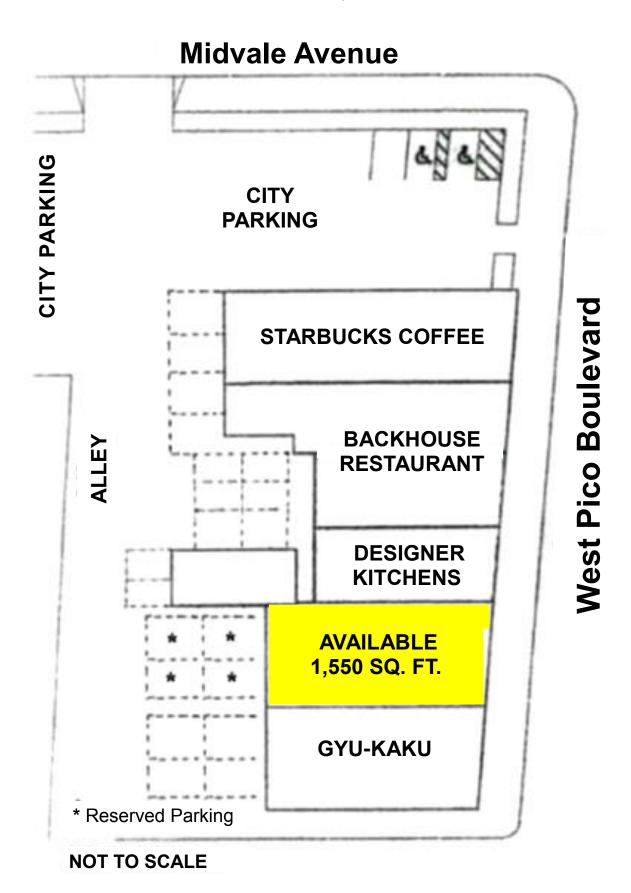
License #00826287 Mark@WestsideRetail.com

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Additional information on this property can be found online at www.WestsideRetail.com

This information has been obtained from sources believed to be reliable. We have not verified it, and make no guarantee, warranty or representation about it. Any projections, opinions, suggested uses, existence of current or proposed neighboring businesses, current NNN charges, and other various assumptions or estimates used are for example only and may not represent the current or future performance of the property. 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. The property offered is subject to prior sale, lease, change in terms, or withdrawn from the market, all without notice. Westside Retail, Inc. 2019

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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**