

Address: 1314 Wilshire Boulevard, Los Angeles, CA 90404

Available Space: Ground Level: Approximately 9,940 square feet

Second Level: Approximately 7,420 square feet

Parking: 20 exclusive subterranean parking spaces, plus two city-owned

parking lots behind the Premises with a total of 98 parking spaces.

Rental Rate: \$2.95 NNN per square foot per month. Tenant to pay its pro-rata

share of real property taxes, fire, and liability insurance, estimated at

55¢ per square foot per month.

Comments: Landmark location on desirable Wilshire Boulevard;

Excellent signage;

- Approximately 39,806 cars pass this location daily (according to 2009 data);
- ▶ Neighbors include Rite Aid, Staples, Gap, Whole Foods, New Balance, Ulta Beauty, Video & Audio Center, Unleashed, LensCrafters 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

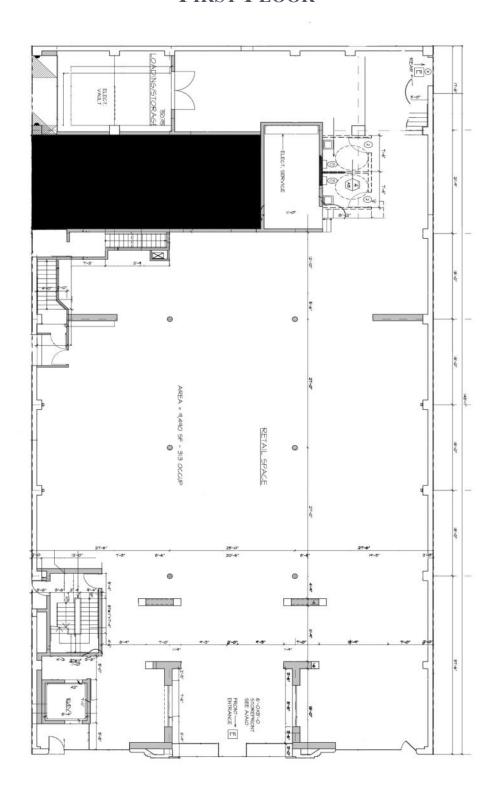
11847 Gorham Avenue Suite 120 Los Angeles, CA 90049 Phone 310.826.8000 Fax 310.826.8333

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

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are for example only and may not represent the current or future performance of the property. Factors such as property condition, permitted uses, and potential increases in expenses should be evaluated by your advisors. You and your advisors should conduct a careful and independent investigation to determine to your satisfaction the suitability of the property for your specific needs. Westside Retail, Inc. 2019

# 1314 WILSHIRE BOULEVARD SANTA MONICA, CA 90404

# FIRST FLOOR

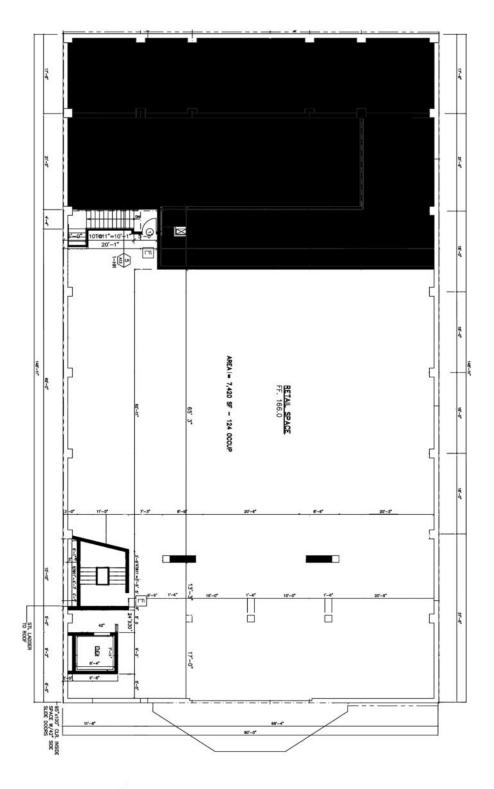


### WILSHIRE BOULEVARD

The information contained on this site plan is for illustration purposes only, not drawn to scale, and not intended to make any representation or warranty as to the actual number of parking spaces, or to the size, nature of improvements, identity or location of any existing or proposed tenant. It is your responsibility to independently confirm its accuracy and completeness. 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 needs. Westside Retail, Inc. 2019

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## SECOND FLOOR

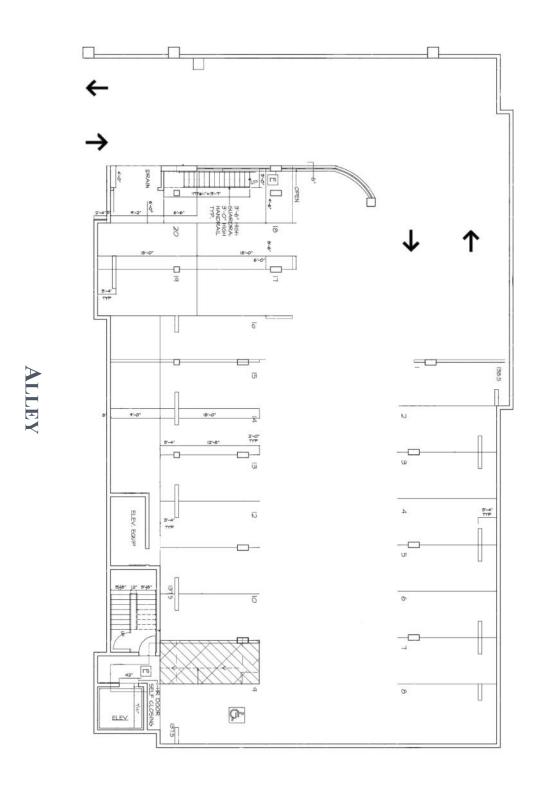


#### WILSHIRE BOULEVARD

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# 1314 WILSHIRE BOULEVARD SANTA MONICA, CA 90404

#### **GARAGE**



### WILSHIRE BOULEVARD

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