

Address: 8801 West Pico Boulevard, Los Angeles, CA 90035

Available Space: Approximately 2,400 square feet

Parking: 27- car metered parking lot behind the property

Rental Rate: \$4.35 \$3.95 NNN per square foot per month. Tenant to be

responsible for its pro-rata share of real property taxes, general liability and fire insurance, common area repairs and maintenance,

currently 60¢ per square foot per month.

Comments: ► Formerly Radio Shack;

► Available May 1, 2018;

- Excellent signage facing two major streets;
- More than 80,000 cars pass through this location daily;
- Neighbors include Walgreens, Petco, Starbucks Coffee, Wells Fargo Bank, and many other nationally and regionally recognized stores and restaurants.



For further information or tour, please contact exclusive agents:

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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

8801 WEST PICO BOULEVARD LOS ANGELES, CA 90035



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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. 2018**