

Address: 8057 Beverly Boulevard, Los Angeles, CA 90048

Available Space: Approximately 5,000 square feet.

Parking: 5 reserved parking spaces at no additional charge.

Rental Rate: \$4.50 Modified Gross per square foot per month. Tenant to be

responsible for utilities and janitorial.

Comments: • Highly visible space, ideal for showroom or creative office;

High ceilings with concrete floors;

▶ More than 65,000 cars pass this location daily;

➤ Surrounded by Melrose Avenue, Farmers Market, The Grove, Beverly Center, and trendy Third Street, with dozens of national and international retailers, hip restaurants, studios, and a plethora of services to the "industry".



For further information or tour, please contact exclusive agents:

Marc Pollock

License #00881177 Marc@WestsideRetail.com

Mark Einbund

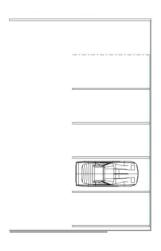
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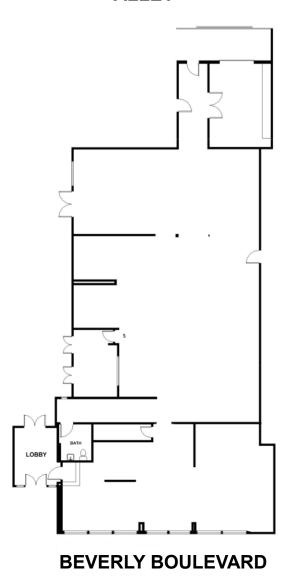
Additional information on this property can be found online at www.WestsideRetail.com

This information has been obtained from sources believed 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. 2018**

8057 BEVERLY BOULEVARD LOS ANGELES, CA 90048



ALLEY



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. 2018